

Chapter 2

Main Street North

Development Permit System By-law

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City of Brampton
Planning & Infrastructure Services Department

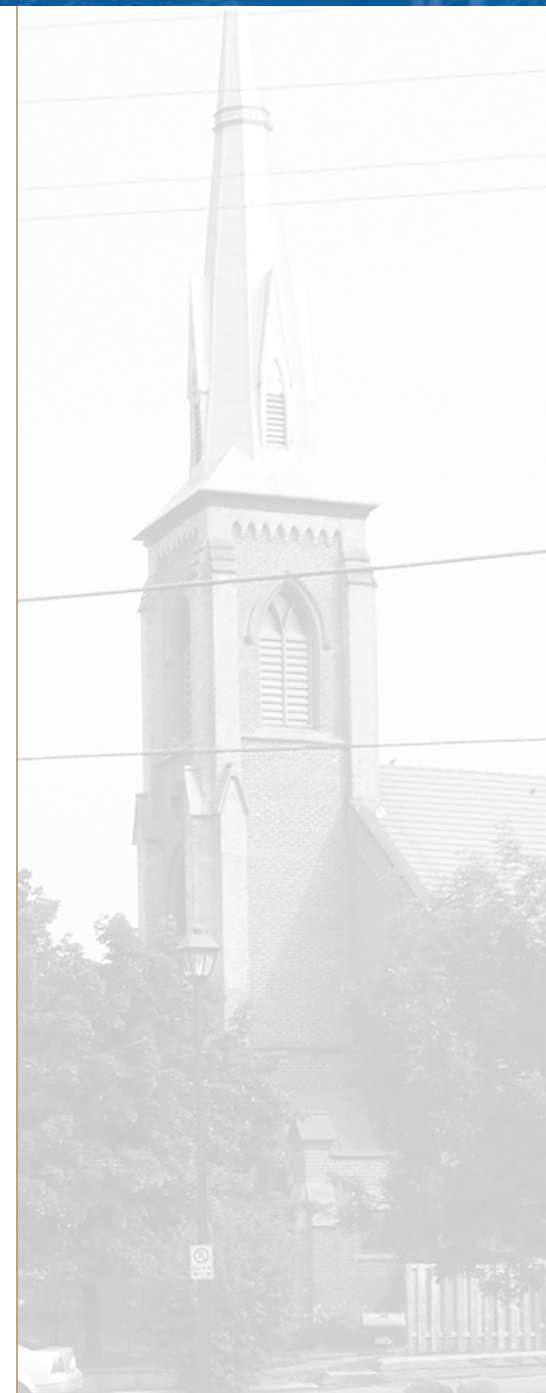


TABLE OF CONTENT

Part 1.0 Explanatory Note And Structure

Part 2.0 Applicability

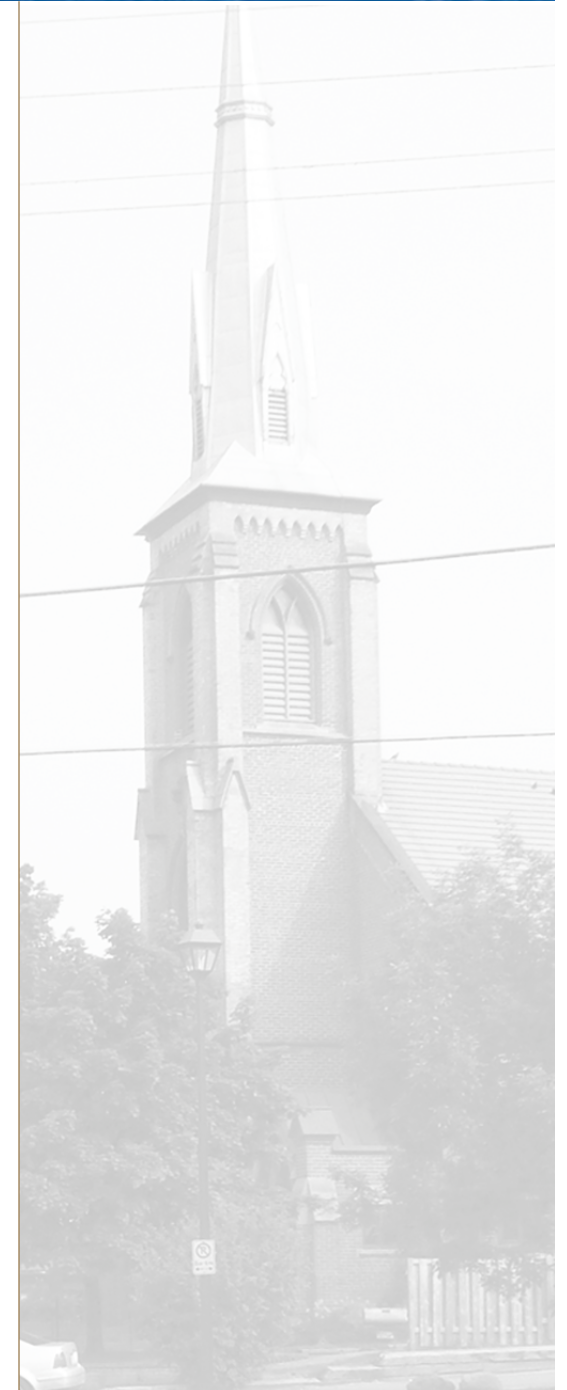
Part 3.0 Vision and Policies

Part 4.0 Development Regulations

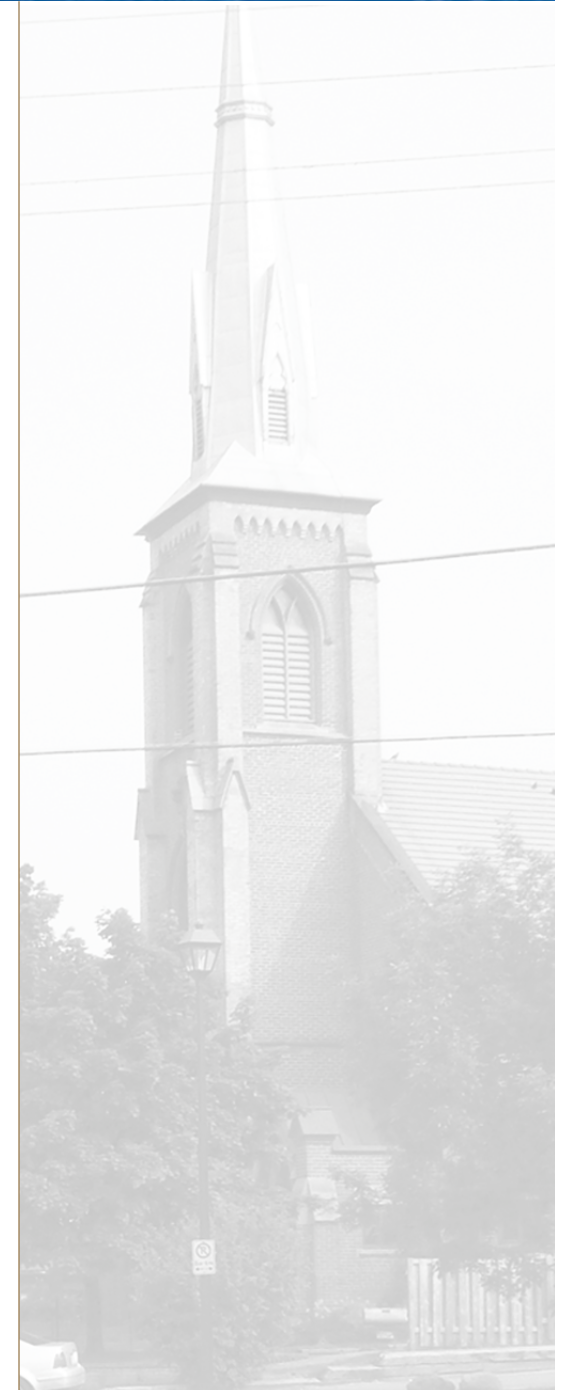
Part 5.0 Application Processing

Part 6.0 Design Guidelines

Appendix



PART 1.0 EXPLANATORY NOTE AND STRUCTURE



Part 1.0: Explanatory Note and Structure

The Main Street North Development Permit System By-law is structured as a comprehensive policy document that brings together the policies, regulations, guidelines and application processing to function in a unified manner to achieve the planning objectives for the area.

This Development Permit By-law is divided into six parts. The following provides an overview of the various Parts to this by-law and gives a description of the intent and function of each Part.

Part 2: Applicability

This section sets out the area to which the Main Street North Development Permit System applies and defines its relationship with the parent Development Permit By-law provisions.

Part 3: Vision and Policies

The Vision and Policies provide the overarching policy framework for the Main Street North Development Permit System area. Operating in the manner of Official Plan and Secondary Plan policies, they provide the vision for the area, goals and objectives and detailed policies related to general land uses, development principles, heritage, transportation among others.

Part 3 provides the overall policy basis for the Regulations, Guidelines and Application Processing requirements of the Permit System Area. The review criteria for Development Permits will refer back to Part 3 to ensure that proposals are in conformity with the policies. Proposals and uses will need to conform to the policy intent of Part 3.

The Policies will be interpreted not as a regulation

as in Part 4 but as guiding policies for the area. However, if there is a clear issue of non-conformity, the criteria for review of a Permit cannot be met and a Permit will not be issued.

Part 4: Regulations

Part 4 encompasses the regulations for land and uses within the DPS area. The Regulations set out the permissions, requirement and restrictions that govern the use of land within the DPS area. The Regulations are also linked to Part 5 dealing with Application Processing such that certain application types will be subject to certain regulations. The Guidelines under Part 6 are linked to the Regulations and have to be addressed in assessing a Development Permit. This reflects the importance of the Guidelines such that the form and design of development, as well as how such matters as site servicing are implemented, are of substantial importance in achieving the broader objectives for Main Street North.

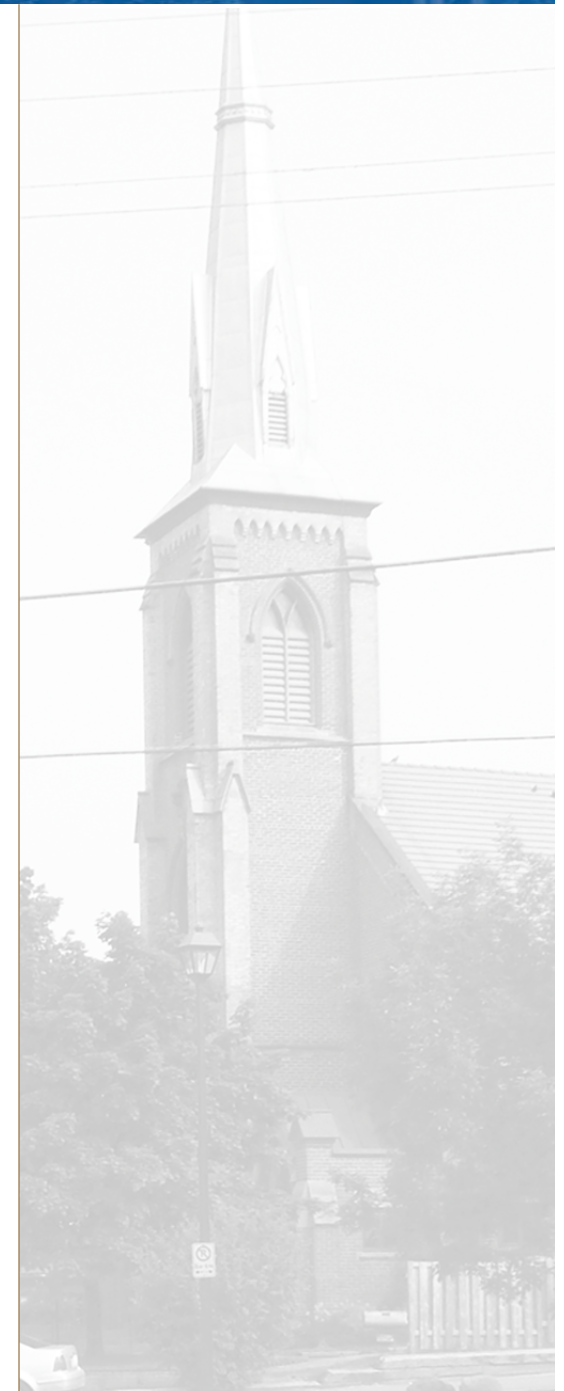
Whereas a zoning by-law typically uses the term “zone” this has been substituted by the term “district” to distinguish that this is a Development Permit By-law and not a Zoning By-law.


Development and uses have to meet the requirements and restrictions set out in Part 4. While a variance process is built into the by-law, if such is not supportable, the proposal would need to be revised. Alternately, an amendment to the Development Permit System could be initiated. Such amendment would necessitate the comprehensive review of the DPS area.

Part 5: Application Process

This Part of the by-law establishes when a permit is required and what process will be applied (eg. Standard, Limited, Variance Only, among others).

Amendments to the Main Street North Development





Permit By-law may be made. They will be subject to a comprehensive review of the entire DPS area, unless the change is technical or housekeeping in nature. An amendment would need to meet the requirements of the Planning Act in terms of public notification and processing.

Part 6: Guidelines

The Guidelines assist in the implementation of the Regulations under Part 4. Part 6 is linked to the Regulations with respect to Landscape and Streetscape Standards, Built Form Standards, Sustainable Development Requirements and Access Management to ensure that the principles set out in the Guidelines are met in relation to a Development Permit.

The Guidelines provide details on how development should occur within the framework of the Policies and Regulations. For instance, where the Regulations provide the framework for the building envelope on a parcel of land, the Guidelines establish how an addition or new building is constructed in terms of such matters as massing, architectural style, architectural details and material.

Numbers in guidelines are not prescriptive, but deviations from a recommended value in a Guideline would have to be done with a justification as to how the principle behind the guideline is still achieved. In other situations, in particular if there is a direct reference in Part 4, the Guidelines may be quite specific in how the principle should be achieved, with a limited number of options. In other cases, there may be a number of options to achieve the principles (such as with landscaping or implementing Low-Impact Development Standards).

Figures, Tables and Schedules

Figures are provided in this document to illustrate concepts and principles, show context and background and otherwise support policies, regulations

and guidelines. They can be revised from time-to-time without amendment to the By-law. Tables and Schedules form operative parts of the By-law (unless in the Appendix). Changes to these require an amendment to the Development Permit System By-law.

Other

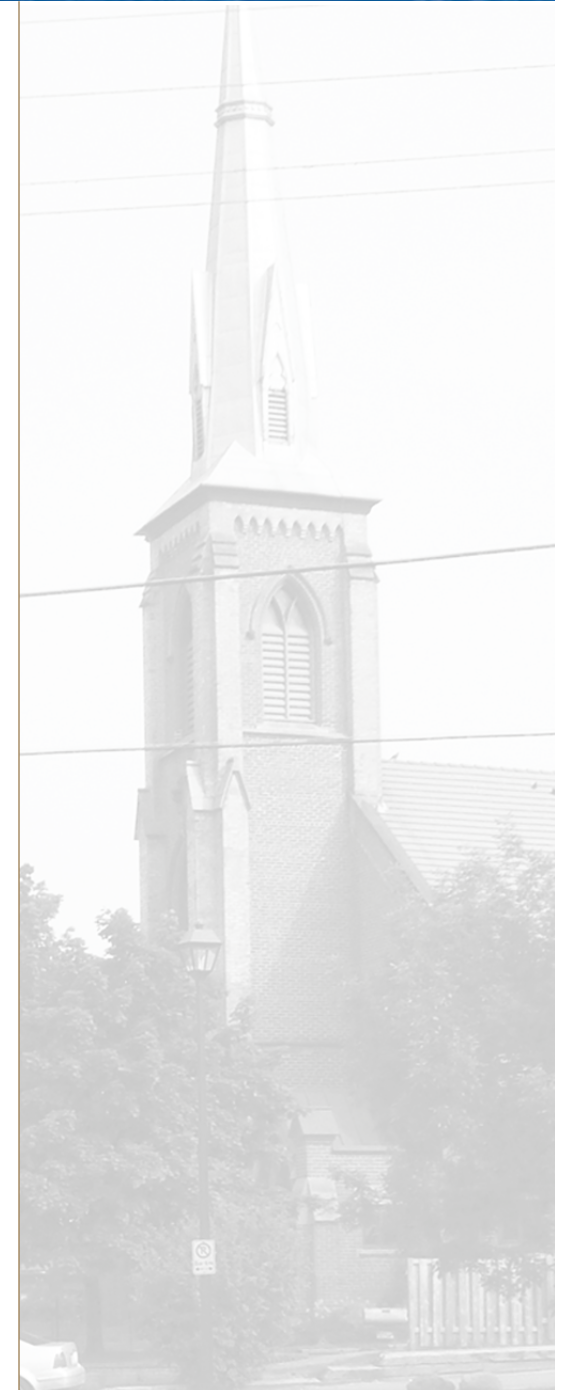
Depictions of listed and designated heritage buildings on Figures in the By-law are for illustrative purposes only. Listings and designations change from time to time and are approved through a separate process by the Brampton Heritage Board and City Council. A change to the Figures in the By-law does not alter their heritage listed/designated status.

Appendix

The Appendix is not an operative part of the by-law. They provide additional information and requirements for permit applications. An Amendment to the Appendix does not require an amendment to the Development Permit By-law.

Part 2.0 APPLICABILITY

2.1 Transition Provisions

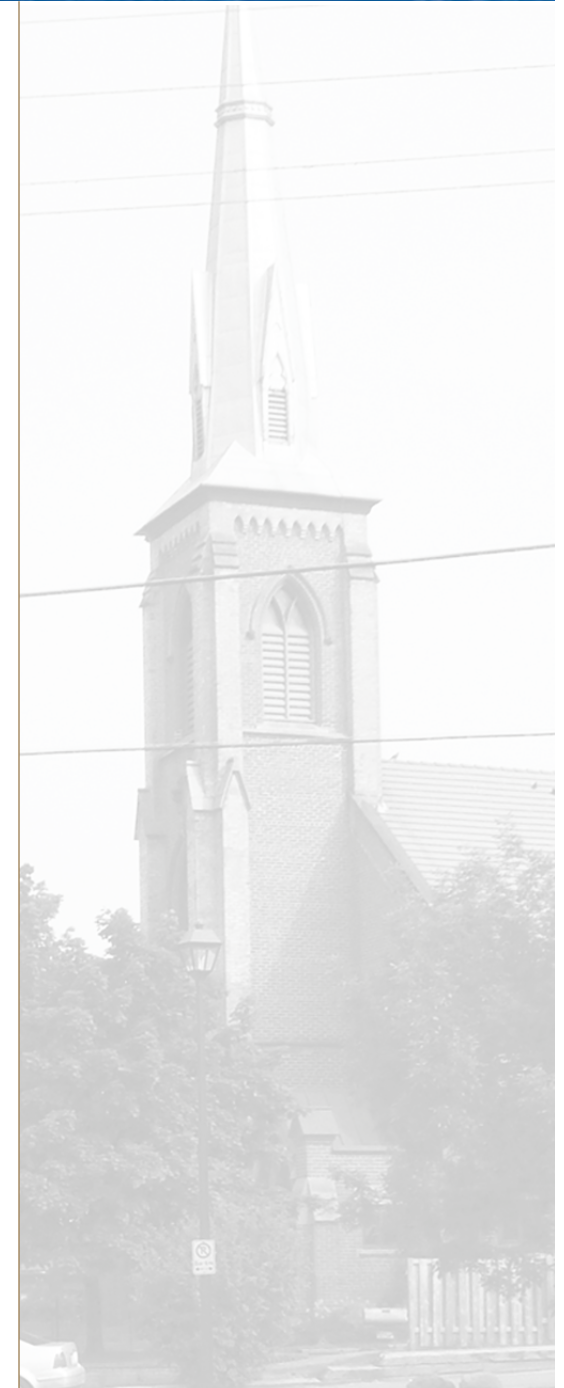


Part 2.0: Applicability

In accordance with Section 70.2 of the Planning Act, a Development Permit System (DPS) By-law Area is established for the lands fronting onto the east side of Main Street North between Church Street East and Vodden Street; certain lands fronting onto Alexander Street, Ellen Street, Bird Avenue, William Street and Victoria Terrace; lands generally bounded by Market Street, Main Street North, Vodden Street, Isabella Street and Thomas Street as shown on Schedule 1 (see Part 3.0) in this By-law. The regulations and requirement set out in this section as well as the General Provisions for all DPS areas shall establish the permitted uses, requirements and restrictions, development criteria, general process requirements and conditions for uses or development within the Main Street North DPS Area. If there is a conflict with the regulations in the Development Permit System By-law, Chapter 1: General Provisions, the regulations within the Main Street North Development Permit System (Chapter 2) shall prevail.

2.1 Transition Provisions

- a. If a site plan or a site plan approved as a condition of a minor variance was approved between January 1, 2008 and the date of approval of this By-law, it shall be deemed to conform to the provisions of this By-law.
- b. For those Committee of Adjustment applications that are in the process of fulfilling their conditions and obtain plan approval when the DPS came into force, their plan will be reviewed under the "Transition Approval" requirements set out in Part 5.0 Application Processing. A DP permit approval will be required. This transition process option expires 3 years after the date the DPS came into force.





Part 3.0 VISION AND POLICIES

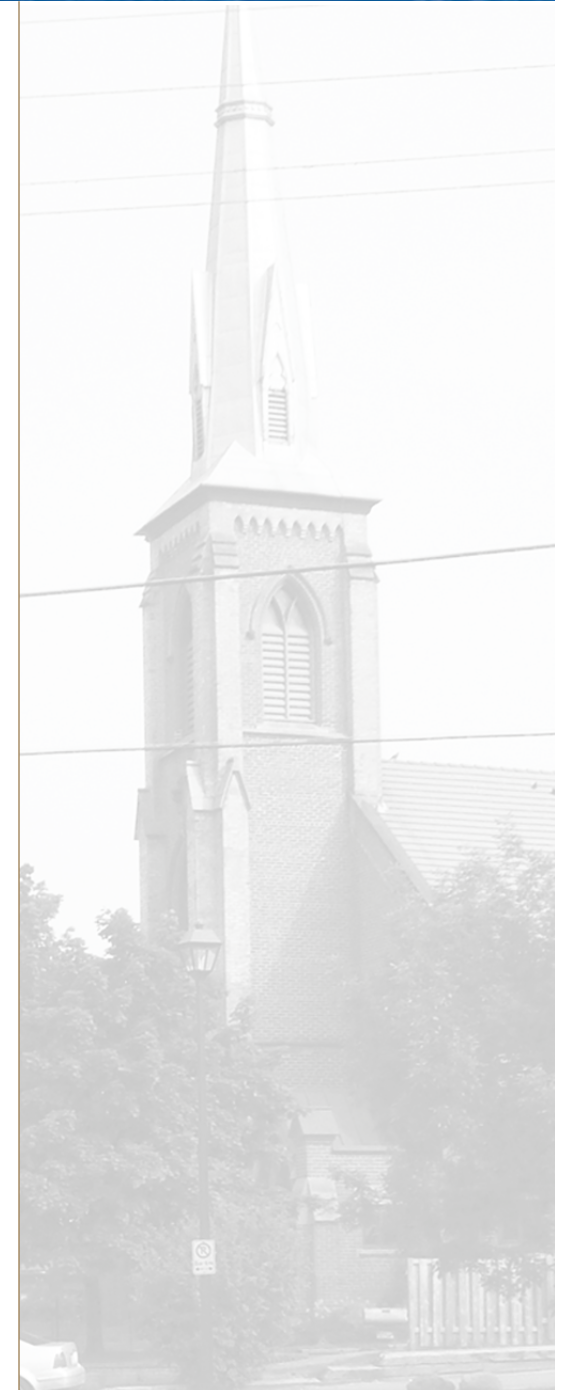
3.1 Context

3.2 Vision

3.3 Goals and Objective

3.4 Character Sub-Areas

3.5 Development Policies



Part 3.0: Vision and Policies

3.1 Context

3.1.1. Image and Character

Main Street North, in the 19th and early 20th century, was defined by narrow, rural roadways, narrow side-walks, mature and uniformly planted street trees. This area is an important extension to the Brampton Downtown core. This heritage character generally remains intact with its groupings of detached, one and two-storey single family homes. The buildings are situated on square or rectangular lots. They have relatively uniform front and side yard setbacks.

Archival images document the general characteristics of the street in the late 19th century and early 20th century. Initially the houses were situated along a narrow, unpaved rural road with no curbs and gutters and essentially no boulevards.

The front yards of each house had lawns and uniformly planted rows of deciduous trees. After the introduction of telegraph poles and street lighting, curbs and gutters were introduced and very narrow grassed boulevards were also established.

Front yard setbacks are generally uniform, resulting in long, uninterrupted views up and down the streetscape. The front yard setback and relatively narrow side yard setbacks are key components that dictate building siting. They also help maintain the pattern of the streetscape.

3.1.2. Architectural Style

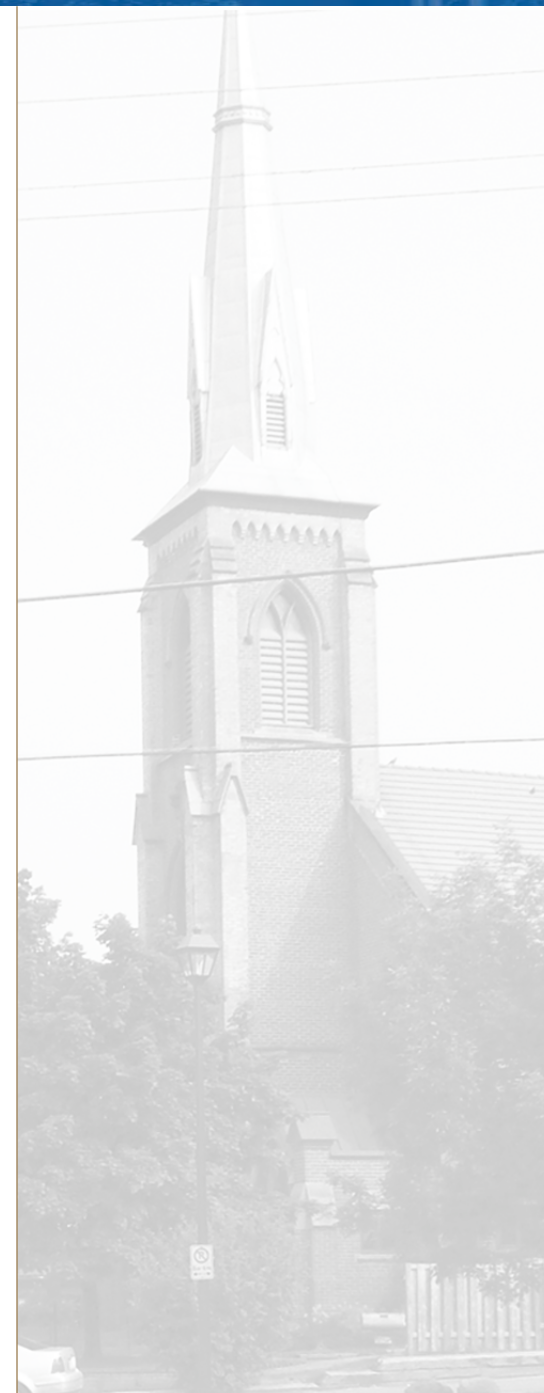
The buildings exhibit a variety of architectural styles and influences, suggesting a relatively lengthy pace of development along this corridor. The predominance of later Edwardian buildings suggests a peak of development at the end of the 19th century and into the early 20th century. An important Queen Anne Revival landmark house and a rare Octagon style house can be found along this corridor. Representative examples of Georgian, vernacular Gothic Revival, Italianate and Edwardian Classicism are also present.

Some buildings appear to have been constructed by the same builder. Many homes had prominent front verandahs or porches and those that remain are important character defining elements on the street.

Many homes exhibit considerable landmark status and prominence. Others buildings are more modest in scale and form yet remain significant heritage buildings. Most of the heritage buildings exhibit a considerable degree of craftsmanship with vintage details and finishes still intact on many of the buildings.



Figure 3-1: Characteristics of the Historical Streetscape circa 1910



3.1.3. Streetscape

Historically, the streetscape was distinguished by a tree canopy established around the turn of the last century with plantings along the inside edges of the sidewalls. Despite some losses, mature shade trees remain an important component of the streetscape character. This important character-defining element must be maintained and enhanced. Backyard tree plantings are also important, as are hedges along many side yards.

Originally all houses had front lawns. In recent years this all important feature has been diminished with the introduction of front yard parking pads and wide, hard paved driveways. Many of these historical streetscape qualities remain, with obvious areas where the streetscape rhythm has been broken.

3.1.4. History

Main Street North was originally a residential neighbourhood, similar to many others that evolved across Ontario throughout the mid-19th century. In more recent times, the street has begun to transform into a retail/commercial district.

Key historical events that helped establish the Main Street North neighbourhood were the arrival of the railway in the mid 1850s, and the establishment of Brampton as the County seat in 1867. The street developed as Brampton began to grow and industrialize. A relatively affluent mix of working and middle class families began to emerge and houses were built to suit their needs. A mix of large, grand homes and more modest dwellings were built along the street over a 60-year period.

The close proximity of the Dale flower nurseries also had an influence on the development of Main Street North as a residential district. The Dale Estate was located at the corner of Main and Voddan Streets. A



Figure 3-2: Characteristics of Current Main Street North Streetscape Where Many Historical Streetscape Qualities Remain

group of homes were built in this area to accommodate Dale family members and employees. Some of these homes survive, and now stand as the only tangible evidence of the once massive Dale nursery complex.

Impacts of new commercial developments are obvious in the two comparative images - one from 1910 circa and a more recent image. Visual clutter with concrete hydro poles, wires and pylon signs tends to diminish the heritage character of the streetscape.

The McKillop house at Main Street North was demolished in the 1980s to make way for future redevelopment. The parcel of land remained vacant for several years. Eventually an apartment building was approved on the site. An additional heritage property at 167 Main Street North was also demolished just prior to approval of this development.

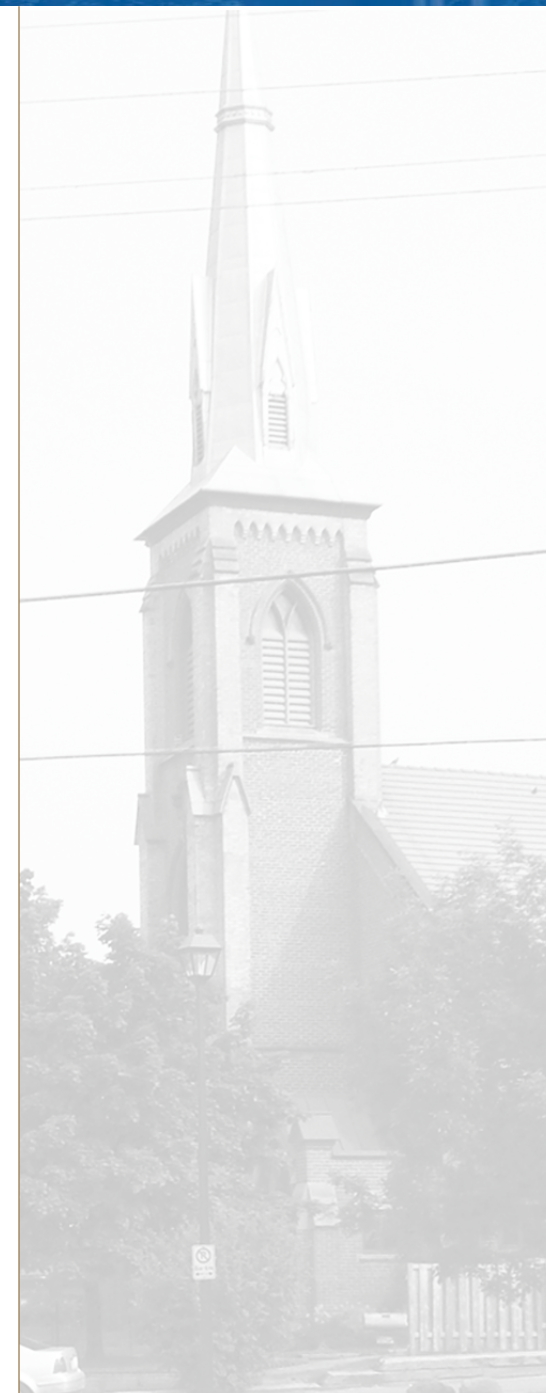
Commercial plazas, gas bar and larger apartment towers are evidence of more recent changes to the area.



Figure 3-4: McKillop House, Demolished in the 1980s



Figure 3-3: Gas Bar and Larger Apartment are Evidence of More Recent Changes to Main Street North



3.2 Vision

The City of Brampton supports new investment and redevelopment along Main Street North. However, it is the intent of the City to maintain and enhance the existing historic built character of Main Street North, which is representative of the City's strong history and proud heritage. Thus, the policies intend to balance these two objectives. The purpose of the Main Street North Development Permit System is to stimulate development and redevelopment at the northern gateway to Downtown Brampton and streamline the planning approvals process.

In terms of character, the predominant built form in the DPS area is residential buildings that are located on deep rectangular lots fronting on Main Street North. These buildings typically occupy between 60% and 75% of the length of the front lot line, which has an average length of 15 metres. The remaining area on each lot is typically utilized for driveway access to the rear for parking purposes (whether residential or commercial) and landscaping. It is this pattern of development that this policy framework intends to maintain and protect. Small-scale additions or intensification and the adaptive reuse of existing buildings with suitable uses are promoted.

There are several sub-areas along Main Street North with different characteristics that create a need for specific policies. Several areas within the DPS Area have differences in character than the predominant Main Street North historic commercial area. This creates the need for area-specific policies. The different character subareas are identified on Schedule 1. At the north and south end of the Main Street North Area, existing land uses, parcel fabric and other considerations allow for more intensive development. Therefore, the policy framework identifies these as gateway areas and encourages the development of more intensive commercial and residential uses at



Figure 3-5: Main Street North Vision 2005

both the north and south ends of the Main Street North DPS Area.

North of the southern gateway, medium density development is permitted to serve as a transition between the gateway and the historic commercial area. There is also a transition area at the northerly gateway on the west side of Main Street. Areas that do not front on Main Street have been recognized as historic residential areas, which are intended to retain their prevailing historical residential character, uses and lot and development pattern.

3.3 Goals and Objectives

a. Goal:

To protect and enhance the character of the Main Street North Special Policy Area and to encourage its transition into a diverse, liveable, safe, thriving and attractive component of the historic Downtown precinct and the City as a whole.

b. Strategic Objectives:

- i. To encourage the sensitive intensification and use of the lands within the Main Street

North Special Policy Area and its transformation into a mixed use district;

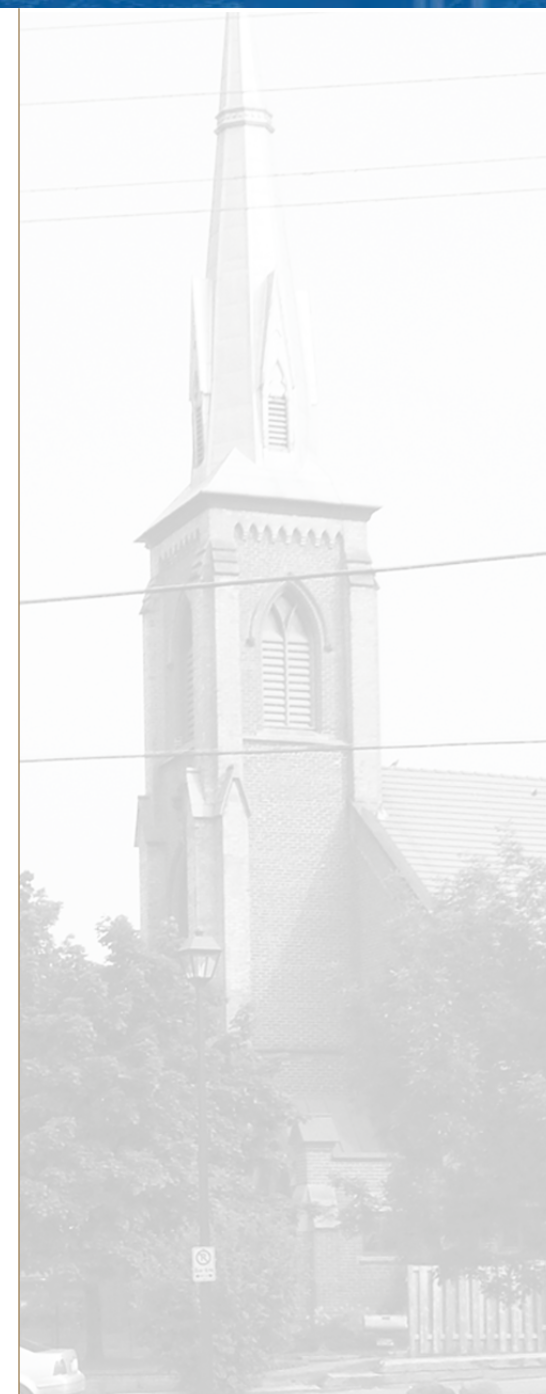
- ii. To ensure that all new development has a positive contribution on urban life in the City;
- iii. To ensure that the character and stability of existing and well-established residential neighbourhoods in the vicinity of the Main Street North Special Policy Area is maintained and enhanced;
- iv. To ensure that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development;
- v. To ensure that the built form rhythm of Main Street North of detached dwellings or converted dwellings is maintained wherever possible;
- vi. To encourage a high quality of site and building design for all forms of development and redevelopment;
- vii. To exercise appropriate municipal development control to achieve a consistently high standard of site, building, landscape and streetscape design;



Figure 3-6: Main Street North Vision 2005 - Streetscape



Figure 3-7: Main Street North Vision 2005 - Streetscape





- viii. To foster a sense of civic identity and pride through a high standard of urban design in all future developments;
- ix. To encourage the retention of built heritage resources to provide continuity between the past and the present and to help maintain the prevailing character of Main Street North;
- x. To ensure that additions to built heritage resources are undertaken in a manner that is consistent and compatible with the character, massing, materials, colours, detailing and scale of the existing building and with the recognized standards and guidelines for the conservation of heritage resources;
- xi. To encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a human scale and active pedestrian environment;
- xii. To continually make improvements to the public realm to enhance the character and attractiveness of the area; and,
- xiii. To encourage reinvestment and revitalization by streamlining the development approval processes, utilizing a Development Permit System to govern the review and approval of development proposals.

3.4 Character Sub-Areas

The Main Street North Development Permit System Area is divided into four character sub-areas based on their historical development pattern. Schedule 1 identifies these character sub-areas. The following sections describe each of the Character Sub-Areas and provide policies related to permitted uses, nature of development and specific development requirements. These policies provide the basis for the provisions in the Regulations and provide the policy basis for the review of development applications and development permits.

3.4.1. Main Street North Historic Mixed-Use Sub-Areas

This Character Sub-area has a rich concentration of heritage residential buildings between 1 and 2.5 storeys in height, which have relatively uniform front and side yard setbacks. Many buildings in this area exhibit considerable landmark status and prominence. Others are more modest in scale and form, yet remain significant heritage buildings. Many traditional homes had prominent front verandahs or porches and those that remain are important character defining elements on the streets.

The intent for the Main Street North Historic Mixed-use area is to provide for development and redevelopment that is compatible in terms of character and architectural style with the existing built form of the area.

- a. A mix of uses is encouraged and a range of commercial, residential, institutional, cultural uses is permitted in this Character Sub-area. To encourage activity in the area, providing for a mix of uses on property or site is encouraged, although buildings can be single-use in nature. The range of



Figure 3-8: Main Street North Character Sub-Areas, N.T.S.

LEGEND

- Main Street North DPS Area
- Historic Residential Character Sub-areas
- Historic Mixed Use Character Sub-areas
- Medium Density Transition Character Sub-areas
- Gateway Character Sub-areas
- Designated Heritage Buildings
- Listed Heritage Buildings



commercial activity includes such uses as office, retail and service commercial that can be suitably accommodated in historic converted dwellings. Multiple-unit residential such as apartments are permitted as part of a mixed-use development or as single uses in a converted dwelling. Existing single detached residential uses are recognized and may continue as a use in the area. Highway commercial type uses are not permitted, nor are auto-related facilities such as drive-through facilities in conjunction with other commercial uses. Open Space opportunities such as parkettes and/or urban plazas may be accommodated in the Main Street North Historic Mixed-Use area.

b. Development proposals that would create a continuous streetwall along Main Street North shall

be discouraged. The general pattern of distinct individual buildings separated by landscaping is to be maintained.

c. The treatment of the front façade facing Main Street and the use and design of the lands between the façade and the Main Street right-of-way is a key element in the character of the area. In this regard, building additions that would reduce the setback of the building from Main Street North with the exception of appropriate front porches, are not permitted, unless they provide a transition between differing setbacks of two adjacent existing buildings.

d. Where land assembly occurs, the existing relationship between the built form and the street



Figure 3-9: Historic Mixed-Use Sub-Areas, N.T.S.

frontage is to be generally maintained. Assembly of land that would facilitate a development with a continuous street wall for a building along the Main Street North frontage is discouraged. Linking buildings will be considered if the design and location of linkages does not impact on the pattern of built form along Main Street North.

- e. Lot severances and land fragmentation are generally discouraged.
- f. In order to encourage the retention of existing mature trees in the rear yards of lots fronting on Main Street North and to provide for an appropriate buffer between parking areas and adjacent residential uses, the extent of a parking area in the rear yard will be limited by the requirements of this by-law.
- g. The By-law will only establish minimum on-site parking requirements for residential uses, restaurants, medical clinics and offices, day care, religious institutions and any accommodation facility where overnight stays are proposed. For other uses, parking will be established on a discretionary basis recognizing the lower parking demand of small-scale uses and the availability of on-street parking.
- h. Development should occur in the form of small scale additions or intensification and the adaptive reuse of existing buildings with suitable uses.

3.4.2. Main Street North Gateway Sub-Areas

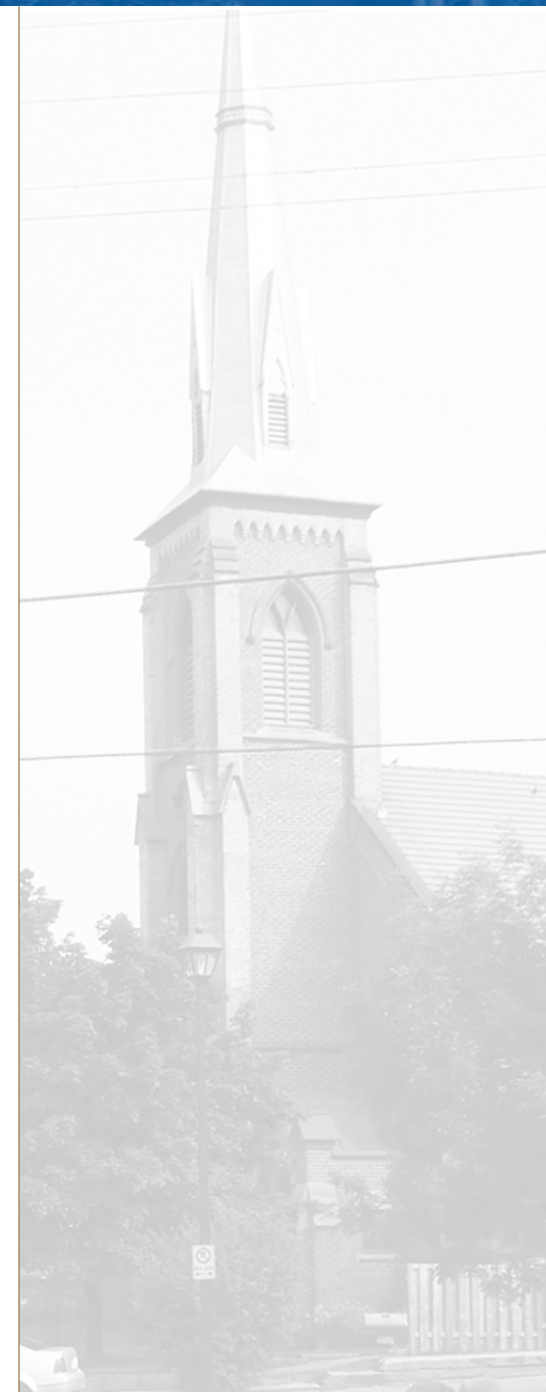
The areas identified as Gateway Areas are intended to develop as gateways to Main Street North and be the location for higher-density, street-related mixed-use development. The southerly gateway is an extension of the characteristic urban form found in the historic commercial core found to the south, 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.

- a. A mix of uses is encouraged and a range of commercial, residential, institutional, entertainment and cultural uses is permitted in this Character Sub-area. The range of commercial activity may include such uses as office, retail and service commercial. Live-work type uses are permitted. Any new development shall only be in the form of a mixed use building consisting generally of commercial uses at grade and other uses above grade level. To encourage activity in the area, providing for a mix of uses on property or site is encouraged, although buildings can be single-use in nature. The range of commercial activity may include such uses as office, retail and service commercial. At-grade street-related commercial uses will be required in conjunction with new development. Residential development shall take the form of multiple unit type development such as an apartment. Existing single detached residential uses are recognized and may continue as



Figure 3-10: Gateway Sub-Areas, N.T.S.



a use in the area, although new low density residential development is not permitted. Highway commercial type uses are not permitted, nor are auto-related facilities such as drive-through facilities in conjunction with other commercial uses. Urban Plazas are to be provided in conjunction with new development at the Main Street and Vodden Street intersection, as semi-public space through increased building setbacks at the corner. Other open space opportunities such as parkettes and/or urban plazas may be accommodated in the Main Street North Gateway areas.

- b. The Development Permit Regulations shall establish minimum and maximum height requirements for within the Gateway area. Controls for height, massing and commercial uses will be established to ensure that an appropriate transition to neighbouring low-rise areas and important buildings 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, including a comfortable pedestrian realm.
- c. All development shall be appropriately set back from existing residential development located outside of the DPS area. Setbacks along street edges will be established to provide for views into the Main Street North area to landmarks such as Grace United Church and City Hall and respect setbacks to existing historic buildings.
- d. All development within the Gateway Areas shall be supported by a Comprehensive Development Plan prepared to the satisfaction of the City. This plan shall include:
 - i. a detailed overall land use plan, identifying the location of all proposed uses;
 - ii. a detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;

- iii. a plan showing the location of any future public lands that may be dedicated to the City as part of the approval process;
 - iv. the proposed built-form of the development including type, height and architectural treatments;
 - v. the location of appropriate access points onto the abutting road network;
 - vi. the location of pedestrian, vehicular and service circulation and access and parking areas in the context of an overall parking management strategy; and,
 - vii. urban design guidelines, proposed streetscape components and the location of proposed landscaping.
- e. Building massing, height and form shall have consideration for minimizing wind and shadow impacts.
 - f. Within the Gateway Areas, developments shall provide a continuous street wall along Main Street North and Vodden Street. The built form of the development must define and support the adjacent streets and open space.
 - g. A variety of Urban Places shall be provided at the corners of the 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 Places is to contribute to the process of “place making” and to create destinations that promote a culture of walking.
 - h. To support the establishment of a gateway to the historic downtown at the southern corners of the Main Street and Vodden Street intersection, and at the Church Street and Main Street intersection, development proposals at these locations will be required to provide a semi-private urban space at the corner, as a condition to the development

of the lands. This shall be established through increased building setbacks to the property line and provision of appropriate amenities.

- i. The amount of land devoted to surface parking in these areas shall be minimized with the majority of the required parking being provided in a structured underground parking garage.

3.4.3. Main Street North Medium Density Transition Sub-Areas

Lands within the Main Street North Medium Density Transition Area are intended to provide a transition between the Historic Mixed-use Areas and more intensive uses permitted in the Gateway Areas.

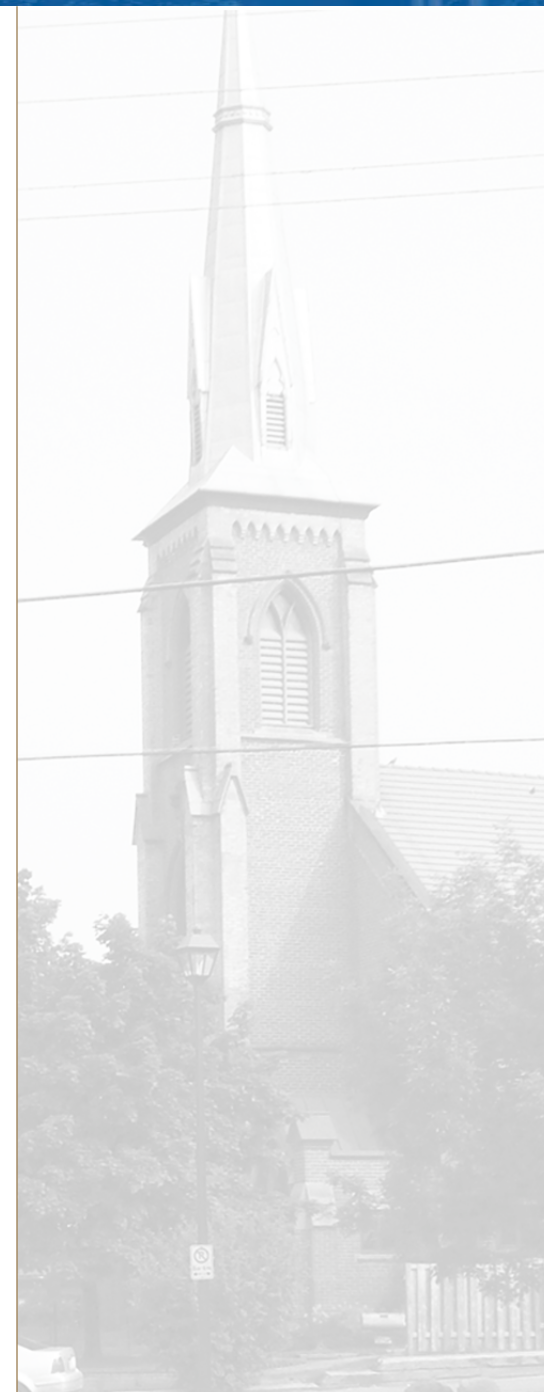
- a. A mix of uses is encouraged and a range of commercial, residential, institutional, cultural uses is permitted in this Character Sub-area. To encourage activity in the area, providing for a mix of uses on property or site is encouraged, although buildings can be single-use in nature. The range

of commercial activity may include such uses as office, retail and service commercial. Multiple-unit residential such as apartments, street townhouse, stacked townhouses, live-work residential are permitted either in conjunction with commercial including at-grade retail, or as a single use. Existing single detached residential uses are recognized and may continue as a use in the area. Highway commercial type uses are not permitted, nor are auto-related facilities such as drive-through facilities in conjunction with other commercial uses. Open Space opportunities such as parkettes and/or urban plazas may be accommodated in the Main Street North Medium Density Transition area.

- b. A greater amount of development intensity and built form can be accommodated in the Medium Density Transition areas in comparison to the Historic Commercial Character Sub-areas. Subject to 3.4.3 c), built form shall generally be in the range of 2-5 storeys. The siting and massing of new buildings shall be appropriate in relationship to neighbouring built form and shall provide a transi-



Figure 3-11: Medium Density Transition Sub-Areas, N.T.S.



tion in scale and massing to the low-rise residential areas and the Historic Mixed-use Character Sub-Area.

- c. Notwithstanding 3.4.3 b), in the Medium Density Transition block generally bounded by Main Street, Market Street, Thomas Street and David Street, a greater intensity of development in relation to the other Medium Density Transition lands will be permitted. Such an increased development type will only be accommodated within a specific set of built form controls and urban design parameters to ensure the development accommodates transitions to adjacent lower density areas and that the development fits into the heritage character of Main Street North.

The overall building mass will consist of a minimum of two distinct buildings with a break along the Main Street and Thomas Street frontages. The southerly building area will have a maximum height of 9 storeys and the northerly building area a maximum height of 7 storeys. The building massing will provide significant stepping to the lower density lands to the north and east are achieved.

The regulations will address such matters as maximum heights, maximum floorplates, setbacks, maximum building wall lengths, angular planes and stepbacks, building massing and articulation. The guidelines will provide further direction with regards to building articulation, use of materials and design elements to ensure the resulting development supports the heritage character of Main Street North.”

Any development proposal for the lands shall retain the heritage building at 219/221 Main Street North. This building may be integrated into the development or planned as a separate property.

- d. Continuous street walls, small-scale mixed use developments, street and stacked townhouses and apartment residential forms may be permitted. Development shall be urban in nature and front the street with main residential and commercial entrances facing the street. Single-storey commercial plazas are not permitted and the regulations shall establish a minimum height for development.



Figure 3-12: Historic Residential Sub-Areas, N.T.S.

- e. The integration of built heritage and mature trees into the development fabric is encouraged.
- f. Land assembly to permit larger development blocks is permitted, subject to the provisions of satisfactory concept plans that demonstrate adherence to the development objectives for Main Street North. Setback provision shall be established to ensure that the rhythm of facades along Main Street North is maintained.
- g. For townhouse dwelling types, garages are not permitted to face a public street to ensure that the historical character of the area is maintained.
- h. A transition to neighbouring low-rise areas and important buildings shall be provided through use of built form controls. The regulations will also regulate commercial uses where the transition area faces neighbouring stable residential areas.

3.4.4. Main Street North Historic Residential Sub-Areas

Lands within the Main Street North Historic Residential Area are intended to retain its prevailing historical residential character and use. While some additional uses may be permitted as further set out within this section, these shall be complementary and minimize impacts to the existing residential uses within this area and on adjacent lands.

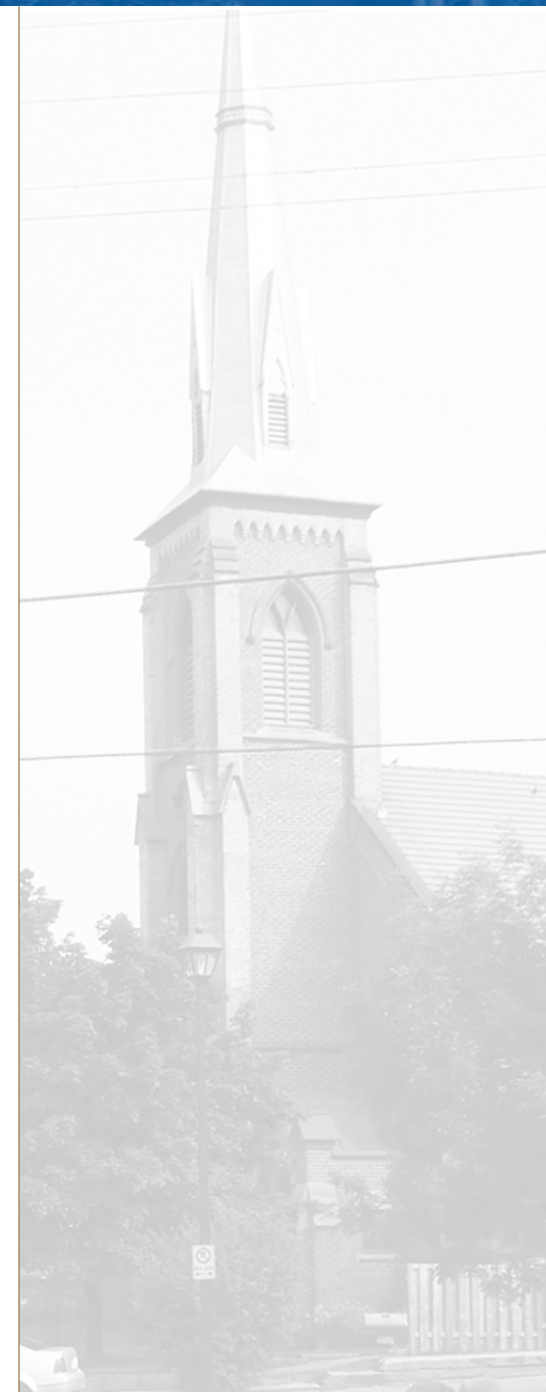
- a. Complementary uses such as small-scale accommodation facilities, bed and breakfast facilities and ancillary uses may be permitted. In addition to the other relevant policies of this section, a Development Permit application that proposes the conversion of all or part of an existing building to the above-noted uses may be considered provided:
 - i. the residential character of the building is maintained;
 - ii. the scale and type of use does not detract

- from the residential character of the area;
- iii. the use complements other uses in the DPS area;
- iv. the use will not cause significant negative traffic impacts;
- v. appropriate buffering such as setbacks, landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent residential uses;
- vi. the signage will respect the residential character of the area; and,
- vii. an appropriate combination of on-site and off-site parking is available to service the proposed use, with all on-site parking on the lot being in the interior side and rear yards. Off-site parking shall only be considered if appropriate arrangements satisfactory to the City have been made, and the lands are permitted and designed for parking.

- b. The development criteria shall also include garage control requirements to ensure that the historic built form and area character prevails and that garages remain sub-ordinate to the primary dwelling.

3.5 Development Policies

The following policies are intended to guide decisions on new development or redevelopment in the Main Street North DPS area as well as municipal initiatives, projects and capital works improvements. These policies and the detailed elements as set out in the Design Guidelines in this By-law shall be implemented through the review of Development Permit applications and public works projects.



3.5.1. Streetscape and the Public Realm

Decisions affecting the public realm can have a positive impact on the built form and liveability of Main Street North. Public and private sector developments and initiatives shall contribute to the revitalization of the streetscape and public realm of Main Street North.

- a. Main Street North shall be a Green Street. It shall be a pedestrian-scaled, tree-canopied street catering to people's daily interactions and activities that serves as a link to the downtown core.
- b. Main Street North is planned to continue to function as a Minor Arterial road providing access to and from the Central Area. However, in addition to accommodating motor vehicles, equal emphasis shall be placed on achieving a "complete street", accommodating public transit, bicycles and pedestrians and enhancing the public realm amenities. In this regard, no less than 40% of the municipal right-of-way shall generally be devoted to pedestrian use, for landscaping and for use by non-motorized modes of travel. The width of the area not devoted to motor vehicle use shall generally be 6.0 metres.
- c. The provision of streetscape elements as identified in the Design Guidelines shall be determined by the nature of the Development Permit Application and shall be a condition to the Development Permit approval.
- d. It is the long-term intent of the City to re-establish a mature canopy of trees along Main Street North. In order to achieve this objective, new street trees shall be provided in accordance with the Main Street North Design Guidelines as a condition of a Development Permit approval. The requirement for the provision of street trees shall be determined by the nature of the Development Permit application. Street trees may be located on private property if insufficient space is available

within the public right-of-way.

- e. 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 Guidelines section of this by-law shall outline the various elements to be provided either through municipal projects or as a condition to a Development Permit approval.
- f. On-street parking shall be permitted wherever possible on Main Street North and, where appropriate, on side streets within the DPS area. The amount and location of parking permitted on side streets will be restricted to minimize the impacts of additional traffic on existing residential neighbourhoods.
- g. Patios for restaurants on Main Street North are encouraged in appropriate locations and with consideration for minimizing impacts on adjacent residential uses. Encroachments for such spaces into the municipal right-of-way may be considered provided the scale and extent of the patio area is appropriate for the character of the streetscape, pedestrian movement is not impeded and provision of municipal services is not impacted.

3.5.2. Open Spaces

The Main Street North Character Area is in the vicinity of a range 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 system in the City. The Open Space plan for Main Street North shall comprise of a combination of a Green Street and private and public Urban Spaces (see Figure 3-13). Implementation of these

elements will occur by way of public projects and investment or in conjunction with private development.

- a. The City will seek opportunities to provide for public open space opportunities within the Main Street North area through the provision of open space such as urban parkettes. This will be augmented by semi-public urban plazas provided in conjunction with development at gateway areas and improvements to the public realm along Main Street.
- b. Public urban spaces should promote the display of public art and provide high-quality street fur-

nishings, paving materials and finishes.

- c. Other open space typologies shall be considered on a case-by-case basis where applicable.

3.5.3. Building Design and Location

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.



Figure 3-13: Main Street North Open Space System Concept, N.T.S.

LEGEND

- Four Corners
- Rose Theatre
- GO Station
- Existing Park/Public Space
- Existing Trail
- Brampton Cemetery
- CN Railway
- Gateway Node
- View Corridor to be Protected
- Potential Location for New Parkette
- Pedestrian Connection
- Tree Canopy
- 5-Minute Walking Radius from Four Corners
- 10-Minute Walking Radius from Four Corners
- Future Public Space Opportunities (Public/Semi-public)
- Etobicoke Creek



- a. The design of new buildings and additions should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms.
- b. The colour of the building materials shall be compatible with the colours used on the existing building and/or adjacent buildings and in the surrounding area.
- c. The design of all buildings shall have regard to pedestrian safety and direct street access. Buildings should be massed and be architecturally articulated to reinforce the pedestrian scale, provide an appropriate street wall height at the street line to provide visual variety and interest.
- d. Buildings shall be encouraged to present their principal building facades with an appropriate building design and fenestration to the public street. The design of buildings located on corner lots, at major vista termini or on view corridors within a development site shall take into account exposure to multiple street frontages and high public exposure. Facades shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials to address such locational conditions.
- e. For lots fronting onto Main Street North the establishment of private garages or garage doors facing the street is not permitted, with the exception of an entrance to an underground parking garage, or if the garage is located in the rear yard and detached from the primary dwelling. To ensure that the landscape area is the primary element in the front yard, and thus retain the historical character of the area, driveway widths shall be restricted in size. Parking between the building and street is not permitted.
- f. New development and redevelopment shall gen-

erally be compatible with adjacent land uses. Factors to consider in this regard include:

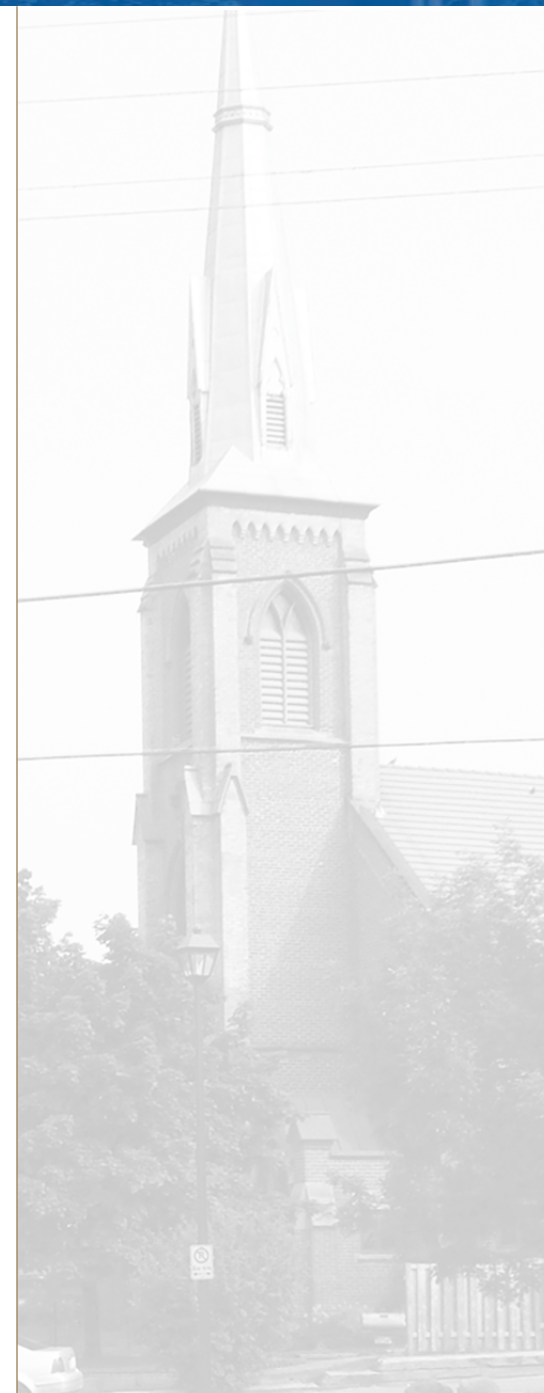
- i. the relationship between the massing and height of existing and proposed buildings;
 - ii. the location of established building lines;
 - iii. the placement of existing and proposed buildings on a lot in relation to the street and lot lines;
 - iv. the lot coverage and floor area ratio of existing and proposed development;
 - v. the nature of the existing and proposed exterior building materials and architectural elements;
 - vi. potential impacts on built heritage resources;
 - vii. the location of driveways and private garages; and,
 - viii. protection of mature trees and provision of landscaping to buffer parking areas, residential uses, the enhance streetscape and achieve a high quality of site design.
- g. In order to maintain a consistent street wall, height restrictions based on desired building typologies are set out in the Development Regulations section of this By-law.
- h. All development proposals requiring a Development Permit may be required to restore or enhance their building façade in order to maintain the architectural character and identity of the DPS area in accordance with the following guidelines:
- i. original architectural details and features should be maintained and restored where required using recognized standards and guidelines for the conservation of heritage resources;

- ii. where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with adjacent and nearby architectural styles and/or with the prevailing heritage built form and details that define Main Street North;
 - iii. building materials that are not in keeping with the architectural character of the DPS area will be discouraged;
 - iv. sign control shall be implemented by way of Urban Design Guidelines and a Sign by-law. Signage should be traditional in design, style, use of lighting and scale, appropriate to the character of the area;
 - v. the façade should incorporate broad window treatments at street level to provide a pedestrian friendly environment.
 - i. Use of massing controls such as angular planes is incorporated into this Development Permit By-law to provide for an appropriate transition between the mixed-use areas and existing residential properties.
 - j. Roofscapes shall be an integral part of the design of a building and harmonize with the design of the rest of the building.
 - k. Building entrances shall be located to be visible from the adjoining street(s) and, where possible, directly linked to the sidewalks through appropriately articulated walkways.
- b. While it is expected that on-site parking will be provided for uses, it is the intent of the City to provide opportunities for public parking for non-residential uses within the Main Street North right-of-way, along side streets and in municipal parking lots in the area and to minimize the need for on-site parking.
 - c. Use of shared parking facilities and interconnected rear parking areas is encouraged.
 - d. Provision of parking between the building and the street for lots fronting onto Main Street North, shall not be permitted. Views of parking areas from the public realm shall be screened through the use of landscaping and decorative fencing.
 - e. To ensure compatibility of parking in rear yards with adjacent uses, appropriate screen fencing and landscaping shall be provided along the property line adjacent to the parking area.
 - f. To minimize disruption to low-density residential areas, vehicular access to parking areas shall not be provided through lands within the Historic Residential Character Sub-area.

3.5.5. Site Design and Landscaping

- a. Site design incorporates the built form of structures, landscaping, services and the layout of all amenities. Site design shall promote an appropriate design relationship between the public realm, adjacent land uses, on-site operations and visual aesthetics, in order to realize an environment that is pleasant and attractive to the community.
 - b. Site design shall address compatibility between differing adjacent land uses in context of density, height and massing through appropriate site layout, building locations, massing, and landscape treatments.
 - c. Landscaping is a major contributor to a vibrant
- a. The consolidation of driveway accesses to rear parking areas along Main Street North is strongly encouraged. In this regard, an Access Management Plan may be prepared by the City to guide decision-making as development and redevelopment is proposed.

3.5.4. Parking and Access



streetscape. Site design shall accommodate an appropriate landscaping/non-landscaping ratio in the front yard to further enhance the pedestrian environment.

- d. Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street shall be provided to enhance the streetscape, establish appropriate pedestrian linkages between the sidewalk and building entrances.
- e. Open porches and patios are permitted between main walls and the street provided the porch and/or porches complement and enhance the character of the existing building.
- f. All landscape materials shall be selected for their aesthetic, ecological, disease-tolerance and maintenance characteristics.
- g. Appropriate landscaping shall be provided on either side of driveway entrances, to highlight entry points into the site.
- h. Landscaping shall be utilized to provide a visually subdivide parking areas.
- i. Significant trees on a development site shall be protected where possible and if they are healthy shall be preserved, maintained and integrated into the landscape design and parking areas.
- j. Any lighting in rear yards shall be designed to minimize impacts on adjacent residential areas or properties.

3.5.6. Signage and Display Areas

- a. All signs shall be in accordance with the Design Guidelines section of this by-law and the City's Sign By-law. They shall be designed as an integral element of the site layout and/or building design and not dominate the overall development character. The height and overall size of the sign shall be to a pedestrian scale and be primarily

in the form of a ground sign. Signs on listed or designated heritage properties pursuant to the Ontario Heritage Act shall be compatible with the architecture and character of the property.

- b. Display areas should be designed to make a positive contribution to the streetscape and the overall site development. Generally, there shall be a limited percentage of site frontage devoted to outside display areas. Architectural and/or landscaping components shall be used as appropriate, to provide well-defined display areas that work in harmony with adjacent buildings and display areas.
- c. All signs must be integrated with their context in terms of size, shape, colour and lighting so that they compliment the character of the building.
- d. Signs should enhance the architectural features of buildings, and not dominate but enhance the building design.
- e. Signs should be scaled and designed to complement and support at-grade pedestrian activities. Signage shall not be a dominant feature of a site.

3.5.7. Site Servicing Principles

- a. All lighting shall be internally oriented so as not to cause glare on adjacent properties or public roads. Outdoor lighting fixtures that reduce energy consumption and direct light away from the night sky shall be encouraged.
- b. Site and building services, utilities and mechanical equipment, shall be located and/or screened from public streets and adjacent residential areas or other sensitive land uses, in order to mitigate their visual and operational impacts.
- c. Waste storage areas should be integrated into the main building on the lot. Waste storage areas external to the main building shall be enclosed and shall not face a public street.

- d. Service and loading areas shall be located away from streets so as to minimize disruption or conflicts with adjacent land uses and sidewalks and allow for the appropriate screening of such areas. Loading and service areas should be buffered for noise impacts, particularly when located in the vicinity of sensitive land uses.

3.5.8. Heritage Resources

- a. The retention and adaptive reuse of built heritage resources within the Main Street DPS Area is vital to the preservation of the area and its revitalization. Buildings with architectural, contextual and/or historical value shall be retained in their original locations wherever possible. Demolition shall be avoided. All options for on-site retention of built heritage resources shall be exhausted before considering relocation or other types of mitigation. The primary means to retain built heritage resources is to encourage their on-going maintenance, restoration and adaptive reuse. Building additions shall be undertaken in accordance with the regulations (Part 4) and guidelines (Part 6) in an appropriate manner that is complementary to and maintains the heritage character of the existing built form.
- b. The preparation of a heritage impact assessment and conservation management plan, by a qualified heritage conservation professional, shall be submitted to the satisfaction of the City, prior to approval of redevelopment proposals either involving or on lands adjacent to a built heritage resource if required by the City. Mitigation measures, alternative development approaches and other due diligence considerations shall be re-

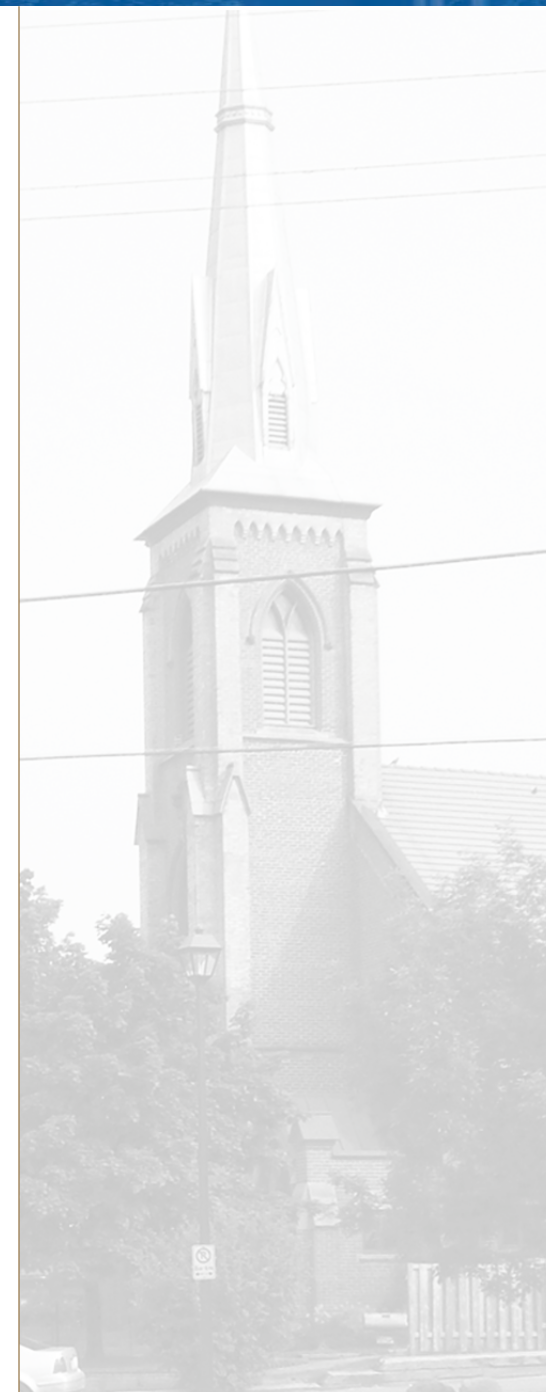


Schedule 1: Main Street North Character Sub-areas

LEGEND: CHARACTER SUB-AREAS

	GATEWAY AREAS		HISTORIC MIXED USE
	MEDIUM DENSITY TRANSITION		HISTORIC RESIDENTIAL

DRAWN BY: CUE DATE: JUNE 8, 2010
FILE: DPS-MIN-CHARACTER SUB-AREA



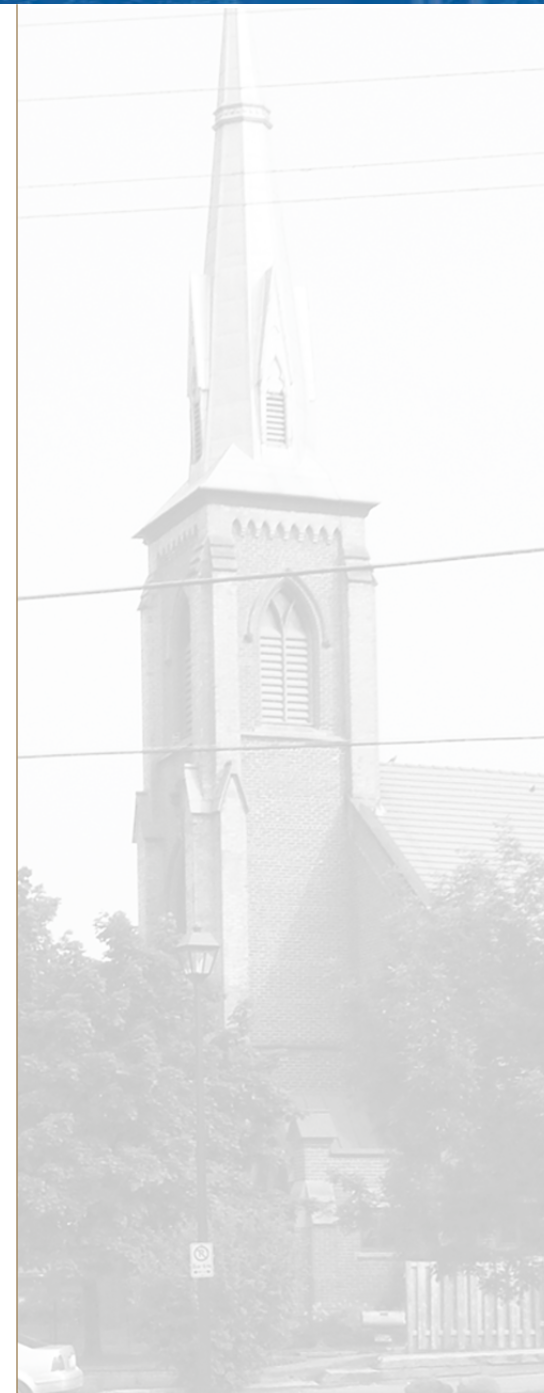


quired as part of the approval conditions to ameliorate any potentially negative impacts.

- c. Property owners shall, at all times, maintain, protect and secure built heritage resources along Main Street North in accordance with the Minimum Maintenance By-law of the City of Brampton, the Ontario Fire Code and other applicable by-laws and regulations.
- d. Council may, by by-law designate a property to be of cultural heritage value or interest, if the property meets prescribed criteria and if the designation is made in accordance with the process as set out under Part IV of the Ontario Heritage Act. Prior to the passage of such a by-law, Council shall be satisfied that the property exhibits:
 - i. Historical Value/Associative Value; and/or
 - ii. Design Value/Physical Value; and/or
 - iii. Contextual Value
- e. The standard heritage permit process shall apply to properties subject to designation under Part IV of the Ontario Heritage Act. Any works likely to result in the loss, damage, alteration or removal of one or more existing heritage attributes shall require a heritage permit before the work can begin. The heritage permit process applies primarily to major exterior renovations, additions, other new construction, along with removals and demolition. Approval of a heritage permit may be undertaken either before or in conjunction with the approval of a development permit.

Part 4.0 DEVELOPMENT REGULATIONS

- 4.1 Districts
- 4.2 Permitted and Prohibited Uses, Standards and
Standard Specific Criteria and Other General Provisions
- 4.3 DPS REGULATIONS MATRIX



PART 4.0 DEVELOPMENT REGULATIONS

4.1 Districts

The following districts are established for the Main Street North Development Permit System Area:

1. Central Area Mixed Use Two – Development Permit System (CMU2-DPS)
2. Central Area Mixed Use Three – Development Permit System (CMU3-DPS)
3. Residential Single Detached B – Development Permit System (R1B-DPS)
4. Institutional One – Development Permit System (I1-DPS)
5. Open Space – Development Permit System (OS-DPS)

4.2 Permitted and Prohibited Uses, Standards and Standard Specific Criteria and Other General Provisions

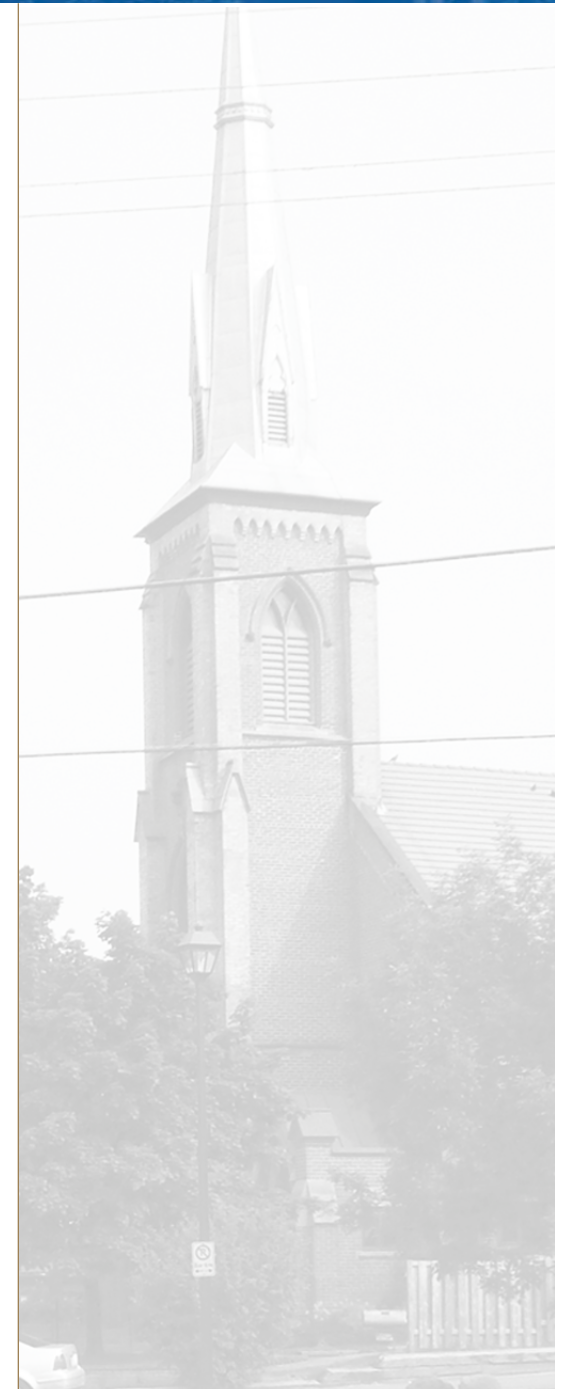
No lands shall be used, and no building or structure, grading, landscape or vegetation, shall be erected, located, used or altered, nor shall the use of any building, structure or lot or grading, landscape or vegetation of any lot be changed, in whole or in part, except in conformity with the following provisions as set out in the DPS Regulations Matrix.

4.3 DPS REGULATIONS MATRIX

- a. Permitted uses and Regulations pertaining to requirements and restrictions for uses and use of land, buildings, landscaping, grading, site servicing are provided in the matrix below. These provisions are also subject to all other applicable provisions within the parent provision for Development Permits By-law Areas under Chapter 1.0 of the Development Permit By-Law as amended.
- b. The symbol ‘●’ in the column for a specific district indicates that the Uses and any other Requirements and Restrictions as set out in the rows in the matrix apply to that specific district. A number following the symbol ‘●’ indicates that one or more conditions apply to the use, with that condition listed under the column entitled ‘Special Provisions’.
- c. If the cell in the matrix is blank for a particular row or provision, it shall be interpreted to mean that either the particular use/requirement is not permitted or that the regulation/requirement does not apply, as the case may be, based on a reasonable reading of the related text.
- d. Whether a variance to a particular permission, prohibition, requirement or restriction is permitted is indicated below each section in the matrix. Any related criteria, conditions and limitations are also set out.

4.3.1. Permitted Uses

Uses permitted in any DPS District as shown on Schedule ‘2’ to this By-law, as amended, are denoted in the column applicable to that district and corresponding with the row of a specific permitted use set out below.



4.3.1	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
A) Non-Residential Uses						
(1) Administrative Office of any Public Authority	•	•				
(2) Animal Hospital	•					
(3) Art Gallery or Studio	•	•				
(4) Bank, Trust Company or Financial Company	•					
(5) Bed and Breakfast Establishment	•	•	•(1)			(1) Maximum of 5 guests rooms per dwelling
(6) Children's or Senior's Activity Centre	•	•				(2) No outdoor play area shall be provided
(7) Commercial School	•	•				
(8) Community Club	•	•				
(9) Custom Workshop	•	•				
(10) Day Nursery	•	•		•		
(11) Dining Room Restaurant	•	•(3)				(3) No Minimum Number of Seats is required
(12) Dry Cleaning and Laundry Distribution Station	•					
(13) Grocery or Convenience Store	•					
(14) Health or Fitness Centre	•					
(15) Hotel	•	•				
(16) Laundromat	•					
(17) Medical Office	•	•				
(18) Office, not including medical office	•	•				
(19) Places of Commercial Recreation	•					
(20) Personal Service Shop	•	•(4)				(4) Maximum Gross Floor Area is 400 square metres
(21) Printing or Copying Establishment	•					
(22) Religious Institution	•	•		•		
(23) Retail Establishment	•	•(5)				(5) Maximum Gross Floor Area is 400 square metres

4.3.1	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
(24) Service Shop	•	•(4)				(4) Maximum Gross Floor Area is 400 square metres
(25) Supermarket	•					
(26) Take Out Restaurant	•					
(27) Theatre	•					
(28) Public Park	•	•	•	•	•	
(29) Alternate School Use and Adult Learning Centres	•(6)	•(6)				(6) Maximum Gross Floor Area is 200 square metres
B) Residential Uses						
(1) Apartment Dwelling	•(7)	•				(7) No part of a dwelling is permitted within that portion of the first storey that is within 6.0 metres of the exterior wall facing a streetline
(2) Multiple Residential Dwelling		•				
(3) Duplex Dwelling		•				
(4) Street Townhouse	•(8)	•(8)				(8) Only within the Medium Density Transition Character Sub-Areas (see Section 3.4)
(5) Townhouse	•(8)	•(8)				(8) Only within the Medium Density Transition Character Sub-Areas (see Section 3.4)
(6) Single Detached Dwelling		•(9)	•			(9) Only single detached dwellings which existed on the effective date of this Section are permitted
C) Other Uses						
(1) Purposes accessory to other permitted uses	•	•	•	•	•	
(2) Vehicular Access to Parking Areas on Adjacent Lands	•	•		•	•	
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

4.3.2. Prohibited Uses

Uses that are prohibited in the DPS Districts as shown on Schedule '2' to this by-law, as either a principal or accessory use are denoted by the symbol '•' in the column applicable to that zone and corresponding with the row for a specific prohibited use as set out below:

4.3.2	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
(1) Adult Entertainment Parlours	•	•	•	•	•	
(2) Amusement Arcades	•	•	•	•	•	
(3) Body Art and Tattoo Parlours	•	•	•	•	•	
(4) Grocery or Convenience Stores		• (1)	•	•	•	(1) A grocery store or convenience store may be permitted where the CMU3-DPS district is also within a Medium Density Transition Character Sub-area as set out on Schedule 1.
(5) Drive Through Service Facilities Associated with Any Use	•	•	•	•	•	
(6) Garden Centre Sales Establishments	•	•	•	•	•	
(7) Massage or Body Rub Parlours	•	•	•	•	•	
(8) Taverns	•	•	•	•	•	
VARIANCES: <i>Permitted: No</i> <i>Criteria: N/A</i>						

4.3.3. Site Development Standards

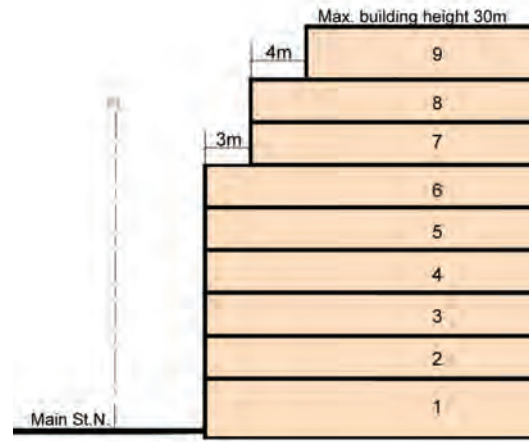
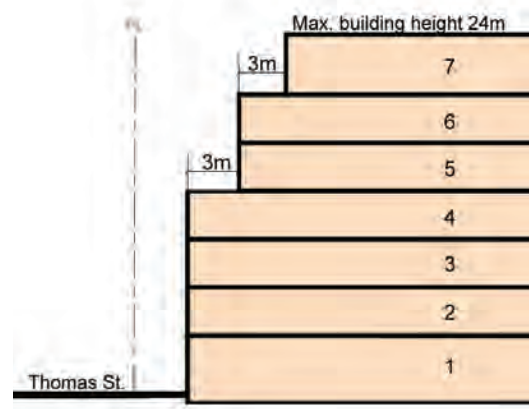
Any use of lands, buildings or structures, shall adhere to the following Site Development Standards:

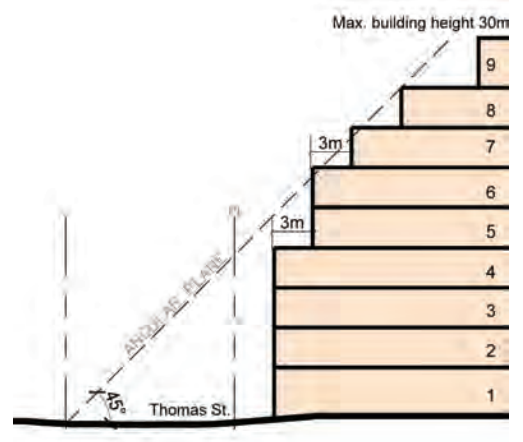
4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
A) Minimum Setback From Street Centreline						
1. Minimum setbacks are shown on Schedule 3	•	•	•	•	•	
2. The minimum setback on a vacant lot or for a new development where the existing structure on the lands will not be retained, shall be the average of the setbacks on abutting lots which front on the same side of the street	•	•(1)		•		(1) Except in the CMU3-DPS district for lands with a maximum permitted building height of 24 metres or 30 metres as set out on Schedule 5, the minimum setback to Main Street shall be as set out on Schedule 3
3. For that portion of any building that has a height of 15.5 metres or greater above grade, the minimum setback shall be increased by a minimum of 3.0 metres	•			•		
4. The minimum setback for an addition that joins two existing buildings shall be 6.0 metres greater than the minimum setback shown on Schedule 3		•				
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
B) Maximum Setback From Street Centreline						
1. Maximum setbacks are shown on Schedule 3	•	•	•	•	•	

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
C) Minimum and Maximum Wall Length						
1. Minimum building wall lengths are shown on Schedule 4	•	•	•	•	•	
2. For lands within the CMU3-DPS district and with a maximum permitted building height of 30 metres or 24 metres as shown on Schedule 5, the maximum building wall length along Main Street North for an individual building shall be 45 metres		•				
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. The minimum building wall length may be reduced from 70% to no less than 50%, provided criteria under Section 5.5.4 are met.						
D) Minimum Building Heights						
1. Minimum heights are shown on Schedule 5	•	•	•	•	•	
2. Minimum building heights only apply to that portion of building that is within 12.0 metres of any property line abutting a street		•	•	•		

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
3. Portions of the building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet the minimum height requirement	•	•	•	•		
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
E) Maximum Building Heights						
1. Maximum building heights are shown on Schedule 5 and regulated by any applicable angular planes and setbacks set out on Schedule 6-1A, Schedule 6-1B and Schedule 6-2	•	•(1)	•	•	•	(1) For lands within the CMU3-DPS district and with a maximum permitted building height of 24 metres or 30 metres as shown on Schedule 5, the established grade shall be determined by the finished surface elevation at the outside of any wall facing Main Street North. The grade shall be determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls facing Main Street North. This provision shall only apply where a property has frontage on both Main Street and Thomas Street, otherwise the “established grade” definition under Chapter 1: Development Permit General Provisions, Section 10 shall apply
VARIANCES: <i>Permitted: Yes</i> Criteria: 1. Variances are not permitted in the CMU3-DPS district, except where the lands are also in the Medium Density Transition Character Sub-area as shown on Schedule 1. In this area a variance may be permitted, but shall not exceed 1.5 metres. 2. In the CMU2-DPS and R1B-DPS districts, a variance may be permitted but shall not exceed 1.5 metres. 3. An appropriate transition to adjacent lower-rise built form including existing low-rise residential shall be provided. This shall include use of massing, appropriate pitched roofs, façade articulation, building materials to provide for compatibility between neighbouring buildings. 4. See also Section 5.5.4.						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
F) Minimum Interior Side and Rear Yards, Angular Plane and Building Step-backs						
1. Minimum interior side and rear yard depths, Angular Planes and Building Step-backs are shown on Schedule 6, Schedule 6-1A, Schedule 6-1B and Schedule 6-2	• (1)	• (1)	• (1)	• (1)	• (1)	(1) Where the property is a through lot, the setbacks from the street centerline as set out in Section 4.3.3 A) and shown on Schedule 3 shall apply.
2. Any portion of a building above 15.5 metres above grade having windows for a dwelling unit must be located a minimum of 6.0 metres from any interior side or rear lot line	•					
3. Any building or structure on lands within the CMU3-DPS district and with a maximum permitted building height of 24 metres as shown on Schedule 5 shall: (a) for any portion of the building wall at the fifth and sixth floor along the Main Street North property line, have an additional minimum setback of 3.0 metres to the Main Street North property line than that portion of the building closest to the Main Street North property line below the fifth floor; (b) for any portion of the building wall above the sixth floor along the Main Street North property line, have an additional minimum setback of 9.0 metres to the Main Street North property line than that portion of the building closest to the Main Street North property line at the fifth or sixth floor.		•				

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
<p>4. Any building or structure on lands within the CMU3-DPS district and with a permitted maximum building height of 30 metres as shown on Schedule 5 shall:</p> <p>(a) for any portion of the building wall at the seventh floor and eight floor along the Main Street North property line, have an additional minimum setback of 3.0 metres to the Main Street North property line than that portion of the building closest to the Main Street North property line below the seventh floor</p> <p>(b) for any portion of the building wall above the eighth floor along the Main Street North property line, have an additional minimum setback of 4.0 metres to the Main Street North property line than that portion of the building closest to the Main Street North property line at the seventh and eighth floor</p>		•				
<p>5. Any building or structure on lands within the CMU3-DPS district and with a permitted maximum building height of 24 metres as shown on Schedule 5 shall:</p> <p>(a) for any portion of the building wall at the fifth and sixth floor along the Thomas Street property line, have an additional minimum setback of 3.0 metres to the Thomas Street property line than that portion of the building closest to the Thomas Street property line below the fifth floor</p> <p>(b) for any portion of the building wall above the sixth floor along the Thomas Street property line, have an additional minimum setback of 3.0 metres to the Thomas Street property line than that portion of the building closest to the Thomas Street property line at the fifth or sixth floor</p>		•				

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
<p>6. Any building or structure on lands within the CMU3-DPS district and with a permitted maximum building height of 30 metres as shown on Schedule 5 shall:</p> <p>(a) for any portion of the building wall at the fifth and sixth floor along the Thomas Street property line, have an additional minimum setback of 3.0 metres to the Thomas Street property line than that portion of the building closest to the Thomas Street property line below the fifth floor</p> <p>(b) for any portion of the building wall above the sixth floor along the Thomas Street property line, have an additional minimum setback of 3.0 metres to the Thomas Street property line than that portion of the building closest to the Thomas Street property line at the fifth and sixth floor</p>		•				
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

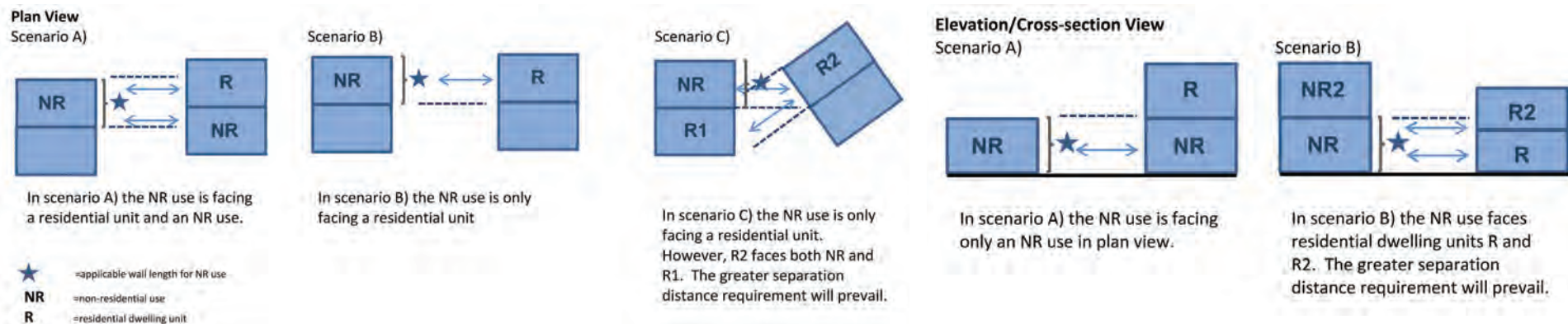
4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
G) Tower Massing Control						
1. Any portion of a building containing residential dwelling units above 26.0 metres in height shall have a maximum floor area of 800 square metres	•					
<p>2. For lands within the CMU3-DPS district with a maximum permitted building height of 24 metres as shown on Schedule 5, the maximum total floor area shall be as follows:</p> <p>Floors 1-3: No Restriction</p> <p>Floor 4: 1,690 square metres</p> <p>Floors 5-6: 1,300 square metres for each floor</p> <p>Floor 7 and above: 775 square metres for each floor</p>		•(1)(2)(3) (4)				<p>(1) Subject to meeting all other applicable regulations such as required setbacks and angular planes</p> <p>(2) For the purposes of this section, the entire lands having a CMU3-DPS district and a maximum permitted building height of 24 metres as shown on Schedule 5, shall be considered as one lot</p> <p>(3) For the purposes of this section, the floor area for any above-grade parking structure shall be subject to the floor area restriction</p> <p>(4) For the purposes of this section, total floor area shall include the entire floor area within the building envelope, including but not limited to, hallways, stairwells, lobbies, indoor amenity spaces, elevators, utility rooms</p>

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
<p>3. For lands within the CMU3-DPS district with a maximum permitted building height of 30 metres as shown on Schedule 5, the maximum total floor area shall be as follows:</p> <p>Floors 1-4: No Restriction</p> <p>Floors 5-6: 1,550 square metres for each floor</p> <p>Floor 7:1,390 square metres</p> <p>Floor 8:1,290 square metres</p> <p>Floor 9 and above: 560 square metres for each floor</p>		<p>•(1)(2)(3) (4)</p>				<p>(1) Subject to meeting all other applicable regulations such as required setbacks and angular planes</p> <p>(2) For the purposes of this section, the entire lands having a CMU3-DPS district and a maximum permitted building height of 30 metres as shown on Schedule 5, shall be considered as one lot</p> <p>(3) For the purposes of this section, the floor area for any above-grade parking structure shall be subject to the floor area restriction</p> <p>(4) For the purposes of this section, total floor area shall include the entire floor area within the building envelope, including but not limited to, hallways, stairwells, lobbies, indoor amenity spaces, elevators, utility rooms</p>
<p>VARIANCES:</p> <p><i>Permitted: Yes</i></p> <p><i>Criteria:</i></p> <p>1. See Section 5.5.4</p>						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
H) Minimum Building and Tower Separation Distance						
<p>1. For lands within the CMU3-DPS district and with a maximum permitted building height of 24 metres or 30 metres as shown on Schedule 5, the following building separation distances shall be required</p> <p>a) Where a non-residential use faces another non-residential use: 8 metres</p> <p>b) Where a non-residential use or a residential dwelling unit with clear glazing less than or equal to 30% of the wall surface of the unit faces a residential dwelling unit with clear glazing greater than 30% of the wall surface of the unit: 12 metres</p> <p>c) Where a residential dwelling unit with clear glazing greater than 30% of the wall surface of the unit faces a residential dwelling unit with clear glazing greater than 30% of the wall surface of the unit: 20 metres</p>		•(1)(2)(3)				<p>(1) For the purposes of this section, a facing use or unit shall be determined as follows:</p> <p>i) For a non-residential use, it shall be a use or unit on an opposite building intersected by lines drawn perpendicularly in plan and elevation from each extent of the building wall related to the subject non-residential use</p> <p>ii) For a residential dwelling unit, it shall be a use or unit on an opposite building intersected by lines drawn perpendicularly in plan and elevation from each extent of the building wall related to the subject residential dwelling unit</p> <p>(2) If a non-residential use or a residential unit faces more than one other use or residential dwelling unit (with either glazing condition) the greater separation distance shall prevail</p> <p>(3) For the purposes of this Section, non-residential uses shall include all uses within the building with the exception of residential uses</p> <p>*Illustrative Notes on page 4-14</p>

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
2. Any individual buildings or a building with separated building forms above a shared ground level building and which contain residential dwelling units shall maintain a minimum separation distance of 25.0 metres between the individual buildings or the separated building forms above the shared ground level building.	•					
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

* Illustrative Notes for 4.3.3 H) 1



4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
I) Windows and Doors at Grade						
1. On any wall adjacent to the Main Street, Vodden Street or Church Street streetline, no less than 75% of the gross area of the portion of the wall less than 4.6 metres above grade shall have clear glass windows and/or doors	•					
2. On any other streetline, no less than 25% of the gross area of the portion of the wall less than 4.6 metres above grade shall have clear glass windows and/or doors	•					
3. On any wall adjacent to Main Street where a building height of 24 or 30 metres is permitted, the gross wall area below 4.6 metres above grade shall have a minimum proportion of clear glass windows and/or doors as follows: i) for a residential use: 40% ii) for a non-residential use: 75%		•				
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
J) Commercial Uses at Grade						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
1. The ground floor area of that portion of the building within 6.0 metres of the main wall facing a street shall only be used for the commercial uses permitted in Section 4.3.1 (A). Notwithstanding the above, ground floor area may be used for vehicular and pedestrian access (including an office, hotel or apartment dwelling lobby) provided that no more than 30% of the wall facing the street shall be used for such other purposes	•					
2. No ground floor commercial uses are permitted adjacent to Isabella Street between Vodden Street and Lorne Avenue	•	•				
3. No ground floor commercial uses are permitted at grade along Thomas Street between Market Street and two lots south of David Street.		•				
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
K) Setback for an Underground Parking Garage						
1. The minimum setback for underground parking garage shall be 0.0 metres	•	• (1)				(1) Only where lands are also within the Medium Density Transition Character Sub Area as shown on Schedule 1
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
L) Open Porches						
1. Open Porches may be permitted on the wall facing the streetline, provided the porch is designed in a manner that complements the architectural design and heritage of the existing building and complements the character of the existing building in accordance with the Guidelines set out in Part 6.0		•	•	•		
2. A maximum encroachment into a required front or exterior side yard of 2.4 metres is permitted, provided a minimum 1.5 metre wide landscaped strip between the streetline and the porch is maintained		•	•	•		
VARIANCES: <i>Permitted: Yes</i> Criteria: 1. See Section 5.5.4 2. The encroachment may be increased provided the porch does not affect the establishment and/or maintenance of the appropriate level of landscaping in the yard facing the street (as set out in Part 6.0 - Design Guidelines). 3. The minimum setback of the property line of 1.5 metres is maintained.						
M) Outdoor Display and Sales						
1. The outdoor display and sale of goods as an accessory use is not permitted	•	•	•	•	•	
VARIANCES: <i>Permitted: Yes</i> Criteria: 1. See Section 5.5.4 2. Variances are permitted only in the CMU2 - DPS and CMU3 - DPS districts 3. Variances are only permitted in a yard facing a public street, provided that the display area is accessible to the public 4. The area shall enhance and/or complement the character of the existing building 5. An appropriate landscaping/non-landscaping ratio shall be maintained 6. Pedestrian movements shall not be impeded 7. Approval shall only be for a temporary period of time 8. The maximum size per commercial establishment shall be 5.6 m ²						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
N) Outside Storage						
1. Outside Storage is not permitted	•	•	•	•	•	
VARIANCES: <i>Permitted: No</i> <i>Criteria: N/A</i>						
O) On-site Motor Vehicle Parking						
On-site parking shall be provided in accordance with the following:						
1. A minimum of 50% of the non-residential parking requirement set out in Section 8.3.1 of Chapter 1 (General Provisions Applying to All DPS Areas) of this by-law shall be provided	•					
2. One parking space per residential dwelling unit is required	•	•				
3. No more than 1 parking space per dwelling unit is permitted	•					
4. No more than 70% of the minimum parking requirements for all other uses set out in Part 8.3.1 of the General Provisions Applying to All DPS Areas Section are permitted	•					
5. All motor vehicle parking shall be located within a parking garage, except that an appropriate percentage may be located in a surface parking lot for temporary motor vehicle parking only	•					
6. For non-residential uses, no minimum on-site parking is required		• (1)				(1) Within Historic Mixed-use Character Sub-area as set out on Schedule 1 only. Otherwise 4.3.3 O)1 shall apply.

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
7. Notwithstanding the above, for dining room restaurants, hotels, bed and breakfast establishments, religious institutions, medical offices, day nursery, alternate schools and adults learning centres, a minimum of 50% of the parking requirement set out in Section 8.3.1 of Chapter 1 (General Provisions Applying to All DPS Areas) shall be provided		•				
8. All motor vehicle parking shall be located within a rear and/or interior side yard		•				
9. All such parking shall be set back a minimum 1.5 metres from an interior or rear lot line, except where driveway access and/or parking is shared		•				
10. Vehicle parking in accordance with Section 7.8 of Chapter 1 (General Provisions Applying to All DPS Areas) shall provided			•			
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
P) Loading Spaces and Waste Disposal						
1. No loading spaces are required		•(1)(2)				<p>(1) A loading space shall be required for any development within the CMU3-DPS district and where a building height of 24 or 30 metres is permitted</p> <p>(2) Notwithstanding 8.6 (b) of Chapter 1 (General Provisions Applying to All DPS Areas), a loading, unloading and waste disposal facility may face Market Street if the facility or related access door is located a minimum of 10 metres from the property line and is screened by way of a solid opaque gate or fence, or combination thereof, located between the street and the facility</p>
2. Loading spaces shall be provided in accordance with Chapter 1 (General Provisions Applying to All DPS Areas)	•					
3. Waste disposal facilities shall be provided in accordance with Chapter 1 (General Provisions Applying to All DPS Areas)	•	• (1)(2)				<p>(1) Within the CMU3-DPS district and where a building height of 24 or 30 metres is permitted, all garbage, refuse and waste containers for any use shall be located within a climate controlled area within the same building containing the use</p> <p>(2) Notwithstanding 8.6 (b) of Chapter 1 (General Provisions Applying to All DPS Areas), a loading, unloading and waste disposal facility may face Market Street if the facility or related access door is located a minimum of 10 metres from the property line and is screened by way of a solid opaque gate or fence, or combination thereof, located between the street and the facility</p>
VARIANCES: Permitted: Yes Criteria: 1. See Section 5.5.4						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
Q) Driveway Aisles						
1. Driveway aisle width requirements shall be in accordance with Chapter 1 (General Provisions Applying to All DPS Areas)	•					
2. For parking spaces with a parking angle of 70 degrees up to and including 90 degrees: 6.0 metres		•				
3. The minimum width of a driveway leading to a parking area shall be 2.8 metres		•				
4. Notwithstanding 2) and 3) above, this requirement may be reduced, if a mutual driveway access along the mutual property line with the abutting lot is provided. The minimum total width of the mutual access driveway shall be 2.8 metres		•				
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
R) Minimum Lot Width						
1. The minimum lot width shall be 15.0 metres		•	•	•		
2. The minimum lot width shall be 30.0 metres	•	•(1)				(1) For lands within the CMU3-DPS district and with a maximum permitted building height of 24 or 30 metres as shown on Schedule 5
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
S) Maximum Floor Area						
1. For lands within the CMU3-DPS district, with a maximum permitted height of 24 metres as shown on Schedule 5, the maximum permitted total floor area shall be 10,250 square metres		•(1)(2)(3) (4)(5)				(1) Subject to meeting all other applicable regulations such as required setbacks and angular planes (2) For the purposes of this section, the entire lands having a CMU3-DPS district and a maximum permitted building height of 24 metres as shown on Schedule 5, shall be considered as one lot (3) For the purposes of this section, the entire lands having a CMU3-DPS district and a maximum permitted building height of 30 metres as shown on Schedule 5, shall be considered as one lot (4) For the purposes of this section, the floor area for any above-grade parking structure shall be subject to the floor area restriction. The floor area for an underground parking garage shall not be included in the calculation of total floor area (5) For the purposes of this section, total floor area shall include the entire floor area within the building envelope, including hallways, stairwells, lobbies, indoor amenity spaces, elevators, utility rooms, with the exception of the floor area for an underground parking garage as noted in (4) above and hallways, stairwells, lobbies, elevators, storage and utility rooms located underground
2. For lands within the CMU3-DPS district, with a maximum permitted height of 30 metres as shown on Schedule 5, the maximum permitted total floor area shall be 13,600 square metres		•(1)(2)(3) (4)(5)				
VARIANCES: Permitted: Yes Criteria: See Section 5.5.4 b						

4.3.3	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS / ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
T) Mechanical Penthouses						
1. For lands within the CMU3-DPS district and with a maximum permitted building height of 24 metres as shown on Schedule 5, the maximum additional permitted height for a mechanical penthouse shall be 5.0 metres		•				
2. For lands within the CMU3-DPS district and with a maximum permitted building height of 30 metres as shown on Schedule 5, the maximum additional permitted height for a mechanical penthouse shall be 1.5 metres		•				
3. For lands within the CMU3-DPS district and with a maximum permitted building height of 24 metres as shown on Schedule 5, the mechanical penthouse shall be set back an additional minimum of 18 metres from the Main Street property line than that portion of the building closest to the Main Street North property line at the seventh floor		•				
4. The mechanical penthouses shall be subject to the angular plane and setback requirements as set out on Schedules 6-1A, Schedule 6-1B and 6-2		•				
VARIANCES: Permitted: Yes Criteria: See Section 5.5.4 b						

4.3.4. Landscaping and Streetscape Standards

Fulfilment of the following Landscaping and Streetscape standards shall be required:

4.3.4	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
A) Minimum Landscaped Open Space						
1) 30% of the lot area shall be landscaped open space	•					
2) The entire yard areas shall be landscaped open space other than for a driveway, parking area, an encroachment, or accessory building permitted by this by-law		•	•	•	•	
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						
B) Outdoor Play Area						
(1) 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	•					
VARIANCES: <i>Permitted: Yes</i> <i>Criteria:</i> 1. See Section 5.5.4						

4.3.4	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
C) Streetscape Standards						
(1) That portion of the yard adjacent to Main Street or on a corner lot along Main Street shall incorporate a landscape treatment at the edge of the property abutting the street in accordance with the Part 6.0 (Design Guidelines)	• (1)	• (1)		• (1)	•	(1) Dependent on Application Type. (refer to Part 5: Application Processing)
(2) To reinstate the tree canopy, provision of street trees within the front yard shall be provided in accordance with the Part 6.0 (Design Guidelines)	• (1)	• (1)	• (1)	• (1)	•	(1) Dependent on Application Type. (refer to Part 5: Application Processing)
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b						
D) Signage						
(1) The size, location and placement, styles, design, associated lighting for any permitted signage shall be in accordance with Part 6.0 (Design Guidelines) and City's Sign By-law	•	•	•	•	•	
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b						

4.3.5. Built Form Design Standards

Fulfilment of the following Built Form Design standards shall be required:

4.3.5	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
A) Building Design, Massing, Materials and Colours						
(1) Any additions or alterations to a building or new construction works requiring approval of a development permit shall be undertaken in accordance with Part 6.0 (Design Guidelines) and any other provisions set out in the Development Permit System By-law related to building design, massing materials and colours	•	•	•	•	•	
(2) Additions shall match or be reflective of the style of the main building in accordance with Part 6.0 (Design Guidelines)	•	•	•	•	•	
(3) Notwithstanding any minimum building setback to a streetline requirement, a greater building setback may be required to achieve building façade articulation and massing objectives as set out in Part 6.0 (Design Guidelines) of this By-law	•	•	•	•	•	
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b						

4.3.6. Sustainable Development Requirements

Fulfillment of the following Sustainable Development Criteria shall be a required:

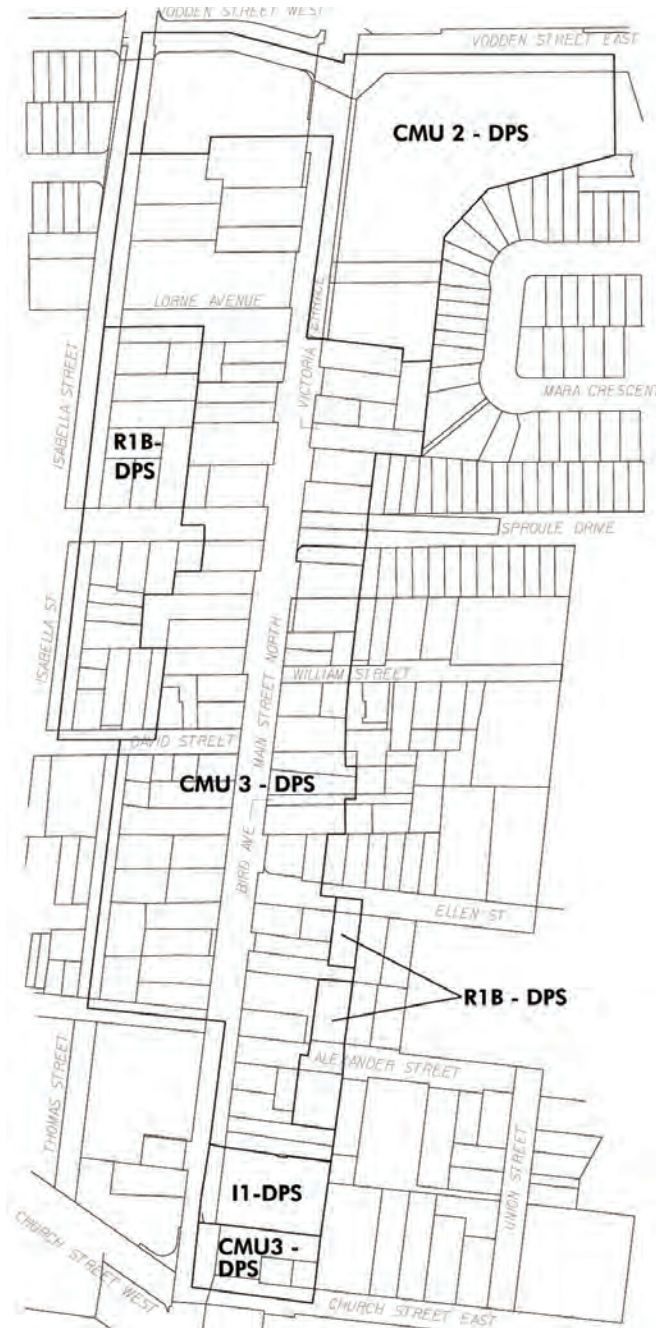
4.3.6	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
A) Parking Areas and Driveways						
(1) Surface parking areas are to be designed in accordance with Part 6.0 (Design Guidelines), Section 6.8	• (1)	•	• (1)	• (1)	• (1)	(1) The use of permeable surface parking surfaces is encouraged
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.4.4						
B) Tree Preservation						
(1) All existing and healthy mature trees shall be protected wherever possible. Design of new development, additions, driveway and parking areas, shall consider the retention of mature trees to maintain the character of the area and provide appropriate buffers between land uses	•	•	•	•	•	
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b 2. All reasonable alternatives for development, building expansion, parking layout, driveways are to be exhausted. 3. Mature tree canopy is retained on property. 4. Replacement tree(s) to be provided on site and other conditions set out in Part 6.0 (Design Guidelines) are met.						

4.3.6	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
C) Active Transportation						
(1) Two of the required parking spaces shall be utilized for parking for bicycles and two-wheeled motorized vehicles. A minimum of one of these spaces must be exclusively for bicycles	•					
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b						
D) Stormwater Management						
1) Permeable on-site controls for paved areas shall be required	•	•	•	•	•	
(2) Stormwater management controls shall be provided in conformity with City requirements and Part 6.0 (Design Guidelines) of this By-law	•	•	•	•	•	
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b						

4.3.7. Access Management

Fulfilment of the following Access Management standards shall be required:

4.3.7	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
(1) In order to improve the pedestrian realm and general streetscape, reduction in number of access points will be sought. Reduction of access points onto Main Street North through such measures as elimination of multiple accesses from one lot, sharing of accesses, provision of access from side streets, in accordance with the Access Management Plan shall be sought in conjunction with the review of a Development Permit	• (1)	• (1)		• (1)	• (1)	(1) Dependent on Application Type (see Part 5.0: Application Processing)
VARIANCES: <i>Permitted: N/A</i> <i>Criteria:</i> 1. See Section 5.5.4. b						



Schedule 2:DPS Districts

LEGEND

ZONE BOUNDARY



DRAWN BY: CJK
DATE: JUNE 17, 2011
FILE: MAINSTREETNZBLA



SCHEDULE BOUNDARY
LEGEND: MINIMUM SETBACKS




- | | | | |
|-----------|---|-------|--|
| — | 20.0m Setback from Road Centreline | | 13.0m Setback from Road Centreline |
| - - - | 16.0m Setback from Road Centreline | | 9.50m Setback from Road Centreline |
| - - - - - | 14.5 Setback from Road Centreline for a Building with Commercial Uses at Grade, 16.5m Setback for a Building with Residential Uses at Grade | — | Existing building setback from road centreline plus 1.0m or the average of the existing Building Setback from the Road Centreline of the abutting properties on the same Street Frontage if the Lot is Vacant or the Building is to be Removed |

LEGEND: MAXIMUM SETBACKS
 ●— 3.0 Metres Greater than the Minimum Setback is the Maximum Setback









Schedule 3: Minimum and Maximum Building Setbacks to Street



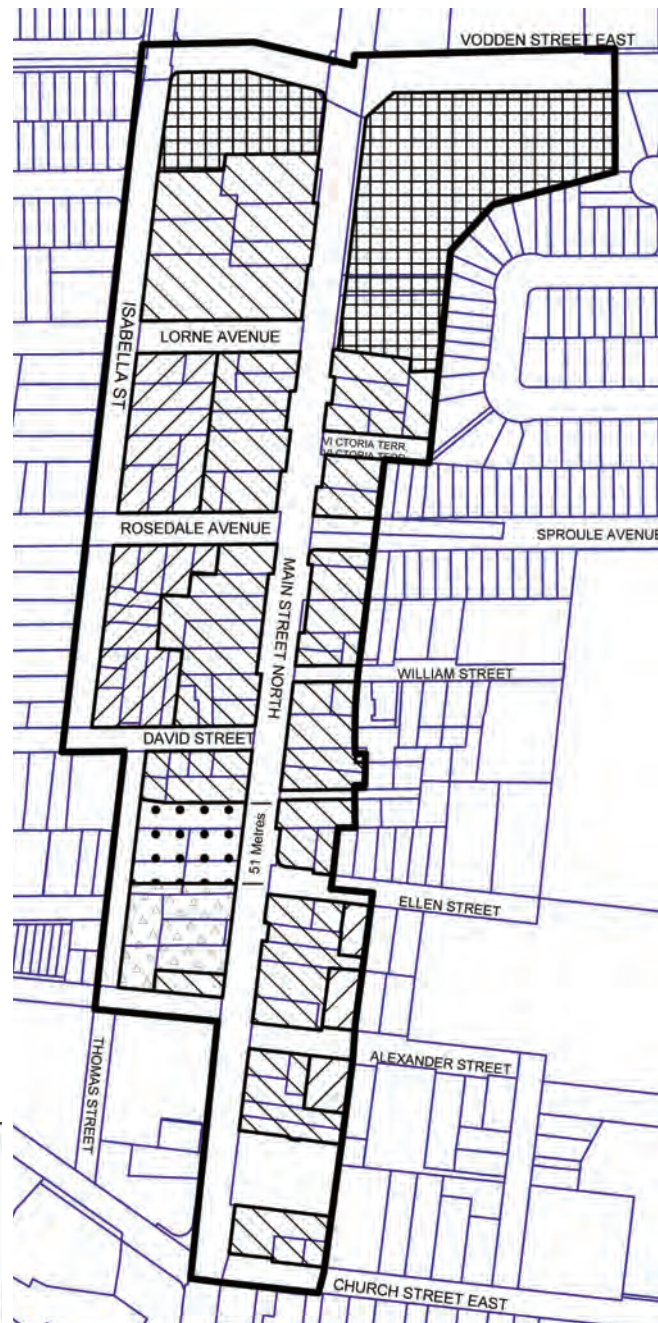
-  A building wall shall have a length of no less than 70% of the street line it faces
-  A minimum of 40% and a maximum of 60% of any building wall below 13.0 metres above grade and facing the street shall be set back 1.5 metres from the remaining portion of the wall closest to the street line
-  SCHEDULE BOUNDARY

DRAWN BY: CJK DATE: APRIL 2014
FILE: DPS-MSN - WALLS LENGTH

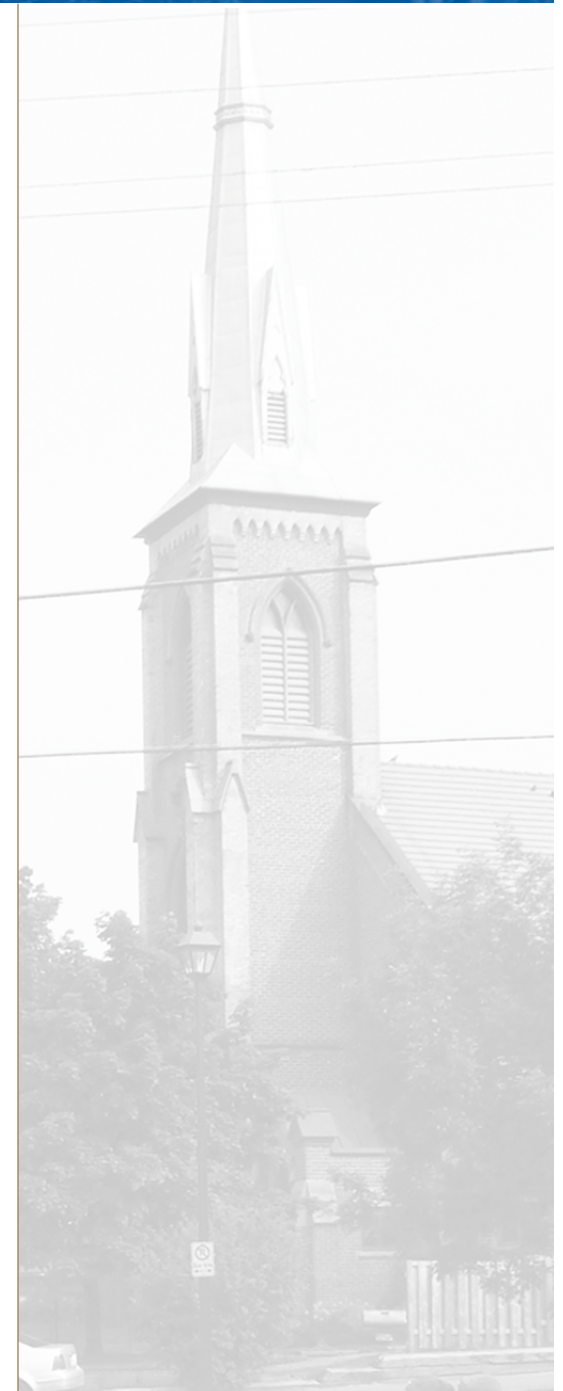
Schedule 4: Building Wall Lengths

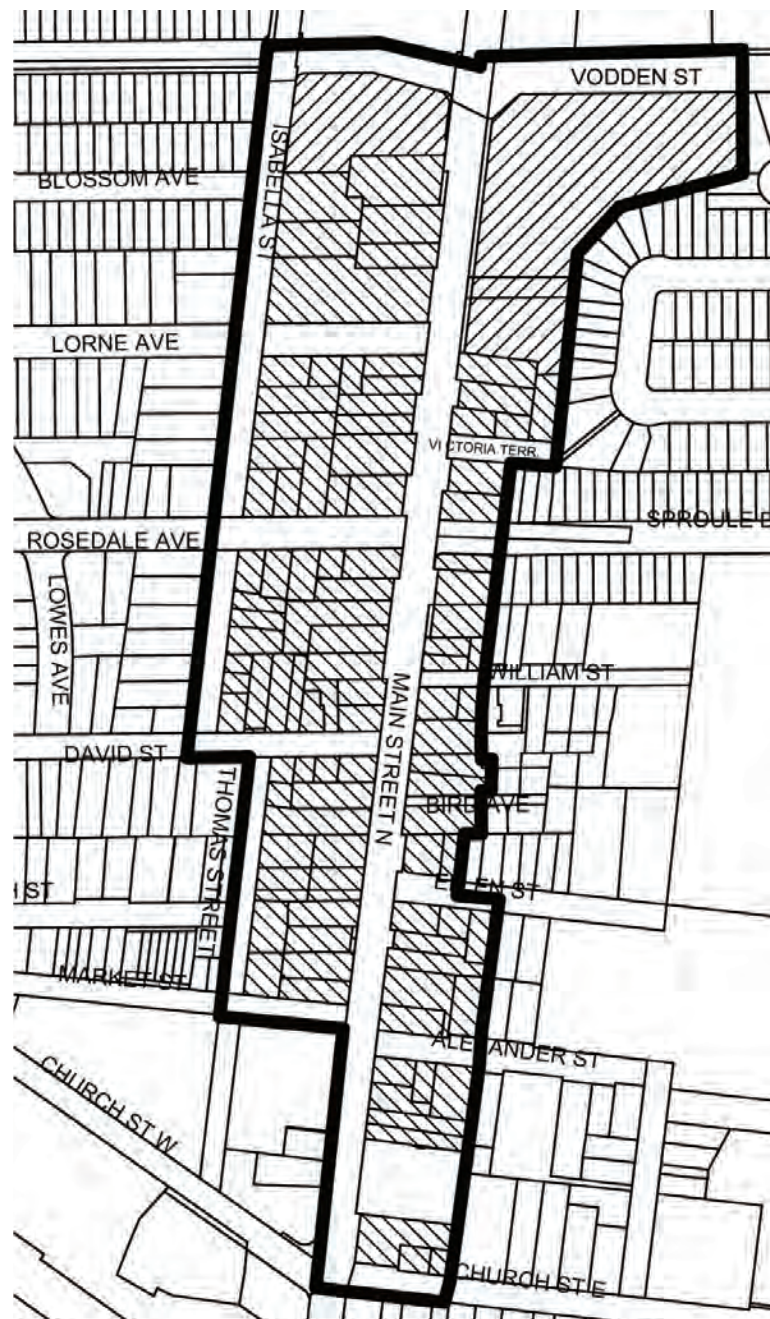
Minimum Building Height (Metres)	Maximum Building Height (Metres)	Minimum Building Height (Metres)	Maximum Building Height (Metres)
	7.60m / 11.0m		7.60m / 24.0m
	7.60m / 15.5m		7.60m / 30.0m
	15.50m / 41.0m		
	EXISTING		

DRAWN BY: C.J.K. DATE: SEPTEMBER 6, 2011
FILE: DPS MSN - BUILDING HEIGHTS






Schedule 5: Minimum and Maximum Building Heights

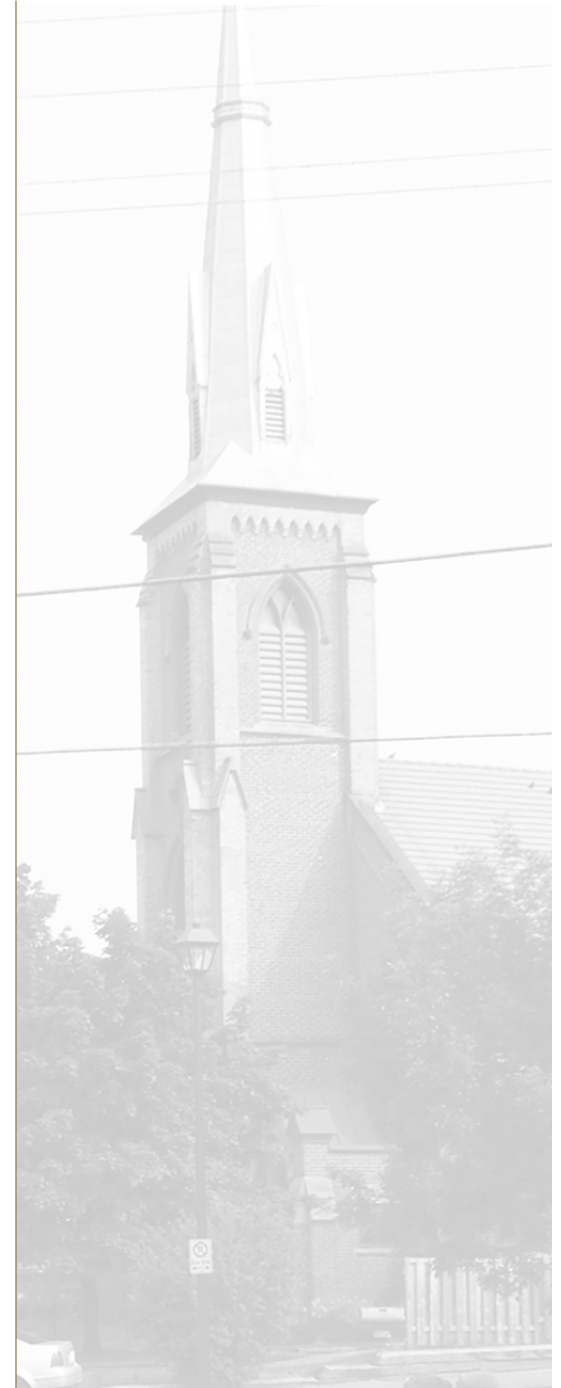




Schedule 6: Side Yard and Rear Yard Setbacks

	A. SIDE YARD AND REAR YARD SETBACKS	
	MINIMUM INTERIOR SIDE YARD	MINIMUM REAR YARD
	3.0 metres	1.9.0 metres 2. Where the rear yard abuts a street the requirements of Schedule 3 shall prevail.
	1. 1.5 metres on one side of a lot, and 3.0 metres on the other. 2. The 3.0 metre setback may be reduced to 1.5 metres for the purpose of a shared driveway aisle, provided a minimum of 1.5 metres is provided on the adjacent property for the purposes of a driveway.	1. 7.5 metres 2. Where the rear yard abuts a street the requirement of Schedule 3 shall prevail.
	Existing Setbacks	Existing Setbacks

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B. ANGULAR PLANES	
ANGULAR PLANE	REQUIREMENTS
The angular plane shall apply in the direction indicated by the arrows. Unless otherwise noted, the beginning of the plane is from property line on which the angular plan designation is located as shown on the Schedule.	
	<ol style="list-style-type: none"> 1. All portions of the building must be located within the height limits set by a line that extends upwards at 45 degrees from a point 1.8 metres above the applicable property line 2. Notwithstanding the above, no portion of the building shall be located closer to the applicable property line than the minimum setback
	<ol style="list-style-type: none"> 1. All portions of the building must be located within the height limits set by a line that extends upward at 45 degrees from a point 6.0 metres above the applicable property line 2. Notwithstanding the above, no portion of the building shall be located closer to the applicable property line than the minimum setback
	<ol style="list-style-type: none"> 1. Any portion of the building above 11.5 metres in height shall be within the height limit set by a line that extends upwards at 45 degrees from the base of the main building wall closest to the street
	<ol style="list-style-type: none"> 1. Any portion of the building above 11.5 metres in height shall be within the height limit set by a line that extends upwards at 45 degrees from the applicable property line 2. No portion of the building shall be located closer to the applicable property line than the minimum setback
	<ol style="list-style-type: none"> 1. Any portion of the building above 20.0 metres in height shall be within the height limit set by a line that extends upwards at 45 degrees from a point 20.0 metres above the applicable property line
	<ol style="list-style-type: none"> 1. All portions of the buildings must be located within the height limits set by a line that extends upwards at 45 degrees from the westerly limit of the Thomas Street right-of-way 2. Notwithstanding the above, no portion of the building shall be located closer to the applicable property line than the minimum setback

Schedule 6-1A: Angular Planes



B. ANGULAR PLANES	
ANGULAR PLANE	REQUIREMENTS
The angular plane shall apply in the direction indicated by the arrows. Unless otherwise noted, the beginning of the plane is from property line on which the angular plan designation is located as shown on the Schedule.	
	<ol style="list-style-type: none"> All portions of the building must be located within the height limits set by a line that extends upwards at 45 degrees from a point 1.8 metres above the applicable property line Notwithstanding the above, no portion of the building shall be located closer to the applicable property line than the minimum setback
	<ol style="list-style-type: none"> All portions of the building must be located within the height limits set by a line that extends upward at 45 degrees from a point 6.0 metres above the applicable property line Notwithstanding the above, no portion of the building shall be located closer to the applicable property line than the minimum setback
	<ol style="list-style-type: none"> Any portion of the building above 11.5 metres in height shall be within the height limit set by a line that extends upwards at 45 degrees from the base of the main building wall closest to the street
	<ol style="list-style-type: none"> Any portion of the building above 11.5 metres in height shall be within the height limit set by a line that extends upwards at 45 degrees from the applicable property line No portion of the building shall be located closer to the applicable property line than the minimum setback
	<ol style="list-style-type: none"> Any portion of the building above 20.0 metres in height shall be within the height limit set by a line that extends upwards at 45 degrees from a point 20.0 metres above the applicable property line
	<ol style="list-style-type: none"> All portions of the buildings must be located within the height limits set by a line that extends upwards at 45 degrees from the westerly limit of the Thomas Street right-of-way Notwithstanding the above, no portion of the building shall be located closer to the applicable property line than the minimum setback

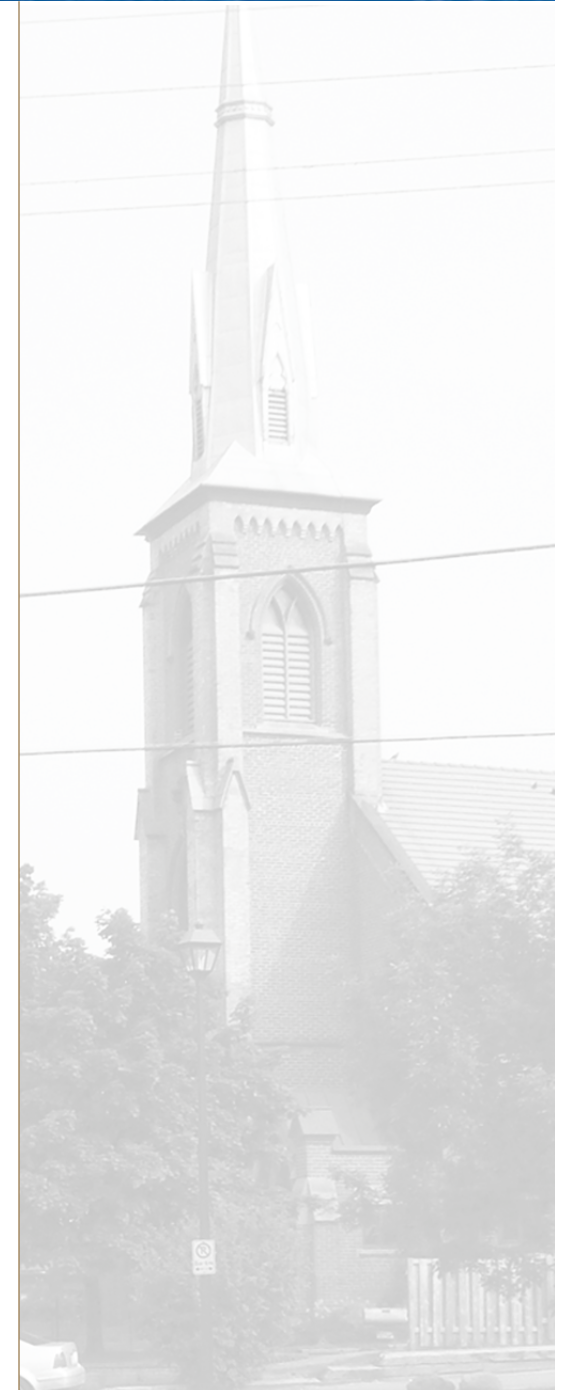
Schedule 6-1B: Angular Planes



planning & infrastructure services, city of brampton

PART 5.0 APPLICATION PROCESSING

- 5.1 Introduction
- 5.2 General Approach
- 5.3 Structure
- 5.4 When A Development Permit is Required
- 5.5 Application Processing
- 5.6 Density and Height Increases
- 5.7 Submission Requirements
- 5.8 Processing Requirements
- 5.9 Parkland Dedication
- 5.10 Security Reductions and Release



PART 5.0 APPLICATION PROCESSING

5.1 Introduction

This Section sets out the processing requirements for a development permit application in the Main Street North Development Permit System Area.

5.2 General Approach

The intent of the Main Street North Development Permit System Area is to integrate the planning policy framework (goals and objectives), development regulations, and application processing, such that all aspects of the planning and development structure are coordinated and work towards the same end.

The overall aim and intent is to balance development controls with the streamlining of approval processes in an effort to support the ongoing redevelopment and revitalization of Main Street North. Therefore, the application and development type is matched with the processing requirements such that less complicated proposals are not required to go through the same process as a more extensive project. A simple application will go through a simplified process, have less submission requirements and lesser fees than a complicated application. As such, the processing requirements are intended to assist in the revitalization of the area, by ensuring that application review and processing is not overly onerous. Balance is sought to ensure that submissions are still sufficient to appropriately address important land use planning and site design issues and that important objectives such as the physical improvement of the area from a streetscape and landscape perspective are also achieved.

5.3 Structure

Section 5.4 establishes when a development permit is required, while Section 5.5 establishes the approval criteria, and the general procedures for the review of a development permit application.

Table 5.1 sets out the standard submission requirements, potential submission requirements, fees, process type, standard and potential conditions, level of approval, need for conditions, securities and agreements. It is the primary reference to how an application will proceed. Appendix 1 identifies:

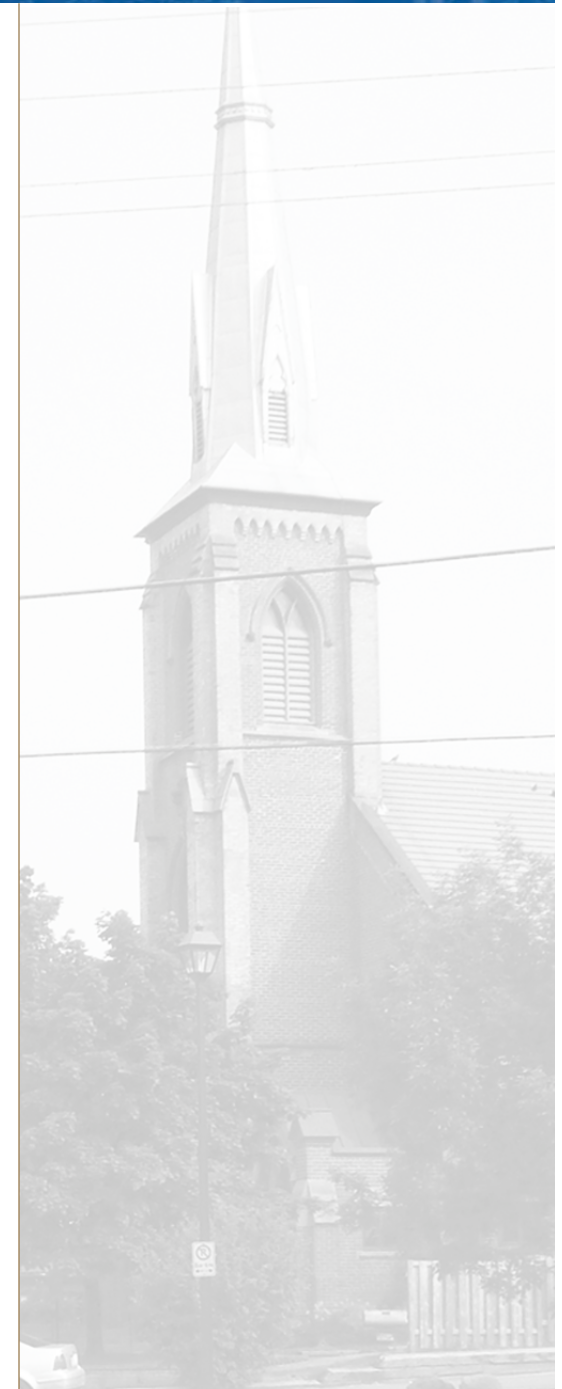
- the supporting studies, plans and materials that may be required in conjunction with a development permit application.
- what shall be contained on each plan.
- the fees related to each application type.

5.4 When A Development Permit is Required

5.4.1.

A Development Permit is required when it is proposed to:

- a. Undertake a use or development subject to the provisions of Chapter 1, Section 5.1 (General Provisions Applying to DPS Areas) of this by-law;
- b. Remove one or more trees that have a caliper of 0.15 metres at a height of 1.37 metres from the base of the tree;
- c. Change the building materials used on any wall facing a street;



- d. Modify the architectural style of an existing building;
- e. Install a deck, porch, or patio for a commercial use, between a main wall and the street;
- f. Change the use of the land to a restaurant, religious institution or other institutional use, day nursery, private recreational use such as a banquet hall, private club and children's or senior's activity centre;
- g. Change the use of the land from office to retail;
- h. Change the use of all or part of a non-residential building to residential;
- i. Convert all or a portion of a residential use into a non-residential use(s);
- j. When only a variance is required to a regulation under Part 4.0; and,
- k. Recognize an approval of the Committee of Adjustment that is in the process of satisfying its conditions at the time the DPS came into force.

5.4.2. Exceptions

- a. For the purpose of the Main Street North DPS area, Section 5.1(a)-4 of Chapter 1: General Provisions shall not apply for single-detached and semi-detached residential uses.

5.5 Application Processing

A development permit application will go through three general stages of processing: pre-application, application submission and review, conditions and approvals. (Refer also to Table 5-1 for application classification and processing requirements).

5.5.1. Pre-application

In order to ensure that submissions are complete and general expectations in relation to a development proposal are understood by the potential applicant, preliminary discussions with the City of Brampton are strongly encouraged. Such pre-consultation may take the form of informal discussions with the City or for more complex proposals, a formal Pre-Consultation submission in accordance with Section 5.31 of the Official Plan.

A proposal will first be assessed to determine which category in Table 5-1 is applicable. This will establish the application type and fees and standard submission requirements. The other required submissions will be determined as well. Additional requirements may be identified through the processing of the application itself.

Once this has been established the applicant can make a formal development permit application.

5.5.2. Application Review

After receipt, the application is first reviewed for completeness. If not complete, the application will not be accepted.

Once an application is accepted, it is circulated in accordance with the particular process for that application type.

Once all comments are received, a staff report is then prepared by the Planner and issued to the applicant. This report will identify any required changes to the drawings, and further submissions of technical reports and whether other additional information is required. The requested plans and/or information are to be submitted based on the Staff Report. Once the issues are resolved, the application can move forward to the approval stage.

5.5.3. Development Permit Approval Criteria

The approval of any development requiring a Development Permit pursuant to Part 5.4 of this Section of the By-law may be considered provided:

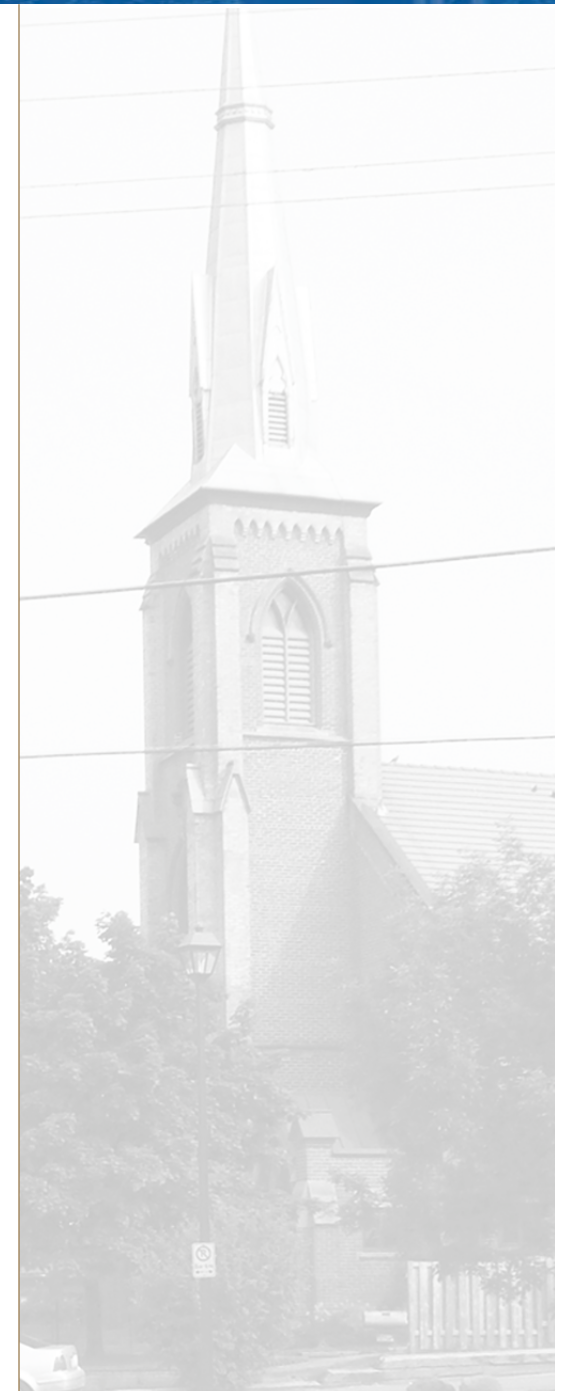
- a. The proposed development supports the further intensification and use of the lands within the DPS area and its transformation into a mixed use area;
- b. The character and stability of existing and well-established residential neighbourhoods in the vicinity of the DPS area is maintained;
- c. The proposed development is compatible, in terms of built form, use of materials and colour, with the historic character of adjacent buildings and neighbourhoods;
- d. The proposed development assists in defining Main Street by buildings and/or public spaces, where the proposal is located on Main Street;
- e. Any existing built heritage resources are retained wherever possible to provide continuity between the past and the present;
- f. If an addition to a heritage building is proposed, that it is undertaken in a manner that is consistent and compatible with the character and scale of the existing building in terms of built form and building design, use of materials and colour;
- g. The proposed development facilitates a more efficient use of urban land and the establishment of human scale pedestrian environment;
- h. The proposed development will have a built form and facade relationship to the street that is con-

sistent with other buildings on the same side of the street;

- i. As many of the existing mature and healthy trees on site are retained as possible and appropriate landscaping added to enhance the aesthetics of the site;
- j. Appropriate measures are undertaken to maximize the infiltration of stormwater into the ground;
- k. That the policies set out in Part 3.0 of this By-law are met;
- l. That the regulations which are specific to a use or a development standard as set out in Part 4.0 of this By-law are met;
- m. That the site development standards and guidelines including Section 6.0: Urban Design Guidelines, and the City-wide Development Design Guidelines, as established by the City and as applicable to the subject lands are met; and,
- n. That the site proposal is in accordance with the policies of the City's Official Plan.

5.5.4. Variances

The Development Permit System district permissions, requirements and restrictions may be varied in accordance with the provisions of this by-law. Approval of the variance is established through the approval of the applicable development permit and is recorded within the approval documents. The report will identify any variances and whether they are supportable. For the Main Street North DPS Area, variances are dealt with through the Development Permit process. Approval by the Committee of Adjustment is not required. The provisions of the Development Permit Bylaw as a whole cannot be varied by way of application to the Committee of Adjustment.



The Regulation Matrix in Part 4.0 establishes those provisions that may be varied and the criteria against which any such variance is to be assessed as well as those provisions that may not be varied.

- a. Within the Regulation Matrix set out in Section 4.3, Sub-sections 4.3.1, 4.3.2, 4.3.3, 4.3.4. a and b, 4.3.6. b, those provisions that may be varied are indicated under each section.
- b. Section 4.3.4: Landscaping and Streetscape Standards (Subsections C, D), Section 4.3.5: Built Form Design Standards, Section 4.3.6: Sustainable Development Standards (Subsections A, C, D), Section 4.3.7: Access Management set out general development principles and are not subject to variance.
- c. The other applicable General Provisions applying to all DPS areas set out in Chapter 1.0 may be varied subject to the criteria set out under Section 5.5.4.
- d. The following provisions may not be varied. The existing requirements have built-in flexibility or are site-specific provisions, when compared to the parent by-law requirements, or are not suitable to be varied given the goals and objectives for the Main Street North DPS:
 - i. Prohibited Uses (subject to the exception noted in the regulations)
 - ii. Outside Storage
 - iii. Screening of Mechanical Equipment
 - iv. Loading Spaces and Waste Disposal
- e. Where variances are permitted, they shall be assessed against the following criteria:
 - i. That the criteria under Section 5.5.3, as applicable are achieved;
 - ii. That it maintains the general purpose

and intent of the Official Plan;

- iii. That it maintains the general purpose and intent of the DPS regulations set out under Part 4.0;
- iv. That the variance is desirable for the appropriate development of the land; and,
- v. That the variance is minor in nature.
- f. Variances shall be permitted only in the ranges provided if so indicated under Part 4.0: Regulations.

5.5.5. Severances, Easements, Lot Creation

Severances, lot creation, easements and other matters related to Section 50 of the Planning Act are still subject to the provisions of subdivision control and/or consent as per standard City processes.

5.5.6. Discretionary Uses

Discretionary uses where identified are only permitted when the specific criteria are met to the City's satisfaction.

5.5.7. Public Involvement

A DPS is considered a “policy forward” approach, where the policies are developed upfront in consultation with the community and then approved. Once in place, no further public consultation is required in conjunction with the review of the Development Permit. In the Main Street North DPS, there is no requirement for public notice and involvement in the review of a DP application, as a significant amount of opportunity for public consultation was provided in the development stages of DPS area. However, there may be instances where informal public meet-

ings or open house sessions with respect to a particular application may be sought.

5.5.8. Application Approval and Conditions

Once the review is complete, approvals may be issued. It is noted that if any matters are not resolved, the City will not issue an approval. The applicant has the right to appeal a development permit application if an approval is not obtained within 45 days of submitting a complete application. The City may refuse to approve an application.

5.5.9. Approval in Principle

The City approval may involve a number of options. The City may approve a permit with no conditions. The City may issue an approval and require that conditions be met prior to issuing a development permit, which may or may not have conditions attached to it. The City may also issue a development permit with conditions.

The approach to the approval phase of an application will vary based on the complexity and type of the application itself. For instance, a façade review will likely involve an approval, issuance of permit and release of stamped plans, an agreement would likely not be required. For a typical development, an approval would involve the City issuing a decision approving the application in principle, requiring signing of agreement and posting of securities and payment of required financial contributions before a permit is issued. The agreement and permit may contain additional conditions. Once the agreement is signed, securities posted and financial contributions paid, the City will then issue the permit and release the plans.

5.5.10. Development Permit Conditions

The approval of any development requiring a Development Permit pursuant to Section 5.4 of this By-law

may be subject to one or more of the following conditions:

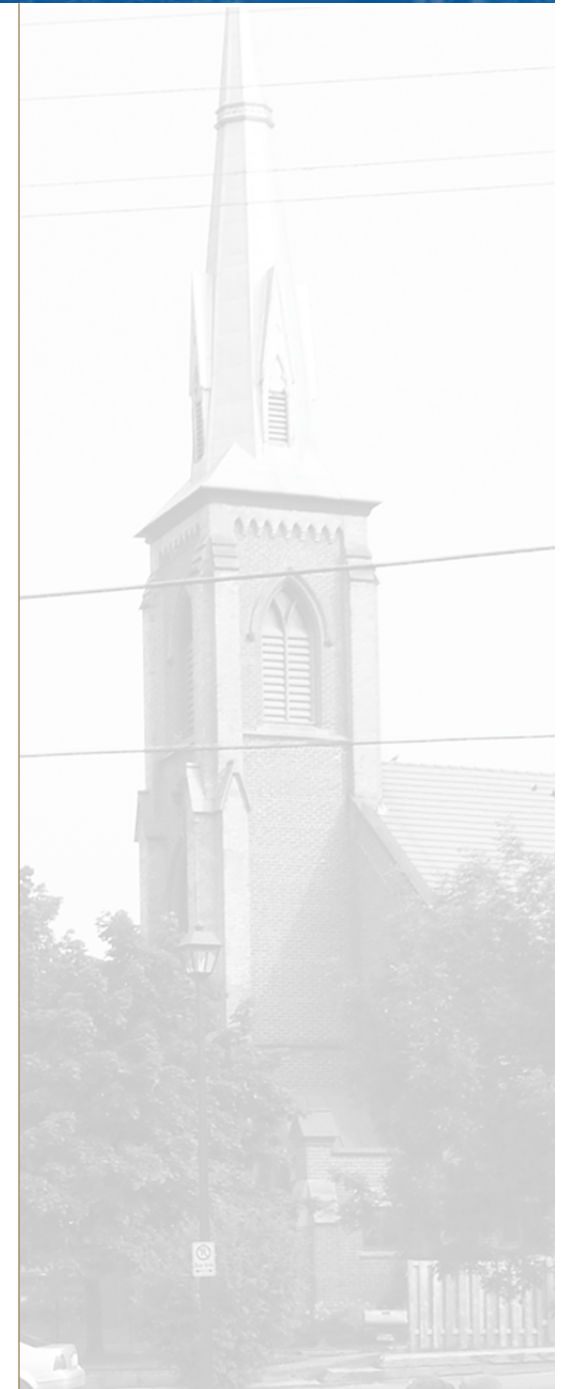
- a. fulfil any general conditions as set out in Chapter 1.0, Section 5.2.
- b. dedicate lands to the City of Brampton to provide a continuous 26 metre right-of-way along Main Street in the DPS area;
- c. enhance the façade of any existing buildings in a manner that complements and is compatible with the character of adjacent development;
- d. use building materials and colours that are compatible with the character of existing buildings fronting on Main Street; and,
- e. provide services and matters in exchange for a specified height or density of development as set out in this by-law.

5.5.11. Approval Authority

Council delegates its authority outlined in Chapter 1, Section 5.6 of the Development Permit System By-law to a Director in the City's Planning, Planning & Infrastructure Services Department with respect to the Main Street North Development Permit System Area. Council's authority supersedes any authority delegated pursuant to this section and Council may exercise its authority pursuant to Planning Act Regulation 608/06 as Council deems appropriate.

5.5.12. Notice

In accordance with Planning Act requirements, notice of the decision must be issued to the applicant, and those agencies (and members of the public in the sit-



uation where such is involved) which request notice of the decision. This is to be issued within 15 days of the date of decision.

5.5.13. Permit Issuance

The issuance of a Development Permit is the final step in the process. This permit is required before a Building Permit can be issued. An example of a Development Permit is found in Appendix 1. It will set out the list of the approved plans, securities, and name and date of agreement.

It can also include conditions as part of the permit that would need to be fulfilled to avoid being in violation of the Permit itself.

5.5.14. Amendments to Development Permits and Pre-Existing Site Plan Agreements

Amendments may be made to approved Development Permits, Development Permit Agreements and pre-existing approved site plans and site plan agreements within the DPS area in accordance with Table 5.1.

5.5.15. Approved Informal Site Plans

Site plans approved in conjunction with a minor variance application for lands within the Main Street North DPS Area shall be considered an approved plan under the DPS. Changes to that plan will be undertaken by way of a development permit. This applies to variances approved after January 1, 2008.

5.5.16. Transition Approval

There are some properties which received an approval by the Committee of Adjustment for a use, subjected to finalizing conditions, including an appro-

prate site plan. To recognize the existing approval and avoid extra costs and work by the requirements for a Development Permit, a special Transition Approval provision is provided.

The City will recognize this approval by way of an approval of a special "Transition Approval" development permit under this By-law. The following is required:

- a. The applicant will have a valid variance where conditions have not lapsed prior to the by-law coming into force.
- b. The conditions and requirements of the variance will be maintained.
- c. The owner will be required to make an application for a DP.
- d. In accordance with Table 5-1, no fee payment will be required.
- e. Any change beyond that set out in the approval conditions would be subject to the requirements of the DP by-law.
- f. Approval conditions may be appealed to the Development Permit.

5.6 Density and Height Increases

The City may consider the exchange of height and/or density for the provisions of facilities, services and other matters in accordance with the Downtown Brampton Secondary Plan (SP 7) and Planning Act requirements

5.7 Submission Requirements

5.7.1. General

Submission process requirements are outlined in Table 5-1.

5.7.1.1. The Development Permit application process is administered by the Planning & Infrastructure Services Department and applications shall be submitted directly to this Department. Please note that development permit approval is only a pre-requisite to an application for a building permit. It is therefore recommended that the applicant contact the Building Department with respect to their requirements for the issuance of a building permit.

5.7.1.2. The following items are required in order to apply for development permit approval:

- Legal description of the subject property;
- The owners of the subject property;
- Completed application form;
- Recent property survey prepared by an Ontario Land Surveyor, if requested;
- Copies of the required set of plans based on review type; and,
- Non-refundable application fee.

5.7.1.3. The Planning & Infrastructure Services Department will receive copies of the development permit application and circulate to internal divisions and external agencies with requirements. Table A1-3 in Appendix sets out the review team that is typically involved in the review of the various application types.

5.7.1.4. Applications will be initially reviewed by a

Team meeting.

5.7.1.5. The comments from the Development Permit review team are compiled by the project planner and are forwarded to the applicant.

5.7.1.6. The applicant is required to revise the plans in accordance with staff comments.

5.7.1.7. As stated in the standard development permit agreement, a letter of credit may be requested by the Planning & Infrastructure Services Department to secure the full value of the proposed landscape works, secure lot grading items, site servicing, and works on the city property, among other matters.

5.7.2. Required Information and Quantity of Each Plan

The required information to be provided in support of an application and required quantity of each plan is provided in Appendix A.1.

5.7.3. Processing Requirements

Table 5-1 sets out the standard submission requirements, potential submission requirements, fees, process type, standard and potential conditions, level of approval, need for conditions, securities and agreements. It is the primary reference to how an application will proceed. The determination of required and potential contributions are at the discretion of the City of Brampton as seen necessary to fulfill the requirements of a DP review and to achieve the goals and objectives of the Main Street North DPS. For the purpose of demonstrating compliance with the requirements of **Section 4.3.3 H) -1 (Minimum Building and Tower Separation Distance)**, the submission of a set of plans and, if necessary, a matrix illustrating the applicable separation distances will be required in conjunction with a development permit application for land affected by this Section.

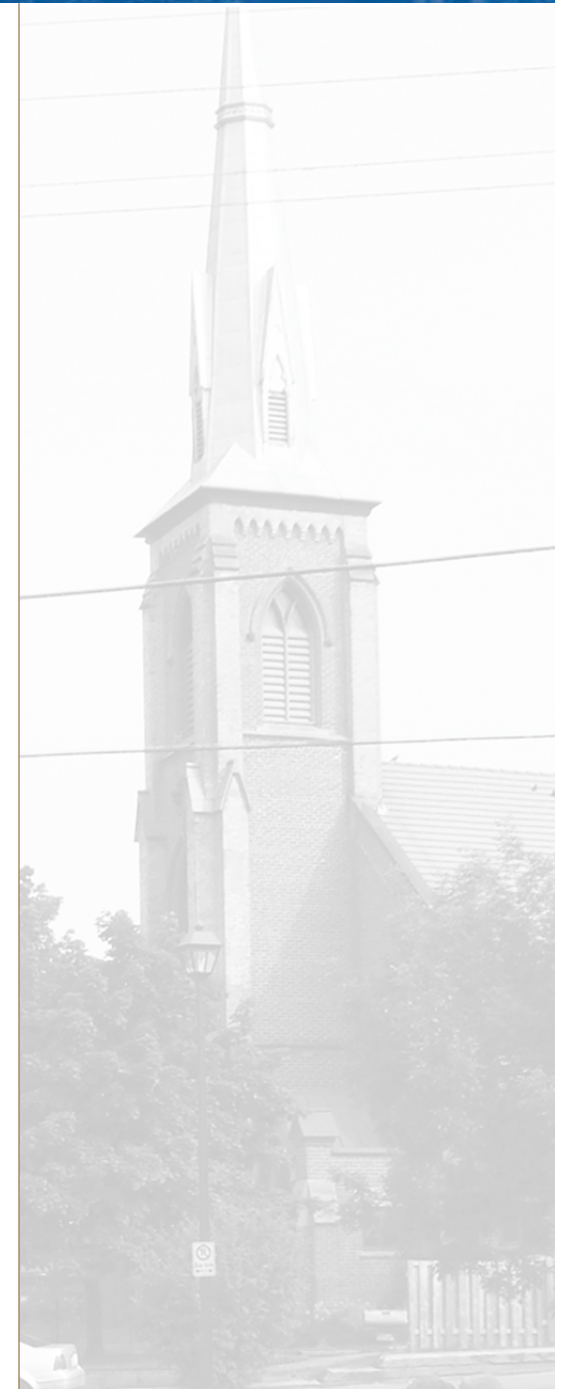


TABLE 5-1

PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
A. General Provisions: Reference (Section 5.1 of the General Provisions for DPS Areas)								
a) Construct, erect or place one or more buildings or structures on a lot	Any new buildings or complete redevelopment of site.	1) Comprehensive development plan 2) Full site plan submission (site plan, grading plan, elevations, landscape plan) 3) Supporting technical studies and materials (as may be deemed necessary to complete review)*		<ul style="list-style-type: none"> • Dedication of right-of-way • Landscape & Streetscape requirements • Sustainable development requirements • Access management • Adherence to Built Form Requirements 		Standard Process**	Base DP Fee, plus fee for Residential units and/or Commercial gfa	<ul style="list-style-type: none"> • Development Permit • Conditions • Development Permit Agreement • Delegated Approval: Director
b) Increase the size of an existing building or structure:				<ul style="list-style-type: none"> • Dedication of right-of-way • Landscape & Streetscape requirements • Sustainable development requirements • Access management • Adherence to Built Form Requirements 		Standard Process**	Base DP fee	<ul style="list-style-type: none"> • Development Permit • Conditions • Development Permit Agreement • Delegated Approval: Director



PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
A. General Provisions: Reference (Section 5.1 of the General Provisions for DPS Areas)								
<300m2 GFA	Building additions	1) Combined site plan***	1) Supporting technical studies and materials (as may be deemed necessary to complete review) such as: tree inventory, heritage assessment, functional servicing report*	<ul style="list-style-type: none"> • Dedication of right-of-way • Landscape & Streetscape requirements • Sustainable development requirements • Access management • Adherence to Built Form Requirements 		Limited Review**	Base DP fee	<ul style="list-style-type: none"> • Development Permit • Conditions • Development Permit Agreement • Delegated Approval: Director
=>300m2 GFA	Building additions	1) Full site plan submission (site plan, grading plan, elevations, landscape plan)	1) Combined site plan*** 2) Supporting technical studies and materials (as may be deemed necessary to complete review) such as: tree inventory, heritage assessment, functional servicing report*	<ul style="list-style-type: none"> • Dedication of right-of-way • Landscape & Streetscape requirements • Sustainable development requirements • Access management • Adherence to Built Form Requirements 		Standard Process**	Base DP Fee, plus fee for Residential units and/or Commercial gfa	<ul style="list-style-type: none"> • Development Permit • Conditions • Development Permit Agreement • Delegated Approval: Director

PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
A. General Provisions: Reference (Section 5.1 of the General Provisions for DPS Areas)								
c) Establish additional parking spaces	Addition of two or more parking spaces	1) Combined site plan***	1) Supporting technical studies and materials (as may be deemed necessary to complete review) such as: tree inventory, functional servicing report*	<ul style="list-style-type: none"> Access management 	<ul style="list-style-type: none"> Dedication of right-of-way Landscape & Streetscape requirements Sustainable development requirements 	Limited Review**	Base DP fee	<ul style="list-style-type: none"> Development Permit Conditions Development Permit Agreement Delegated Approval: Director
d) Establish driveways or modify driveways for motor vehicle access ⁽¹⁾		1) Combined site plan***	1) Supporting technical studies and materials (as may be deemed necessary to complete review) such as: tree inventory, functional servicing report*	<ul style="list-style-type: none"> Dedication of right-of-way Sustainable development requirements Access management 	<ul style="list-style-type: none"> Landscape & Streetscape requirements 	Limited Review**	Base DP fee	<ul style="list-style-type: none"> Development Permit\ Conditions Development Permit Agreement Delegated Approval: Director
e) Alter the grade of the land and/or place or dump fill on the land		1) Combined site plan***	1) Supporting technical studies and materials (as may be deemed necessary to complete review) such as: tree inventory, functional servicing report*	<ul style="list-style-type: none"> Sustainable development requirements Access management 		Limited Review**	Base DP fee	<ul style="list-style-type: none"> Development Permit Conditions Development Permit Agreement Delegated Approval: Director

⁽¹⁾ See exception under 5.4.2



PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
A. General Provisions: Reference (Section 5.1 of the General Provisions for DPS Areas)								
f) Change from one permitted land use to another if the applicable regulations for a specific Development Permit System area identify such change as requiring a permit; g) Remove vegetation as further set out in the applicable regulations for a specific Development Permit System area; h) undertake a matter that is subject to criteria set out in the regulations for the applicable Development Permit System Area	See B below							



PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
B. Main Street North Requirements: Section 5.4								
a) Undertake a use or development subject to the provisions of Chapter 1 Section 5.1 (General Provisions applying to DPS Areas)	See A above							
b) Remove one or more trees that have a caliper of 0.15 metres at a height of 1.37 metres from the base of the tree	Tree removal	1) Site plan/landscape-tree inventory plan	1) Supporting technical studies and materials (as may be deemed necessary to complete review) such as: tree inventory and assessment*	None	Landscape & streetscape requirements	Open Space Review**	None	<ul style="list-style-type: none"> • Development Permit • Conditions (including tree replacement) • Potential Agreement • Delegated Approval: Director
c) Change the building materials used on any wall facing a street	Façade facing or visible to the public street	1) Elevation Drawings	1) Material sample board	<ul style="list-style-type: none"> • Adherence to Built Form Requirements 	None	Façade Review**	None	<ul style="list-style-type: none"> • Development Permit • Potential Conditions • Potential Agreement • Delegated Approval: Director



PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
B. Main Street North Requirements: Section 5.4								
d) Modify the architectural style of an existing building		1) Elevation Drawings	1) Material sample board	<ul style="list-style-type: none"> Adherence to Built Form Requirements 	<ul style="list-style-type: none"> Landscape & Streetscape requirements 	Façade Review**	None	<ul style="list-style-type: none"> Development Permit Potential Conditions Potential Agreement Delegated Approval: Director
e) Install a deck, porch or patio between a main wall and the street		1) Elevation Drawings 2) Combined site plan***	1) Material sample board	<ul style="list-style-type: none"> Adherence to Built Form Requirements 	<ul style="list-style-type: none"> Dedication of right-of-way Landscape & Streetscape requirements Sustainable development requirements Access management 	Limited Review**	None	<ul style="list-style-type: none"> Development Permit Potential Conditions Potential Agreement Delegated Approval: Director
f) Change the use of the land to a restaurant, religious institution or other institutional use, day nursery, private recreational use such as a banquet hall, private club and children's or senior's activity centre		1) Letter of Intent**** 2) Combined site plan***	1) Supporting technical studies and materials (as may be deemed necessary to complete review)* 2) Full site plan submission (site plan, grading plan, elevations, landscape plan)	<ul style="list-style-type: none"> Dedication of right-of-way Sustainable development requirements Landscape & Streetscape improvements Adherence to Built Form Requirements 		Limited Review**	Change of Use Fee	<ul style="list-style-type: none"> Development Permit Potential Conditions Potential Agreement Delegated Approval: Director

PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
B. Main Street North Requirements: Section 5.4								
g) Change the use of the land from office to retail		1) Letter of Intent****	1) Combined site plan*** 2) Supporting technical studies (as may be deemed necessary to complete review)*	<ul style="list-style-type: none"> Landscape & Streetscape requirements Adherence to Built Form Requirements 	<ul style="list-style-type: none"> Access management Dedication of right-of-way Sustainable development requirements 	Limited Review**	Change of Use Fee	<ul style="list-style-type: none"> Development Permit Potential Conditions Potential Agreement Delegated Approval: Director
h) Change the use of all or part of a non-residential building to residential		1) Letter of Intent****	1) Combined site plan*** 2) Elevations 3) Supporting technical studies and materials (as may be deemed necessary to complete review)*	<ul style="list-style-type: none"> Dedication of right-of-way Sustainable development requirements Access management Adherence to Built Form Requirements Landscape & Streetscape requirements 		Limited Review**	Change of Use Fee	<ul style="list-style-type: none"> Development Permit Potential Conditions Potential Agreement Delegated Approval: Director



PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
B. Main Street North Requirements: Section 5.4								
i) Convert all or a portion of a residential use into a non-residential use(s)		1) Letter of Intent**** 2) Combined site plan***	1) Elevation Drawings 2) Full site plan submission (site plan, grading plan, elevations, landscape plan) 3) Supporting technical studies and materials (as may be deemed necessary to complete review)*	<ul style="list-style-type: none"> • Dedication of right-of-way • Sustainable development requirements • Access management • Adherence to Built Form Requirements • Landscape & Streetscape requirements 		Limited Review**	Base DP Fee	<ul style="list-style-type: none"> • Development Permit • Potential Conditions • Potential Agreement • Delegated Approval: Director
j) DP Amendments	1) DP Amendments for minor typographical changes not otherwise covered by Table 5-1.	1) Appropriate plans, depending on change	1) Supporting materials and drawings as deemed necessary	• Dependent on situation	• Dependent on situation	Limited Review**	Amendment Fee	<ul style="list-style-type: none"> • Development Permit • Potential Conditions • Potential Agreement
k) Variance Only	1) Only a variance is required	1) Letter of Intent	1) Plan, Elevations			Limited Review**	Variance Fee	<ul style="list-style-type: none"> • Development Permit • Potential Conditions • Delegated Approval: Director

PROPOSAL	TYPES OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	POTENTIAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	POTENTIAL CONTRIBUTIONS (As noted in Section 4.3 under Special Provisions)	APPLICATION PROCESS	FEES	APPROVALS: AUTHORITY, CONDITIONS and AGREEMENTS
B. Main Street North Requirements: Section 5.4								
1) Transition Approval	1) Where a minor variance was approved and conditions in process of being fulfilled when DP established	1) Letter of Intent	1) As required by Committee of Adjustment approval	1) As required by Committee of Adjustment approval		Limited Review**	No Fee	<ul style="list-style-type: none"> • Development Permit • Potential Conditions • Delegated Approval: Director

NOTES

* supporting studies and materials will be required as per submission requirements set out in the Official Plan and Development Permit By-Law. See Table A1-1.

** for description of Application Process Types see Table A1-3.

*** combined site plan* is a plan which contains typical site plan, grading/servicing plan and landscape information, as the case may be within one drawing. See Table A1-2.

**** Letter of intent shall indicate proposed change, are of uses, adherence to all applicable requirements (e.g. parking)

"Change of Use" only applies to those proposals where no additions to the building are proposed. The change use is wholly contained within the existing building and no additional parking is required. If parking or site layout revisions are required to bring the site up to appropriate standards in terms of functionality, then other processes and their related fee shall apply.



5.8 Main and Market Block Concept

5.8.1. Concept Conformity

A general development concept was prepared to provide a framework for a landowner's group proposal for the lands shown on Figure 5-1. A development configuration as shown in Figures 5-1 to 5-5, is considered to conform in principle to the intent of the Main Street Development Permit System vision, regulations and guidelines in terms of building footprint and envelope, height and massing.

5.8.2. Required Studies

Realization of this development concept is subject to the completion of a detailed technical review in conjunction with a Development Permit application, including any required plans, studies and reports.

5.8.3. Other Site Concept Options

Other site and building configurations for these lands are possible under the framework set out in the Main Street North Development Permit System by-law.

5.8.4. Road Widening Conveyances: Special Exception to Provisions

If land within the block shown in Figure 5-1 is required to be conveyed to the municipality for a future road widening along Thomas Street and/or Market Street, the provisions of the DPS By-law, including but not limited to the Regulations set out in Section 4.3.3, Section 5.8 and Figure 5-1 to Figure 5-5, the Urban Design Guidelines set out in Section 6.4.9, and Schedules shall continue to apply as if no conveyance had occurred to the block with the proviso that no encroachment of the building footprint into the public right of way shall be permitted, subject to the City's discretion.

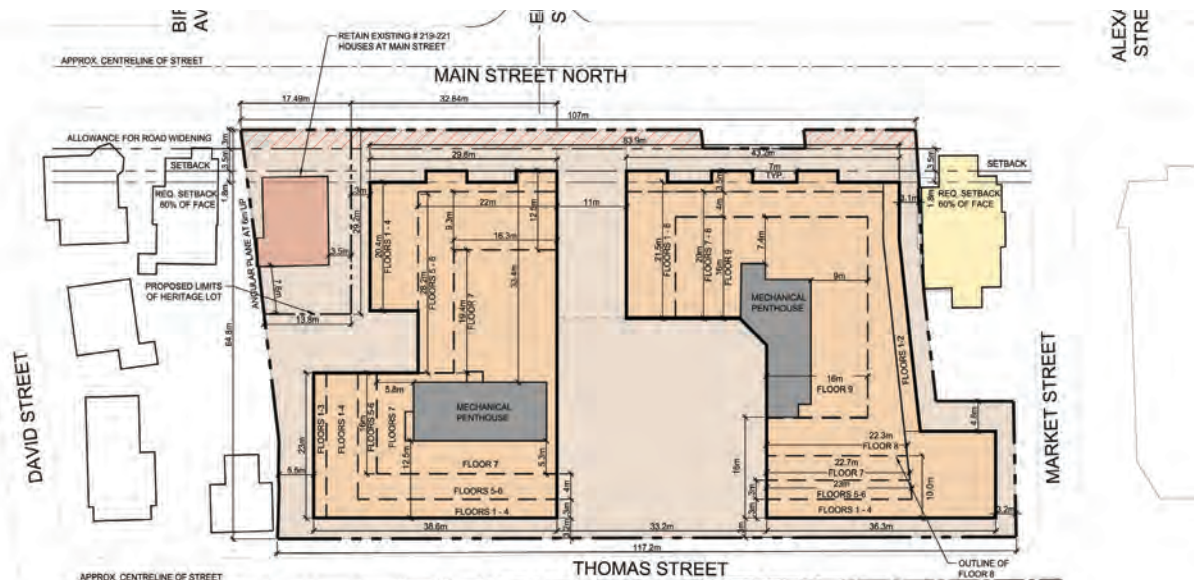


Figure 5-1: Ground Floor Building Footprint

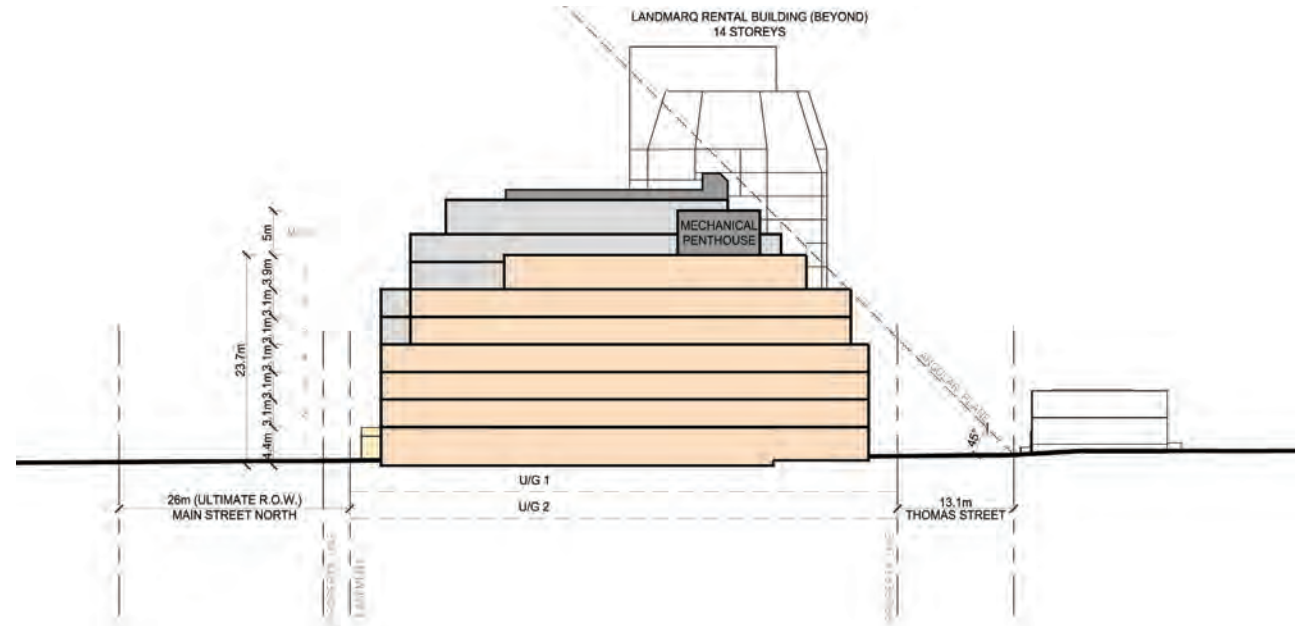


Figure 5-2: Building Stepping and Heights, View South

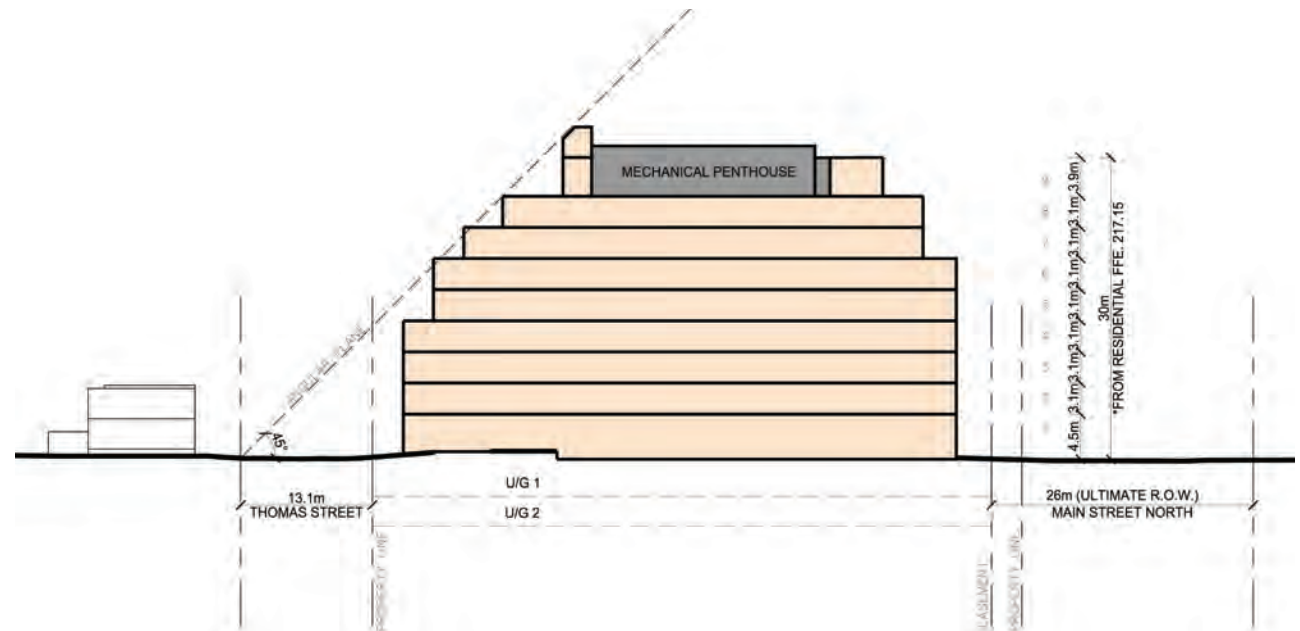


Figure 5-3: Building Stepping and Heights, View North

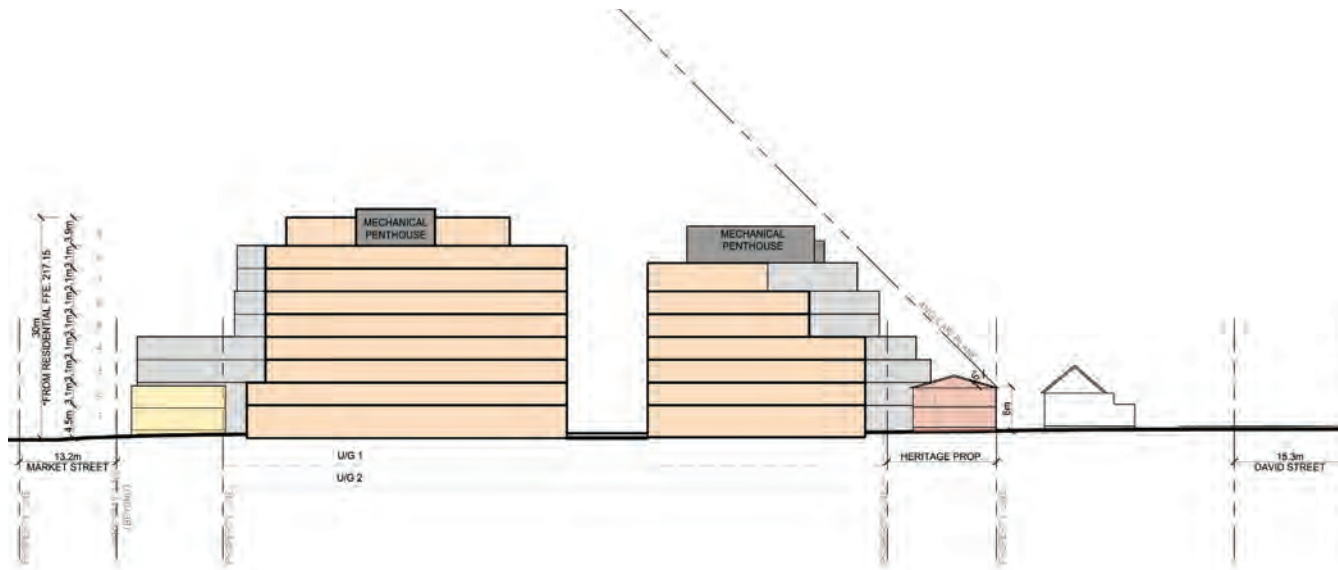


Figure 5-4: Building Stepping and Heights, Main Street North Building Wall

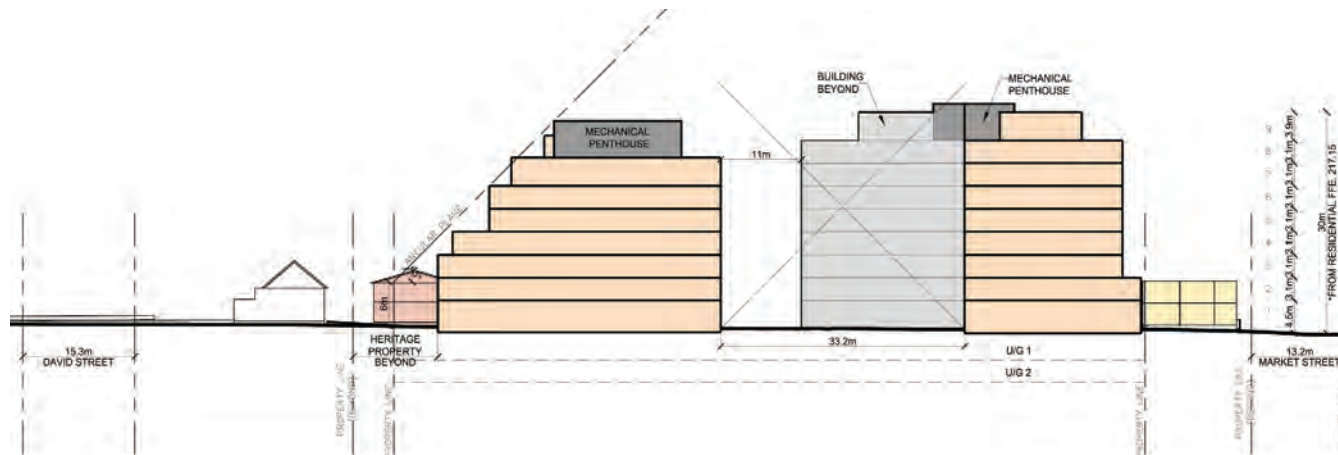
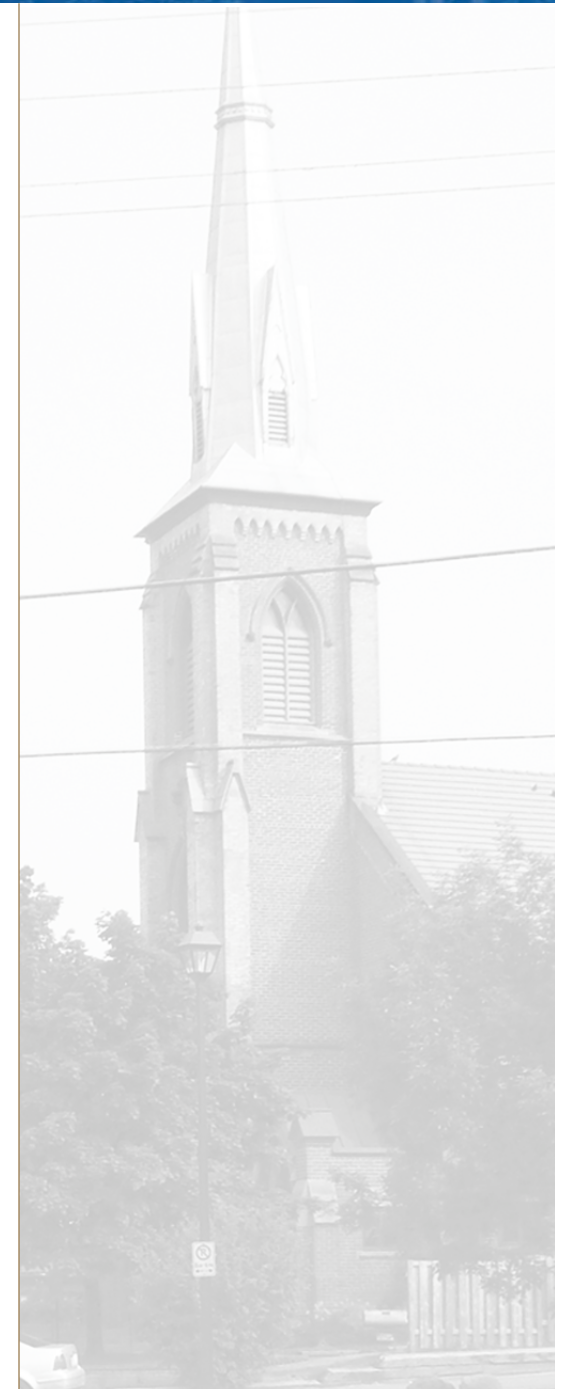
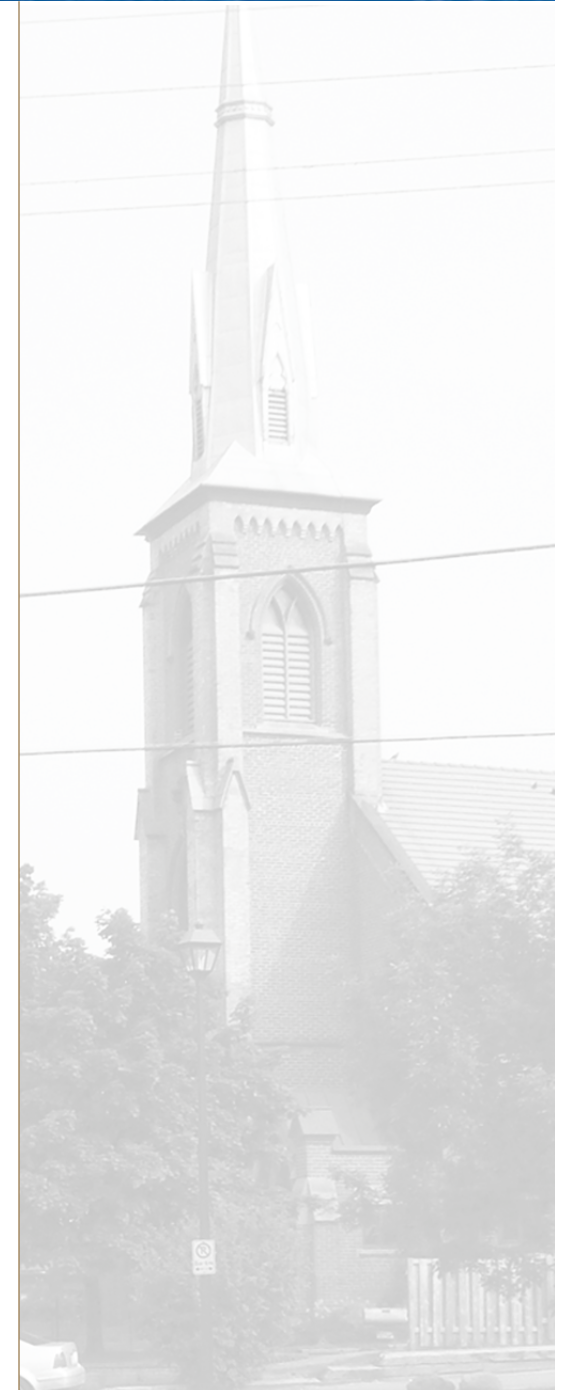


Figure 5-5: Building Stepping and Heights, Thomas Street Building Wall



PART 6.0 DESIGN GUIDELINES

- 6.1 Explanatory Note
- 6.2 Streetscape Guidelines
- 6.3 Landscape Guidelines
- 6.4 Built Form Guidelines
- 6.5 Heritage Guidelines
- 6.6 Sustainable Design Guidelines
- 6.7 Signage Guidelines
- 6.8 Engineering Guidelines



Part 6.0: Design Guidelines

6.1 Explanatory Note

The guidelines in the following section are intended to work in conjunction with the Development Policies and Regulations in Parts 3.0 and 4.0 to achieve development that supports the vision for Main Street North. They set out the detailed requirements for open space, streetscape, landscaping, built form, heritage, sustainability, signage and engineering. They are intended to be used in the review of development permit applications and give more detailed direction with respect to the fulfillment of the review criteria for development permits. The numbers and values indicated are not intended to be prescriptive, but to show design intent and do not require a variance if there is a deviation. However, a change from the identified value will have to be justified in terms of confirming that the principle is being achieved.

The applicable guidelines are abbreviated and numbered in relation to their topics.

6.2 Streetscape Guidelines

6.2.1. Overview

The Main Street North Area is within proximity to a number of public open spaces within a comfortable five minutes walking radius. The area is in close proximity to the Etobicoke trail, which is a major trail extending from Mayfield Road to Lake Shore Boulevard.

The Permit System Area proposes to add to and connect with the Open Space hierarchy through improvements to the public realm, creating a “Green Street” that is pedestrian-friendly and supports

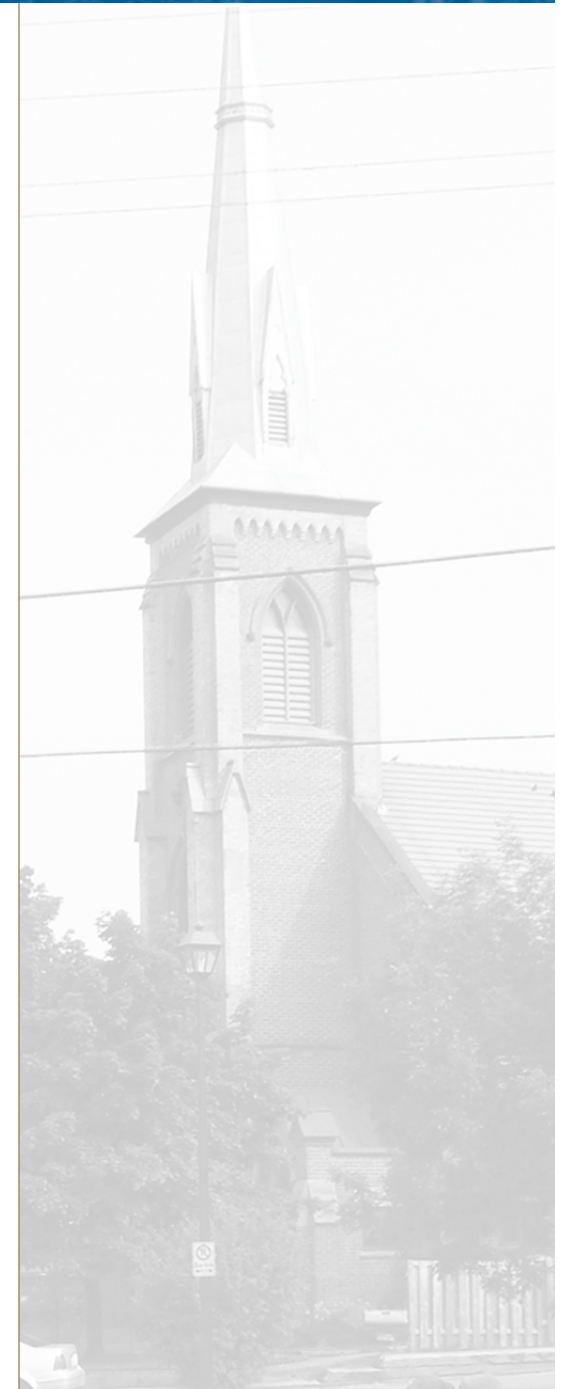
mixed-uses, improving the semi-private realm (the area between the building and the public and the public right-of-way), establishing semi-private urban plazas and identifying opportunities for potential public open space.

6.2.2. Objective

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0 and the requirements of Part 4.0 (Development Regulations). Specifically, the following guidelines intend to implement the policy objectives which seek improvements in the semi-public and public realm to achieve an enhanced streetscape for Main Street North.

6.2.3. Street and Semi-Private Spaces Guidelines

- STG1. The street will generally have a minimum pedestrian zone of 6.0 metres (see Figure 6-1).
- STG2. The tree canopy will be re-established in the semi private zone or public zone as space permits (see Figure 6-2).
- STG3. The City will seek to establish semi-private open space elements in accordance with the open space plan in conjunction with the review of development permit applications (see Figure 6-3 and Figure 6-4).
- STG4. Property owners are encouraged to participate in the re-establishment of the street tree canopy by planting trees or permitting the City to plant trees within the privately owned portion of the road right-of-way boundary at the front of their property. The provision of street trees will be a requirement of approval of a development permit, where the application type requires streetscape improvements (see Figure 6-5).



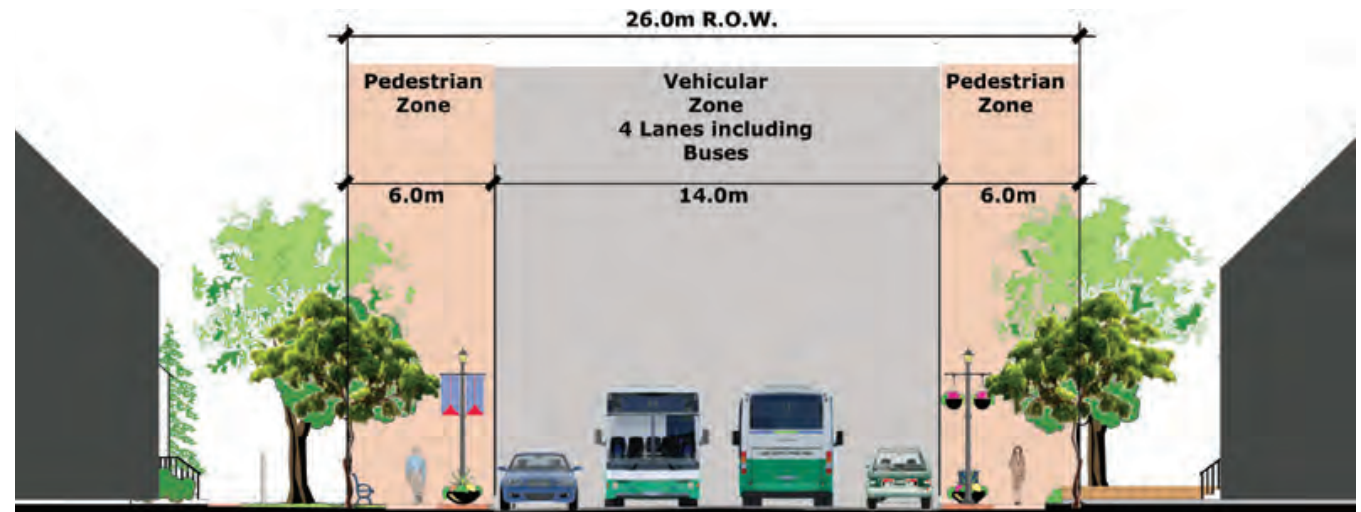


Figure 6-1: Main Street North Pedestrian Zone, N.T.S.

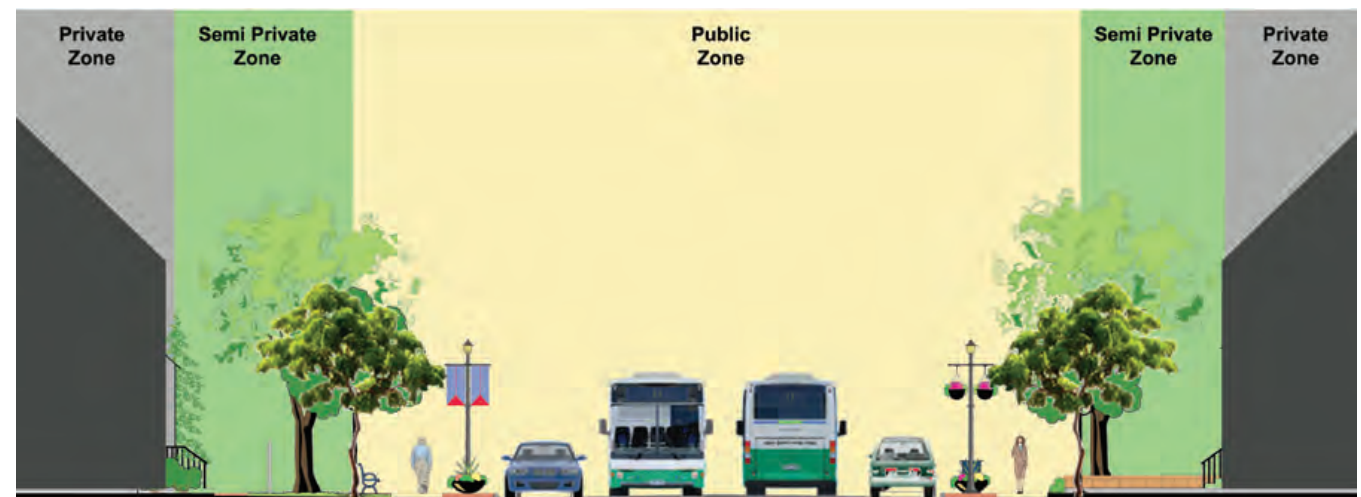


Figure 6-2: Main Street North Open Space Zones Section, N.T.S.

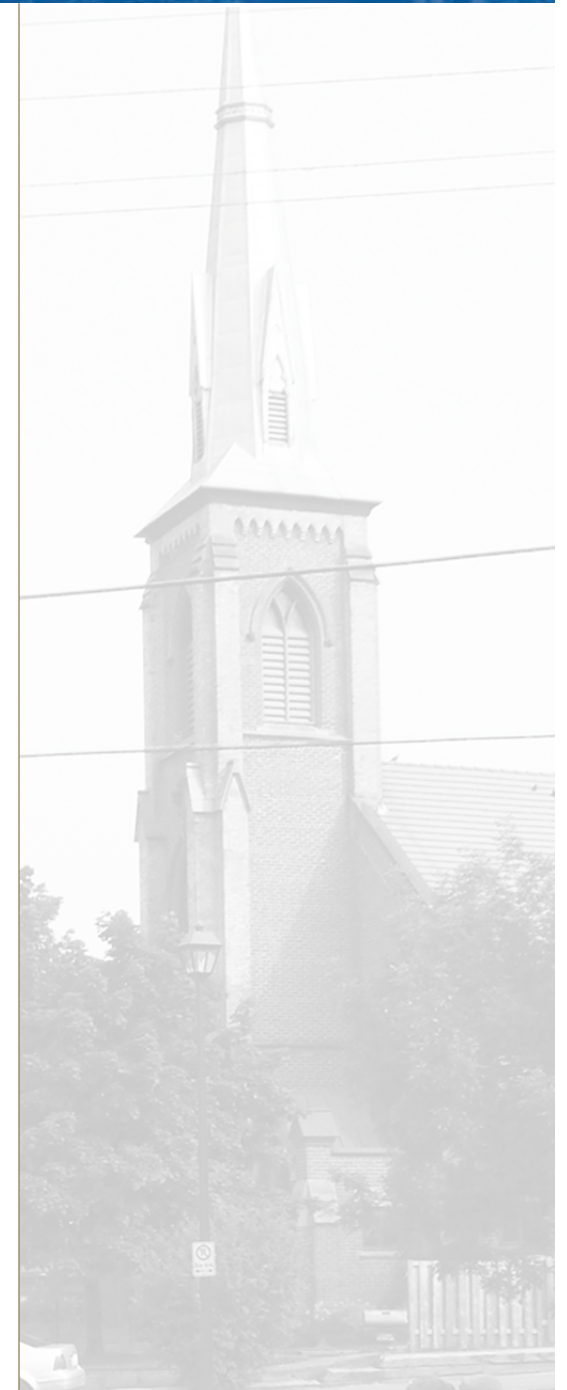
- STG5.** Only City-approved streetscape furniture is permitted in the public right-of-way of the street.
- STG6.** Development proposals will be required to enhance the pedestrian and transit realm of the street through the provision of suitable semi-private and private open space landscape elements within their developments to enhance the walking experience and the creation of a memorable destination and place. The detailed guidelines can be found in Section 6.3 (Landscape Guidelines).



Figure 6-3: Main Street North Visualization



Figure 6-4: Main Street North Visualization



6.3 Landscape Guidelines

6.3.1. Overview

The following landscape guidelines for Main Street North provide a framework for the creation of attractive, sustainable, pedestrian-oriented open spaces that will help enhance the identity and image of Main Street North and give it sense of place. They were developed to support the policies of the Official Plan and Secondary Plan, the objectives of the Main Street North Development Permit System area and to help achieve the vision set out in the City's Flower City Strategy.

6.3.2. Objective

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0 and the requirements of Part 4.0 (Development Regulations). The guidelines intend to ensure that the private landscaping, preservation of tree canopy and treatment of the public realm work in a co-ordinated manner with the built form and other requirements to achieve the goals and objectives

for the Main Street North Permit Area.

6.3.3. Semi-Private Landscape Design

It is the intention of these guidelines to create attractive semi-private landscape zones that help enhance the identity and image of Main Street North. The semi-private landscape zone is defined as the privately owned open space between the front of a building and the front lot line.

- Improve the aesthetics of the semi-private landscape zone wherever possible.
- The proposed landscape elements in the semi-private landscape zone should be of the highest level quality possible. The material, style, colour, etc. should be compatible with the character of the existing building and be sympathetic to the general character of Main Street North. Particular attention should be given to buildings that have been designated or listed as heritage properties.
- The following landscape elements should be



Figure 6-5: Examples of Attractive Semi-Private Landscape Zone

included in the design of the semi-private landscape zones:

- foundation planting that includes floral displays
- a central entrance walkway defined by decorative masonry paving that provides functional, adequate pedestrian access between the public sidewalk and the main building entrance
- low hedging and/or decorative fencing along the boundaries of the semi-private zone
- street tree planting in the public and semi-private zone.
- Other landscape elements that are encouraged to be used in the design of the semi-private landscape zones include:
 - decorative entrance gateways
 - seating
 - overhead elements (i.e. arbours)
 - decorative masonry columns
 - decorative landscape lighting
- ° Provide appropriate landscaping on both sides of a driveway entrance to define vehicular access to the site.
- ° Automatic irrigation systems are recommended for commercial, office and mixed-use sites.

Guidelines

- LG1.** A minimum of 30% of any planting beds should consist of flowering bulbs and perennials – refer to the City of Brampton's Technical Planting Bulletin.

LG2. Decorative fencing and gateways should be either metal or wood (open-picket style). Chain link, pressure-treated wood, vinyl and plastic fencing are not permitted. Wood fencing should be appropriately stained or painted and metal fencing should be finished by the manufacturer. Composite materials may be considered as a sustainable alternative.

LG3. Front yard fencing should conform to the City of Brampton's Division Fence By-Law and should not exceed 1.0m (39 inches) in height.

LG4. Hedging may also be considered a fence and should not exceed 1.0m (39 inches) in height.

LG5. Fence height and hedges on a corner lot may also be restricted by the requirements for a visibility triangle.

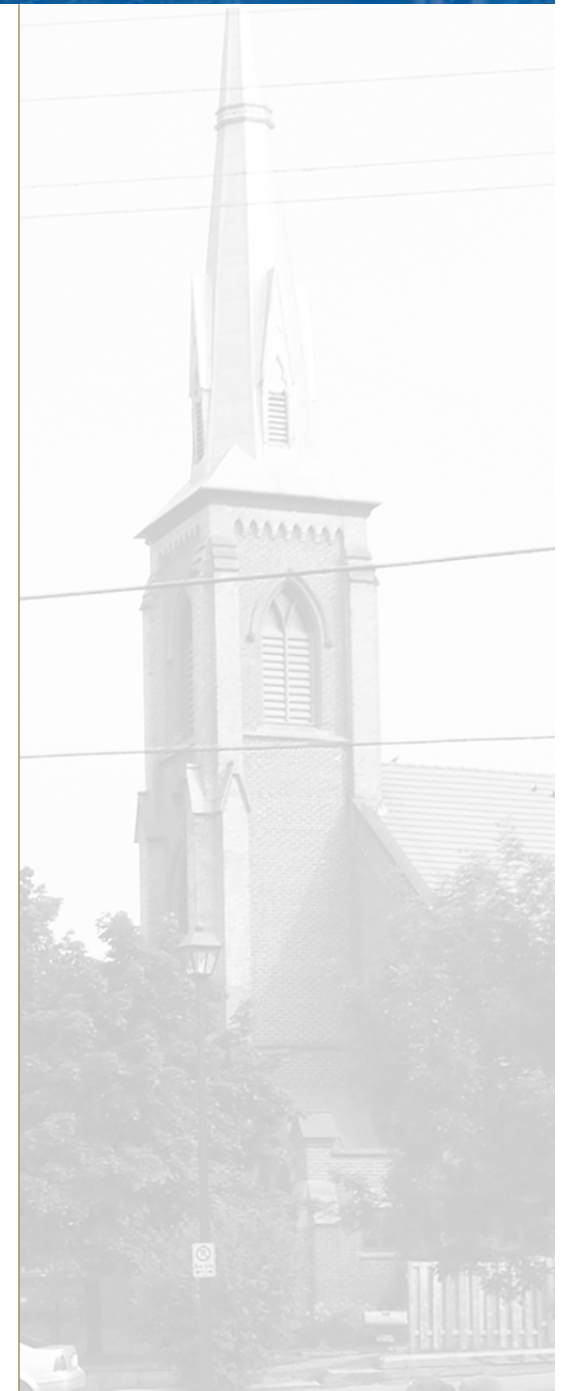
LG6. Evergreen hedges are preferred over deciduous hedges; however, provisions should be made to protect evergreen hedges from salt spray damage in the winter if necessary.

LG7. Proposed masonry elements (paving and columns) should be of the highest quality material possible.

6.3.4. Quality of Streetscape

It is the intention of these guidelines to improve the quality of the streetscape environment on Main Street North.

The streetscape is defined as the publicly owned open space between the street curb and the semi-private landscape zone; however, consideration should also be given to landscape elements in the semi-private landscape zone that may visually contribute to



improving the streetscape environment as well.

- The entrances to the semi-private landscape zone should be attractive and clearly identified. Entrances can be defined by gateways, masonry columns and/or overhead elements. The central entrance walkway should extend to the public sidewalk.
- Depending on the setback distance of the front lot line, the streetscape should incorporate street furniture such as benches, bicycle racks and waste and recycling receptacles where space permits.
- The streetscape should incorporate plantings with floral displays between the boundaries of the semiprivate zone and the sidewalk where space permits.
- Incorporate trees where possible, as per the requirements in Section 6.3.7. Automatic irrigation systems are recommended for commercial, office and mixed-use sites.

Guidelines

- LG8.** Planting beds should consist of a minimum of 30% of flowering bulbs and perennials – refer to the City of Brampton's Technical Planting Bulletin. Particular attention should be given to selecting plants that will tolerate roadside conditions (i.e. salt spray, snow-storage, etc.).
- LG9.** Street furniture should be consistent with the City of Brampton's downtown palette of furniture, both in style and colour.
- LG10.** Street furniture should be installed and anchored on appropriately paved surfaces and should not impede snow clearing from the sidewalks in the winter. Poured in-place concrete pads are permit-

ted for placement of street furniture.

- LG11.** A pedestrian walkway shall be provided to all main entrances of commercial uses and developments and the walkway should be connected to public sidewalks, walkways and bus pad/shelter areas. Safety of pedestrians shall be considered.
- LG12.** The pedestrian walkway shall be separated from vehicle traffic. A pedestrian walkway should have a minimum width of 1.5 metres (exclusive of vehicle overhang).

6.3.5. Outdoor Pedestrian Oriented Amenity Spaces

It is the intention of these guidelines to create outdoor pedestrian-oriented amenity spaces on Main Street North in suitable locations.

- The semi-private landscape zones should encourage pedestrian access and use by creating pedestrian-oriented amenity spaces that support the goal of place making.
- The semi-private landscape zones for commercial, office and mixed-use sites should accommodate pedestrian-oriented amenity spaces such as outdoor patios, seating areas, retail display and sales, while considering the impact on adjacent residential properties.
- Patio areas for restaurant and entertainment uses are encouraged, however, they shall be located on a site and designed to minimize impacts on any residential properties and residential amenity spaces.
- Pedestrian access to the semi-private landscape zones should be accessible, safe and comfortable.
- Pedestrian movement within the semi-private

landscape zones should also be accessible, safe and comfortable.

- Consideration should be given to moderating adverse environmental conditions such as sun, wind and noise for the pedestrian-oriented amenity spaces. For example, a proposed outdoor patio with western exposure should provide shade to protect customers from the sun, as well as, protection from the prevailing northwest wind.

Guidelines

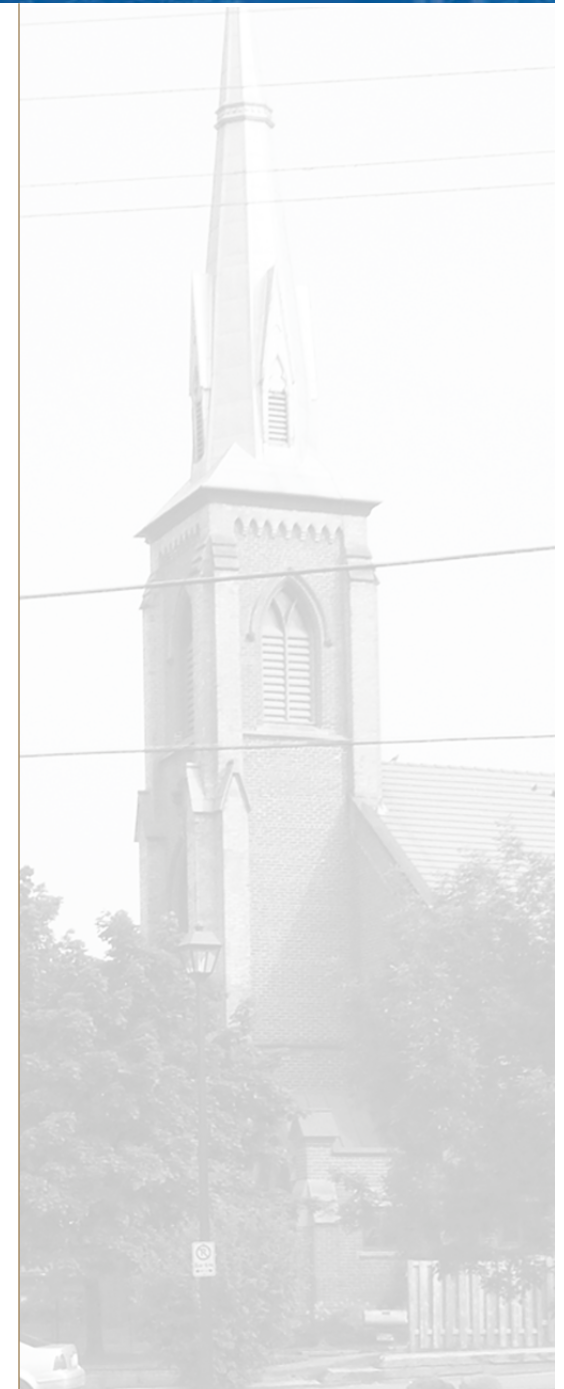
- LG13.** Outdoor amenity space design shall complement building design, in terms of materials, colours and theme.
- LG14.** Provide barrier-free access to all publicly accessible buildings conforming to the standards identified in the Ontario Building Code. Pending implementation of a provincial built environment standard, consideration should be given to providing enhanced accessibility that exceeds the Ontario Building Code standards.
- LG15.** Outdoor furniture should be of the highest quality possible. Preformed, moulded plastic furniture is not permitted. Furniture in the semi-private landscape zones should be moveable and should not be anchored in place.
- LG16.** Overhead elements should provide a minimum of 2.2 metres clearance from the ground level surface.

6.3.6. Landscape Sustainable Design

The intent of these guidelines is to apply leading sustainable design standards and practices for the area.

The following policies are intended to direct the creation of sustainable open spaces on Main Street North, however, as new technologies evolve and become commercially available, other sustainable initiatives may be considered.

- Manage and maximize the infiltration of storm water on site, as much as possible, through the use of permeable paved surfaces, on-site storm water detention, rainwater harvesting, downspout disconnection, etc.
- Minimize the amount of paved surfaces to reduce an “urban heat island” effect, while balancing on site pedestrian and vehicular requirements.
- Minimize the amount of impermeable paved surfaces to reduce storm water runoff while balancing on-site pedestrian and vehicular requirements.
- Select construction materials that support sustainable production practices where possible.
- Consideration should be given to the accommodation of sustainable, long-term maintenance practices.
- Use appropriate, non-invasive plants that will not require the use of pesticides or excessive irrigation.
- Design and manage automatic irrigation systems for commercial, office and mixed-use sites with the objective of supporting water conservation (i.e. drip and micro irrigation systems, rain sensors, etc.).
- Support transit oriented initiatives on Main Street North in the design of the streetscape and semi-private zones.
- Incorporate facilities for parking and storing bicycles where possible.
- Use energy efficient landscape lighting that minimizes glare on adjacent properties and directs



light towards the ground surface to minimize light pollution.

6.3.7. Preserve and Protect Existing Tree Canopy

In order to sustain the existing tree canopy on Main Street North, every reasonable effort should be made to preserve and protect existing trees, unless they are identified as a hazardous tree by a qualified arborist. This section addresses the protection of trees as well as the protocol in relation to tree removal. The City may require that replacement trees be planted on the subject site of existing trees that cannot be reasonably preserved.

Guidelines

The following guidelines will apply to proposed work within the drip line of an existing tree to be preserved with a DBH of 150 mm or greater (including trees located on adjacent properties with drip lines that overhang the subject property)

- LG17.** The development permit application should include sufficient information for the City to be able to accurately locate the tree(s) to be preserved (i.e. written description, photographs, survey, etc.).
- LG18.** The application should also include detailed information about the proposed work and how the existing tree(s) to be preserved will be protected

from the proposed work.

- LG19.** Existing tree(s) to be preserved should be protected during construction with temporary protection fencing as per the City's standard detail #110.
- LG20.** The temporary protection fencing should be installed before the initiation of any other work on site, and should only be removed when all other work on the site is complete and the City has approved the removal of the fencing.
- LG21.** The existing grade and condition inside the temporary protection fencing should be maintained and no construction activity (including storage) will be permitted inside the limits of the fencing.
- LG22.** No hard landscape elements (i.e. paved surfaces, curbs, retaining walls, etc.) will be permitted inside the limits of the temporary protection fencing.
- LG23.** Soft landscape elements (i.e. sod, plant material, etc.) may be permitted inside the limits of the temporary protection fencing, provided they are limited to work that can reasonably be completed by hand without the use of mechanical equipment.
- LG24.** Excavation for fence post footings within the limits of the temporary protection fencing must be completed by hand. Adjustments to the layout



Figure 6-6: Tree Canopy Plan

and location of the fencing may be required on site to accommodate existing trees and roots.

- LG25.** If work is permitted within the drip line of an existing tree to be preserved (outside of the limits of the temporary protection fencing), consideration should be given to limiting excavation and construction activities, as much as possible, to minimize potential impact to the tree.
- LG26.** Any paved surface permitted within the drip line of an existing tree to be preserved, should be permeable with a permeable base material and designed and engineered to minimize the amount of excavation required. The use of limestone base material with fines (i.e. limestone screenings, Granular 'A', etc.) is discouraged.
- LG27.** If excavation is permitted within the drip line of an existing tree to be preserved, a qualified arborist should be on site during excavation to properly prune any damaged roots prior to backfilling.
- LG28.** Alternative methods of excavation should be considered (i.e. soil hydrovac) to minimize damage to the tree roots.
- LG29.** The City may require other tree protection measures, in addition to the temporary protection fencing, such as mulch, inside the limits of the temporary protection fencing, fertilizing, aeration, irrigation, etc.
- LG30.** Canopy pruning of an existing tree to be preserved, that is required to accommodate proposed work that must be completed by a qualified arborist.

6.3.7.1. Application

An application for Tree Removal, shall provide suf-

ficient information for the City to be able to accurately locate the tree(s) proposed to be removed (e.g. written description, photographs, survey).

The application should also provide the reason(s) and a detailed explanation for the proposed removal(s), including why the tree(s) cannot be reasonably preserved.

The above information may be included on development permit application drawings (e.g. site plan, landscape drawings, engineering drawings).

6.3.7.2. Exemptions

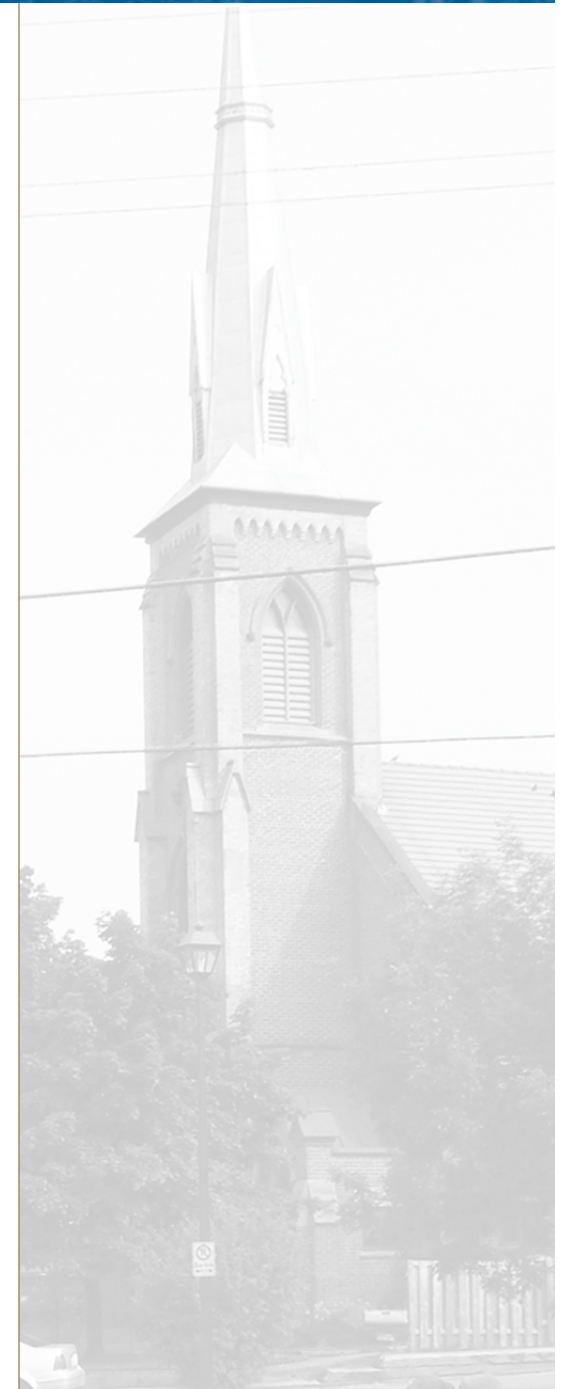
Exemption of preserving and protecting the existing tree canopy include:

- ◇ Tree removals required when there is immediate danger of damage or injury to life or property;
- ◇ Tree removals required to accommodate emergency work such as utility repairs, drain repairs;
- ◇ Structural repairs to a building; and,
- ◇ Tree removals of unwanted species.

6.3.7.3. Tree Protection Fees and Cash-in Lieu

If there are no suitable locations on the subject property to plant a replacement tree(s), the City will require a cash-in-lieu fee.

The cash-in-lieu value would be determined by a percentage of the appraised value of the tree(s) according to the I.S.A. Tree Valuation Guide or other equivalent method. Cash-in-lieu of tree replacement will be deposited in a reserve fund to support the Downtown Street Tree Program.



6.3.7.4. Tree Removal Review

Where tree removal is proposed in conjunction with a development or a specific Development Permit for Tree Removal (Section 5.4 b), the City may require the submission of additional information such as a tree inventory report, tree preservation plan, risk assessment, value appraisal.

The above information may be included on development permit application drawings (e.g. site plan, landscape drawings, engineering drawings).

If the tree(s) appear to straddle a property line, the City may require a survey showing the location of the trees, as well as, written agreement from the adjacent property owner.

When reviewing the application, the City will consider factors such as the species, size, health, condition, location, heritage value, life expectancy, hazard potential, of the tree(s) proposed to be removed, as well as, any proposed work on the subject property and its potential impact on the tree(s).

All options for the preservation of a tree are to be explored.

Hazardous trees must be identified through a risk assessment completed by a qualified arborist, and confirmed by the City. The City may also require a tree replacement strategy for the subject property as a condition of approval.

6.3.7.5. Securities

If the proposed work could potentially harm or damage the tree(s) to be preserved, the City may require a financial security to ensure that the approved tree protection measures are implemented.

The City will hold the security for a minimum period of one year following the approved removal of the temporary protection fencing.

If the tree(s) exhibit symptoms of decline or damage related to the work on the subject property at the end of this period, the City may require the payment of a penalty prior to releasing the security.

The value of the securities and/or penalty will be determined by a percentage of the appraised value of the tree(s) according to the I.S.A. Tree Valuation Guide, or other equivalent method.

Any penalty collected will be placed in a reserve fund to help fund the downtown street tree planting/replacement project and/or street tree planting on Main Street North.

6.3.7.6. Inspections

The temporary protection fencing must be inspected and approved by the City before the initiation of any other work on site.

If securities are being retained to ensure the implementation of the approved tree protection measures, the City must inspect and document the health and condition of the existing tree(s) before the initiation of any other work on site.

The City must inspect the site prior to the removal of the temporary tree protection fencing and approve the removal of the temporary tree protection fencing.

If securities have been retained to ensure the implementation of the approved tree protection measures, the City must inspect the tree(s) after a period of at least one year following the approved removal of

the temporary tree protection fencing to assess the health and condition of the tree(s) prior to releasing the securities.

The City may also periodically monitor the condition of the tree(s) and the tree protection measures during construction

6.3.7.7. Re-establish the Historic Tree Canopy

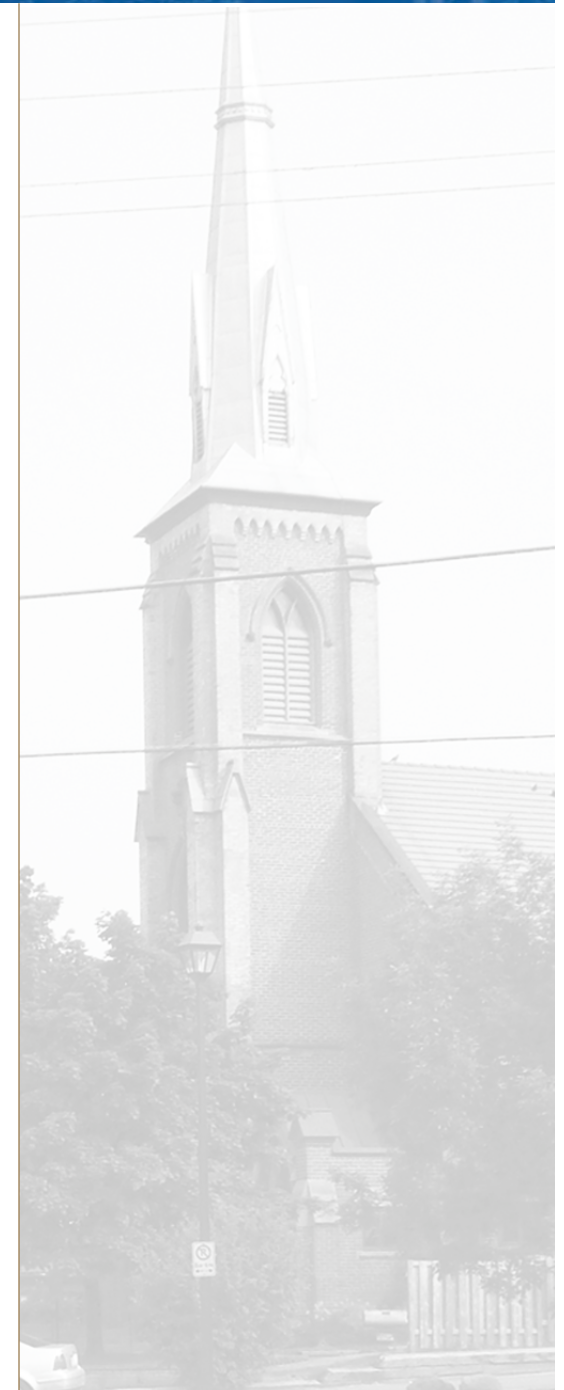
It is the intention of these guidelines to re-establish the historic streetscape tree canopy coverage along Main Street North.

Archival photographs illustrate that the tree canopy coverage was a significant element that helped define the character of the historic Main Street North streetscape. The purpose of the following principles and requirements is to provide direction that will help re-establish the tree canopy coverage.

- Incorporate trees where possible on Main Street North, while considering their requirements to support long-term and healthy growth. Street trees may be located within the semi-private landscape zone if sufficient space is not available in the streetscape.
- Select trees that are appropriate to the conditions of the site. Consider the height and canopy width of the proposed species.
- Ensure a diversity of tree species are planted on Main Street North. Consider the use of flowering tree species where appropriate.
- Street trees should be primarily deciduous, while, coniferous trees may be used to provide screening and buffering.
- Ensure appropriate provisions are made for the long-term monitoring and maintenance of the streetscape trees.

Guidelines

- LG31.** Trees are to be planted as per the City's standard tree planting details found in the Appendix.
- LG32.** The minimum sizes to be planted are 70mm (dbh) for deciduous trees and 1800mm height for coniferous trees.
- LG33.** Select planting locations that avoid future conflicts with above and below ground utilities.
- LG34.** Ensure that the tree roots have access to a minimum of 22m³ of uncompacted soil at a depth of 600-900mm.
- LG35.** Select locations that avoid potential damage from salt toxicity (run-off from paved surfaces and spray from vehicular traffic).
- LG36.** Ensure appropriate provisions are made for drainage and irrigation.
- LG37.** If trees are proposed in an area restricted by paved surfaces, then solutions should be considered to allow the tree roots to grow in uncompacted soil under the paved surfaces. Consideration should also be given to permitting water infiltration and air exchange, as well as, preventing damage to the pavement from root expansion.
- LG38.** Trees should be physically protected (i.e. tree guards) if they are planted in high traffic areas, or



will be potentially exposed to mechanical damage (i.e. snow clearing).

- LG39. Every effort should be made to protect the future root zone of a tree from compaction.

6.3.8. Provide Appropriate Screening And Buffers

Provide appropriate screening and buffers to minimize the impact of proposed development on adjacent properties.

Incorporate visual screening of typically unattractive elements, such as parking lots, storage and loading areas as well as architectural features, such as large expanses of blank exterior walls.

Screen commercial, office and mixed-use sites from adjacent residential properties.

Utilize landscaping as required to minimize any negative aesthetic relationships with adjacent uses and facilities.

Guidelines

- LG40. Fencing is to be installed as per the requirements of the City's Fencing Policies and as per the City's standard fencing details (see Appendix).
- LG41. Parking areas should be screened from the public view with the use of landscaping.
- LG42. Parking areas should be screened from adjacent properties with appropriate fencing and landscaping along the property line adjacent to the parking area.
- LG43. Services, utilities, mechanical equipment, waste

storage areas and service loading areas should be appropriately screened with landscaping as required.

6.4 Built Form Guidelines

6.4.1. Overview

The purpose of the built form guidelines is to encourage built form that enhances the image and character of the Main Street North neighbourhood, protects and enhances the built heritage, promotes public safety, encourages intensification in the appropriate form and location and creates attractive and high quality built form. These guidelines provide guidance for the implementation of the development criteria, requirements and restrictions as set out in other sections of the Main Street North Development Permit System By-law.

6.4.2. Objective

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3 and the requirements of Part 4 (Development Regulations). The guidelines intend to ensure that an appropriate built form is established to achieve the goals and objectives for the Main Street North Permit Area and guide the design and massing of new development and addition and alterations in this area that is appropriate to the context of Main Street North and its sub-character areas.

6.4.3. Organization of Built Form Guidelines

The built form guidelines are organized to provide design guidance on the following development types:

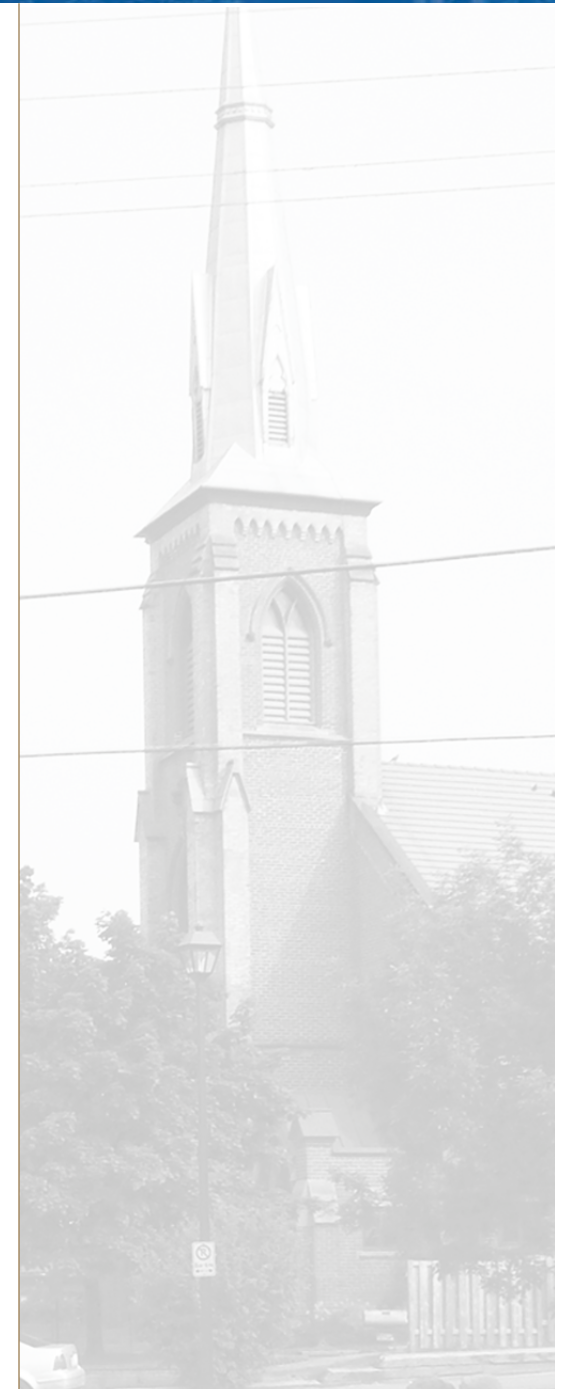
- Alterations and Additions to Heritage Buildings;
- Alterations and Additions to Other Buildings;

- Small scale infill development and redevelopment (permitted in the Main Street North Historic Mixed-use Character Sub-area, Figure 3-9, and the Main Street North Medium Density Transition Character Sub-area, Figure 3-11. Development involving additions and alterations in the Historic Residential Character Sub-area, Figure 3-12, are also subject to the Built Form guidelines);
- Medium scale infill development and redevelopment (permitted in the Main Street North Historic Mixed-use Character Sub-area, Figure 3-9, and the Main Street North Medium Density Transition Character Sub-area, Figure 3-11);
- Medium scale redevelopment (permitted in Main Street North Gateway Character Sub-area, Figure 3-10, (with the exception of townhouses and typologies that are not permitted in the gateway areas) and in the Medium Density Transition Character Sub-area, Figure 3-11); and,
- Large-scale redevelopment (permitted in the Main Street North Gateway Character Sub-areas, Figure 3-10).

6.4.4. Guidelines for Alterations and Additions to Heritage Buildings

Heritage buildings referred to in this section include designated heritage buildings and listed heritage buildings. This section is organized to provide guidelines for:

- Alterations and additions to designated heritage buildings;
- Alterations to listed heritage buildings; and,
- Conversions to commercial and mixed use.



LEGEND

- 1) 227 Main St. N., Designation Pending
- 2) 205 Main St. N., Designated
- 3) 303 Main St. N., Designation Pending
- 4) 247 Main St. N., Designated
- 5) 196-198 Main St. N., Designation Pending
- 6) 12 Victoria Terrace, Designated
- 7) 193-195 Main St. N., Designated
- 8) 234 Main St. N., Designated
- 9) 156 Main St. N., Designated



Figure 6-7: Examples of Designated Heritage Buildings

6.4.4.1. Alterations and Additions to Designated Heritage Buildings Guidelines

There are several designated heritage properties within Main Street North Development Permit System Area. More buildings will be designated in the future. Alterations and additions to these buildings must comply with design guidelines set out in Section 6.5, as well as design guidelines set out in this section.

A significant number of buildings in the Main Street North Development Permit System Area, are listed and designated heritage resources with high heritage values. Those listed but not designated as heritage buildings, provide a very important contribution to the area character due to their architectural style, scale and massing.

This section provides design guidelines for alterations and/or additions to designated heritage buildings and listed heritage buildings.

Guidelines

a) Architectural Style

- BG1.** Maintain the important features of the original design and construction, particularly on street facades.
- BG2.** Avoid alterations that have no historical basis and that create an appearance of a different architectural period.
- BG3.** Wherever possible, repair is preferred over replacement of distinguishing historic features such as windows, porch railing and columns, siding and gable end details.

BG4. In the event that the distinguishing historic feature cannot be repaired, the replacement should match the historic feature.

BG5. Restore original architectural details and features with high heritage value.

BG6. Reconstruct or rebuild historic features that have been removed or altered only if photographic or other evidence exist to document exactly what was previously present.

b) Roofs

BG7. Conserve and maintain original roof forms.

BG8. Wherever possible, conserve and retain decorative roof features.

BG9. Maintain original dormers, as they are a unique component to the roof form.

BG10. Chimneys are decorative features to add balance to the roof plane and should be maintained.

BG11. Ensure that vents, skylights and other new roof elements are sympathetic in material and that they are discretely placed out of general view from the street and public right-of-way.

c) Foundations

BG12. Conserve and maintain original foundation material of a heritage building. Repair of the original material is preferred over replacement.

BG13. Avoid application of new surfaces or coating that alter the appearance and character of a heritage building's foundation.

d) Windows

BG14. Protect and maintain original window openings as well as their distinguishing features, such as materials, frame, surroundings, shutters, sash, muntin and glazing. Where possible, repair is preferred over replacement.

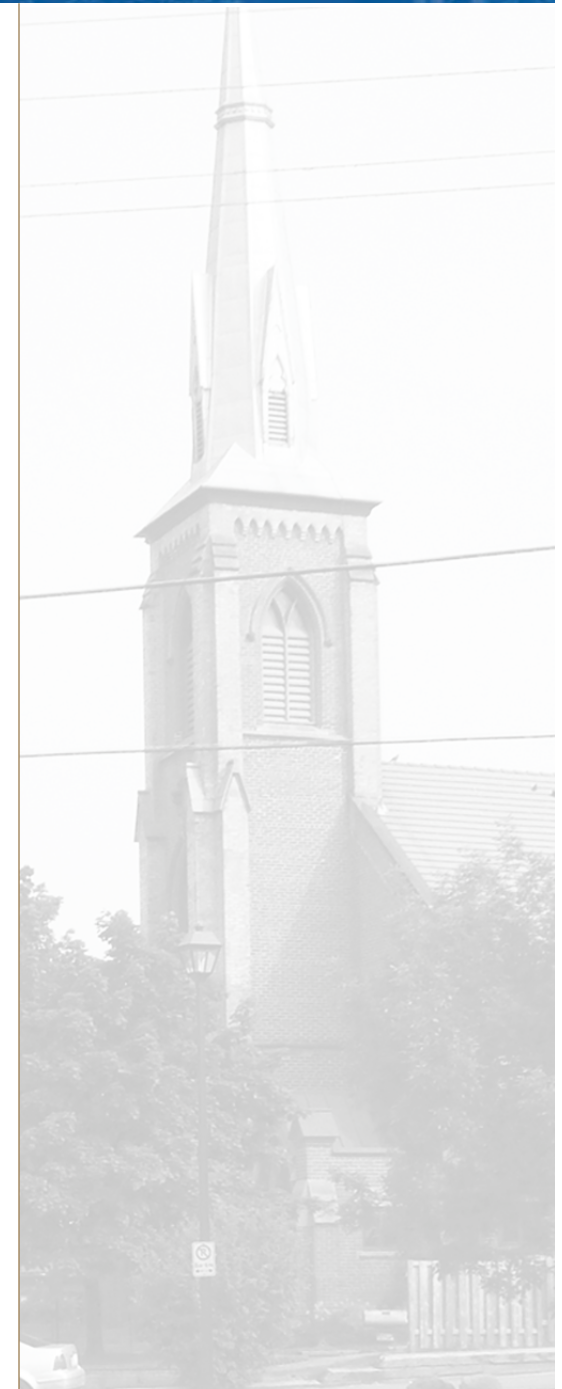
BG15. Restore distinguishing window details such as materials, frame, surroundings, shutters, sash, muntin and glazing.

BG16. Avoid removing or blocking up windows that are important to the architectural character of the building.

BG17. Avoid new window openings or altering the width and height of the opening on street facades.



Figure 6-8: Preserve Distinguishing Decorative Roof Features



- BG18.** If necessary, new windows should be installed sensitively, in an area that is inconspicuous. New window design should be compatible with the original windows in terms of proportions, rhythm and scale.
- BG19.** Shutters should not be added when they are inappropriate to the building's original design.
- BG20.** If shutters are added, their width must be in proportion to the window that they flank (one half of the window), and attached at the frame, not the wall, in order to appear functional.

e) Entrances

- BG21.** Porches and verandahs are important elements in defining the character of the building and should be maintained with original style.
- BG22.** Avoid enclosure or removal of an existing verandah or porch as it can destroy the architectural balance of the building.
- BG23.** Avoid removing or altering significant historic details, such as balustrades, columns, brackets, rails, etc.
- BG24.** Repair existing historic porch or verandah elements as needed and replace deteriorated or missing features to match original building materials and details.
- BG25.** If the original porch or verandah cannot be saved due to extensive deterioration, reconstruct the porch or verandah with high quality building materials and original dimensions and design detailing that retain the historic character and architectural style.

- BG26.** Restoration of a missing porch or verandah should be based on available physical and archival evidence. The height, scale and location of the porch or verandah should match the original example.

f) Materials and Colours

- BG27.** Conserve and maintain the original external finish of a heritage building.
- BG28.** Avoid application of new surfaces or coatings that alter the appearance and character of the building's original cladding.
- BG29.** Avoid painting existing unpainted brick surfaces.
- BG30.** Avoid the use of metal and synthetic sidings such as vinyl.



Figure 6-9: Shutters Should Be in 1:2 Proportion to the Window

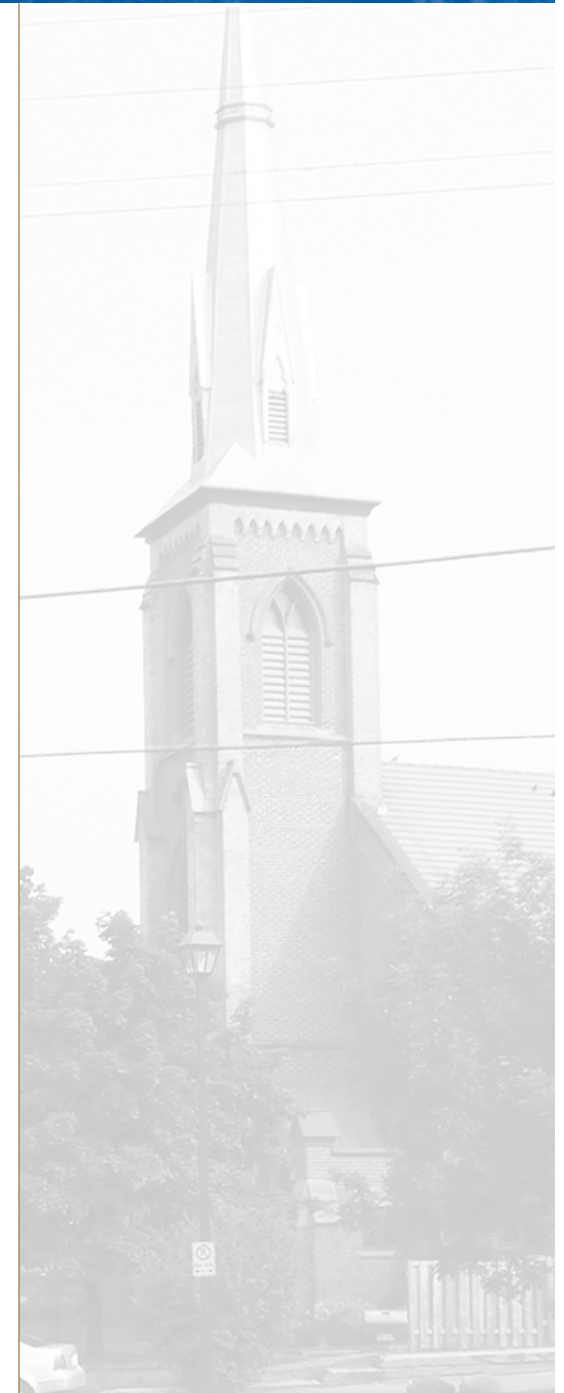
- BG31. Where the original materials or finishes are no longer available, the substituting material or finishes should be similar to those of the original.
- BG32. Encourage the removal of siding material considered to be unsympathetic to the area. Once removed, the heritage building should be restored to its original state using available physical and archival evidence.



Figure 6-10: The Heritage Value of This Building Has Been Diminished by Inappropriate Plate Glass Thermal Windows



Figure 6-11: The Enclosure of the Verandah Greatly Diminishes Heritage Value of This Building



6.4.4.2. Guidelines for Conversions to Commercial Use

Buildings fronting Main Street North are encouraged to be converted into commercial uses. This section provides design guidelines for buildings being converted to commercial uses.

Guidelines

a) Architectural Style

- BG33.** Where buildings are being converted to retail, office or other commercial uses, retain original features (doors, windows, porches) and details of the building to reflect its residential history.

b) Access & Entrance

- BG34.** If conversions are required to provide access to the mobility impaired, barrier-free access should be incorporated in such a manner that character-defining spaces, details features, and finishes are preserved. Barrier-free access should not be located to conceal the original features of the facade.

- BG35.** Barrier-free access ramp and railings should be of suitable materials, colour and design details to blend in with the original structure as much as possible.

c) Storefront Design

- BG36.** Storefront design should respect the character of the existing building and enhance the streetscape (see Figure 6-14).
- BG37.** Avoid use of reflective glass in order to allow better visual contact between the interior and exterior.



Figure 6-12: When Being Converted to Commercial Use, Building's Residential History Should be Reflected



Figure 6-13: Inappropriate Access Ramp Location & Design



Figure 6-14: Appropriate Barrier-Free Access Incorporated into Landscape Design

d) Signage

- BG38.** Conversions will create a need for new commercial signage. Guidelines with respect to signage location, type and design are set out in Section 6.7 Signage Guidelines.

6.4.4.3. Additions to Heritage Buildings

Additions to a heritage building should respect the building to which they are added in volume and material. The style, scale, proportion, and massing of the original building should be reflected in the new addition to avoid any disruption of the existing street rhythm. The following apply for additions:

Guidelines*a) Location*

- BG39.** Additions should not obscure or remove important architectural features of the existing building.

- BG40.** The principle facade of the building affects the heritage character of that building and the area. Additions are restricted to the side and rear yards, in order to minimize the visual impact from the street.

- BG41.** If located in the side yard, the addition should be set back a minimum of 1.0 metres from the front of the existing building. This setback will be increased if there is a historically significant side facade.

- BG42.** Additions should avoid the removal of any mature tree canopy.

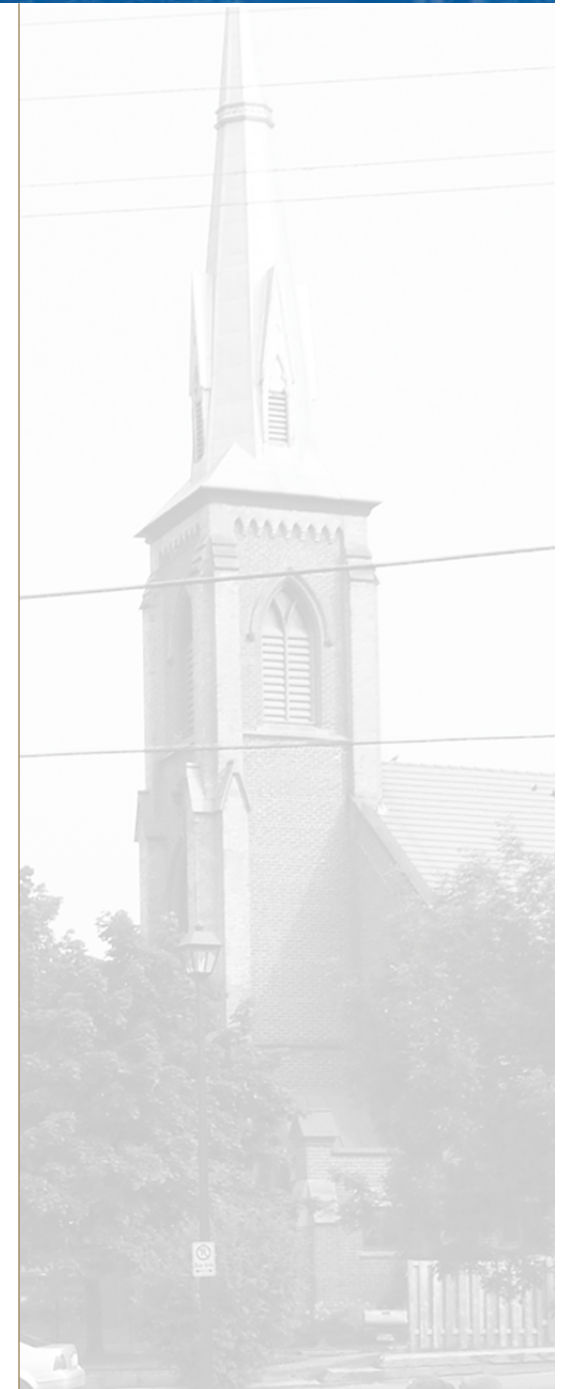
b) Massing, Height and Scale

- BG43.** Additions should reflect the form and integrity of the existing building.

- BG44.** Additions should not dominate the original building. The height of any addition should not exceed that of the building or adjacent heritage buildings.



Figure 6-15: Example of Storefront Design Respects the Character of the Existing Building and Enhance the Streetscape



- BG45.** Additions at the rear should always be slightly lower than the existing roof line and stepped in at the sides in order not to dominate the existing heritage building and the view from the street.
- BG46.** Additions should not negatively impact the symmetry and proportions of the dwelling or create a visually unbalanced facade.
- BG47.** Additions should have the same floor-to-floor height as the existing building.

c) Architectural Style

- BG48.** Additions to a building with high heritage value should either be identical to or should provide a contemporary design response. Poor quality imitations of heritage styles are not appropriate.
- BG49.** Contemporary design for additions is appropriate when such additions do not destroy significant architectural, historical or cultural material. The design must be compatible with mass, ratio of solids to voids, colour, material and character of the property.
- BG50.** Existing building should not be altered through embellishment or other decorative means against their initial stylistic intent.



LEGEND

- Existing Heritage Building
- Appropriate Additions

Figure 6-16: Appropriate Additions to a Heritage Building

BG51. Through the review of a Development Permit, the style of a building shall be determined in accordance with Section 6.5.9. This shall provide the basis for the design response for any addition or alterations to buildings.

d) Roofs

BG52. Respect original roof forms when constructing additions to existing buildings with heritage value. Flat roofs are not permitted.

BG53. Avoid altering the original roofline by raising the roofline, change the style, or filling in between dormers.

BG54. Keep new rooflines lower than the main roof ridge line. New rooflines should be proportionate to surrounding buildings and not be out of scale.

BG55. Dormers can be added where style appropriate. New dormers should be proportionate and not overpower the facade.

e) Windows

BG56. New windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.

BG57. The placement of new windows should follow the traditional pattern of the existing building.

BG58. The proportion of a window opening should respect the historic proportion of traditional buildings, with a height-to-width ratio of 2:1 or more.

BG59. New window openings should respect the traditional ratio of 20% of window-to-wall coverage.

f) Entrances

BG60. A porch can be added between main walls and the street provided the porch compliments and enhances the character of the existing building.

BG61. Where new entrances are required, they should be installed on secondary elevations.

g) Materials and Colours

BG62. The use of traditional materials and products on additions to heritage buildings is preferred.

BG63. Follow the relevant guidelines for small-scale infill development in Section 6.4.6.4 e)-Architectural Design -Materials and Colours.

h) Exterior Additions

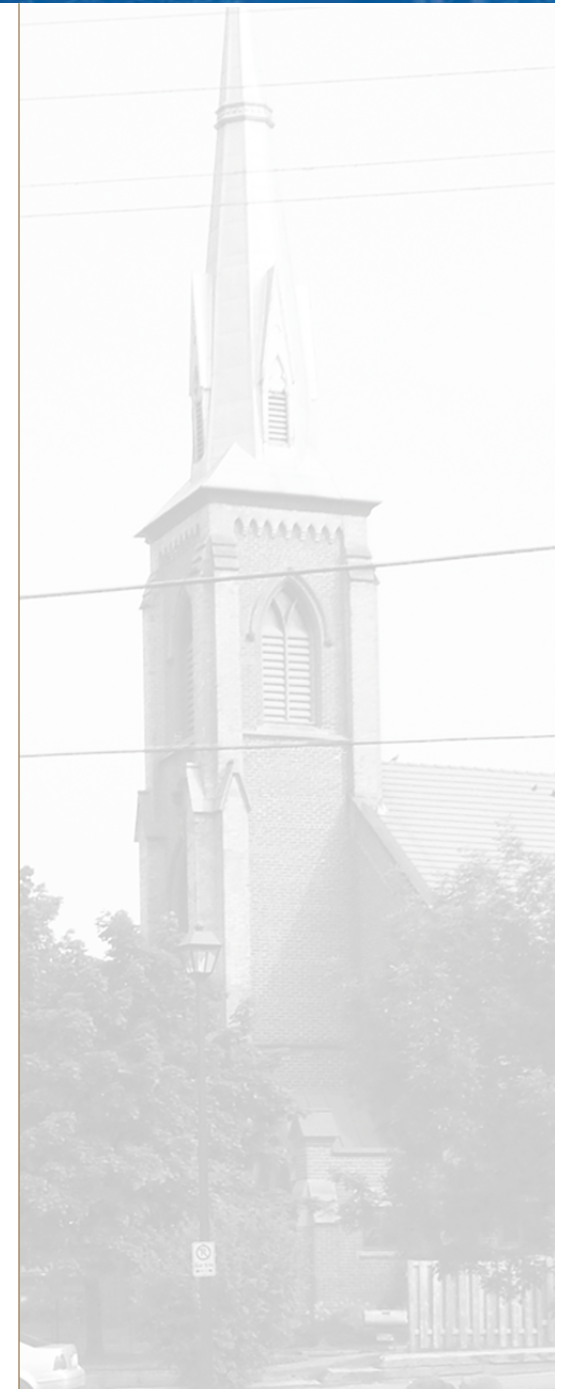
BG64. Exterior additions (including garages and greenhouses) should be located at the rear or on an inconspicuous side of the building and should be limited in size and scale to complement the existing building and neighbouring properties.

BG65. Follow the relevant guidelines for small scale infill development in Section 6.4.6.5 Parking and Garages.

i) Site Servicing

BG66. Locate additional utility metres in an inconspicuous, but still accessible area at the rear or side of the building.

BG67. Follow the relevant guidelines for small scale infill development in Section 6.4.6.6 Site Servicing.



6.4.5. Guidelines for Alterations and Small-Scale Additions to Other Buildings

The remaining buildings in Main Street North Development Permit System Area are not considered heritage buildings. Nevertheless, some of these buildings have contributing value to the overall character of the area due to their scale, siting and surrounding landscaping. Alterations and additions to these buildings have an impact on the heritage character of the neighbourhood.

Guidelines

BG68. Additions to other buildings can be located at the front, side, rear or top of the existing building if space permits. Maximum addition heights are identified in the following chart and illustrated in Figure 6-17, Figure 6-18 and Figure 6-19

Existing Building	Front Addition	Side Addition	Rear Addition	Top Addition
1-Storey Building	Max. 2-storey	Max. 1-storey	Max. 1-storey	Max. 1-storey
2-Storey Building	Max. 2-storey	Max. 2-storey	Max. 2-storey	Not allowed

BG69. Alterations and additions to other buildings should conform to design guidelines related to orientation, massing, architectural design, parking and servicing set out in the following section, Section 6.4.6 Guidelines for Small Scale Infill Development or Redevelopment.

BG70. If a building is determined to have contributing

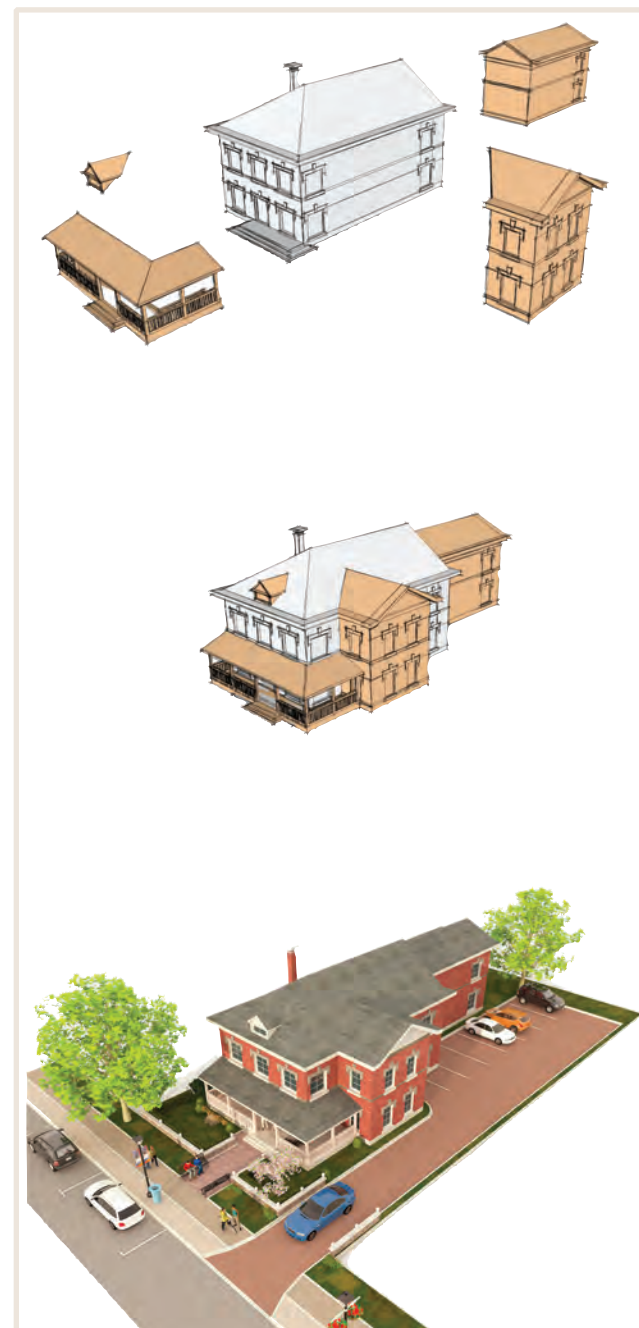


Figure 6-17: Demonstration of Appropriate Additions

heritage value, its existing characteristics should be maintained, where appropriate. Additions should be compatible in terms of scale, materials, colour, and architectural design as deemed appropriate by the City of Brampton.

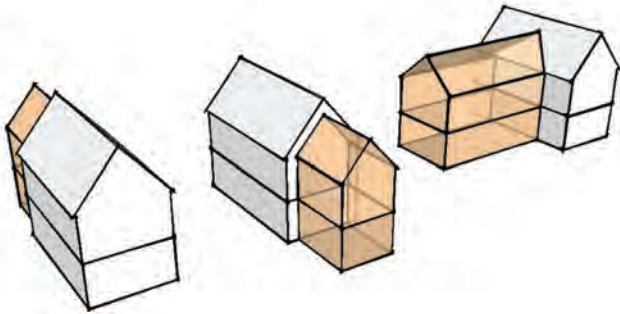


Figure 6-18: Permitted Additions to 2-Storey Buildings

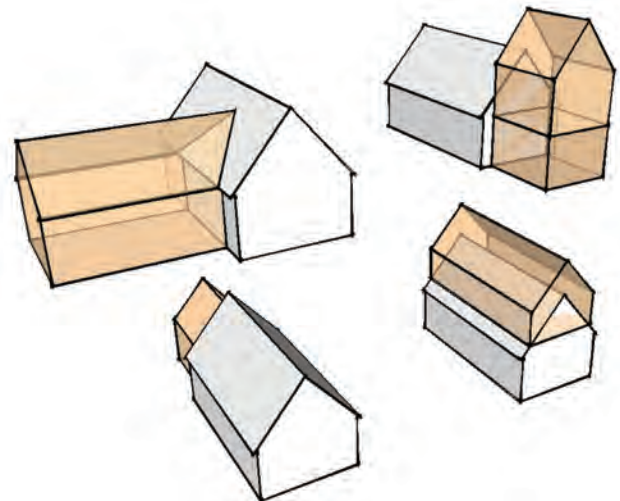


Figure 6-19: Permitted Additions to 1-Storey Buildings

6.4.6. Guidelines for Small Scale Infill Development or Redevelopment

Design guidelines set out in this section apply to small scale infill development and/or redevelopment with a maximum building height of 11 metres permitted in the Main Street North Historic Mixed-use and the Main Street North Medium Density Transition Character Sub-areas.

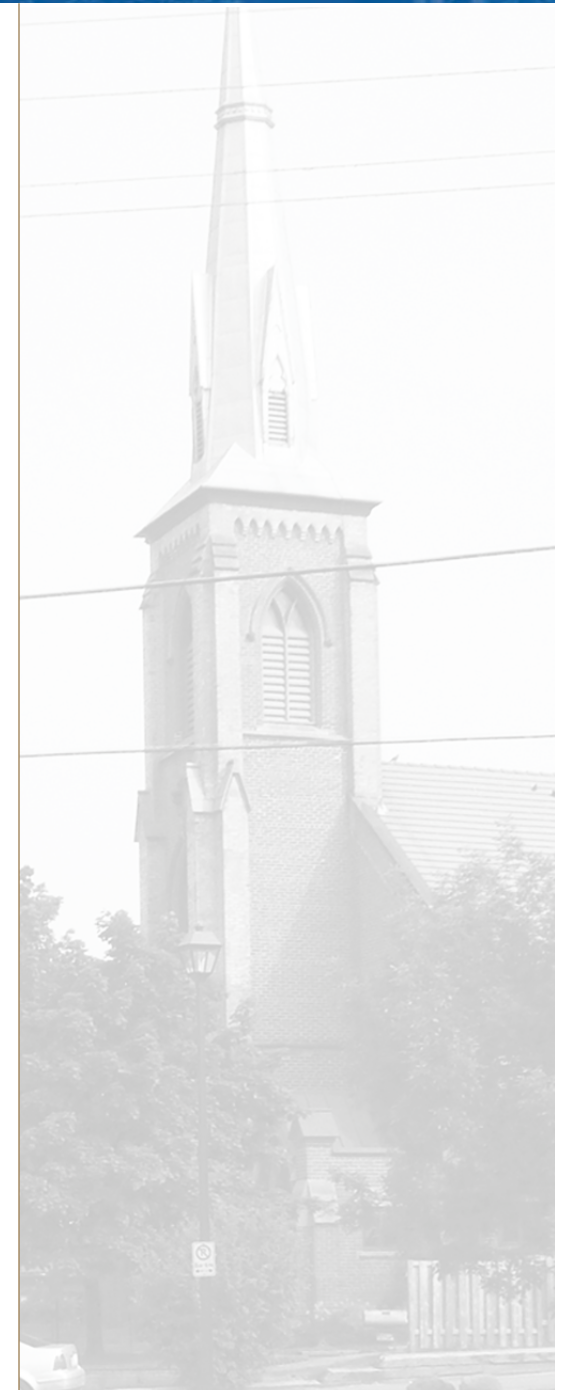
The purpose of these guidelines is to ensure that new mixed-use or non-residential infill development are planned and designed to achieve functional and visual continuity with the existing buildings and street patterns.

6.4.6.1. Placement and Orientation

Guidelines

a) Infill Buildings Fronting a Street

- BG71.** Infill buildings fronting a street should maintain the existing relationship between the built form and the street frontage.
- BG72.** Infill buildings fronting a street should be designed to present their principle building facades with an appropriate building design and fenestration to the public street.
- BG73.** The minimum setbacks on a vacant lot should be the average of the setbacks on abutting lots which front on the same side of the street.
- BG74.** Protect all mature trees and vegetation in accordance with Section 6.3.



b) Infill Buildings at the Rear of a Property

- BG75.** New infill building can be added in the rear of a property if space permits.
- BG76.** The design of infill buildings at the rear of existing buildings should address similar design considerations to the undertaking of a rear extension, and should conform to the design guidelines set out in previous sections.

6.4.6.2. Massing, Height and Scale**Guidelines**

- BG77.** Massing and scale of an infill building should be compatible with neighbouring buildings. The scale and volume of the new building should respect its

context and adjacent neighbouring building; not overwhelm or stand out due to inappropriate size and massing.

- BG78.** The design of a new building and site should have a proportional relationship with neighbouring properties and maintain the rhythm and scale of the streetscape by using similar massing, proportions, details and setbacks.
- BG79.** The vast majority of buildings within the area are 2½ storeys or less. To maintain this profile, new infill buildings should be no higher than 2½ storeys.
- BG80.** New infill buildings are not required to replicate historic styles. However, they should be comparable to floor-to-floor height appearance of adjacent structures even if it is not of the same architectural style.

LEGEND

-  Existing Buildings
-  New Additions or Infill House

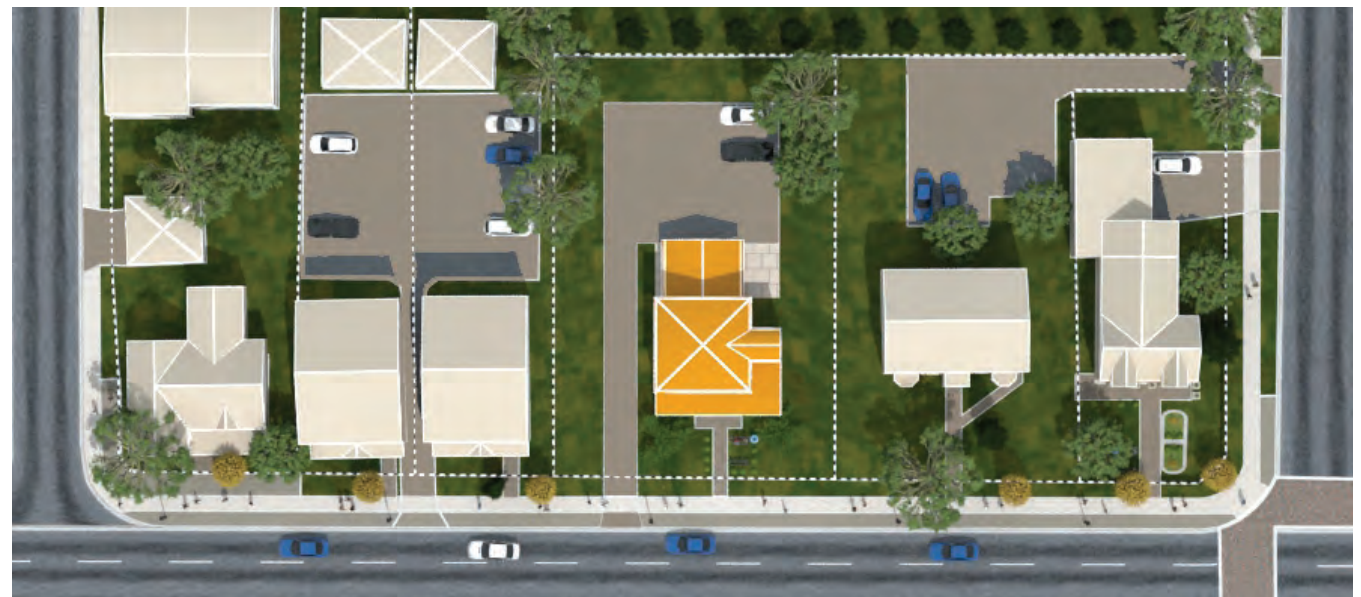


Figure 6-20: Appropriate Setback for a New Infill House

6.4.6.3. Spatial Separation

Guidelines

- BG81.** Infill buildings should maintain the size and rhythm of space between buildings along the established streetscape.

6.4.6.4. Architectural Design

Guidelines

a) Architectural Style

- BG82.** New infill buildings should be planned and designed in a manner that protects, sustains, and enhances the existing architectural character of the area.

- BG83.** It is encouraged that any new buildings take cues from the prevalent academic styles found in the study area. While these guidelines do not prescribe any particular architectural style for new infill buildings, the design of new buildings should be visually compatible with traditional building style.

- BG84.** A consistent approach to the design details for the chosen style should be used for all building elements. Inaccurate or inappropriate mix of elements should be avoided.

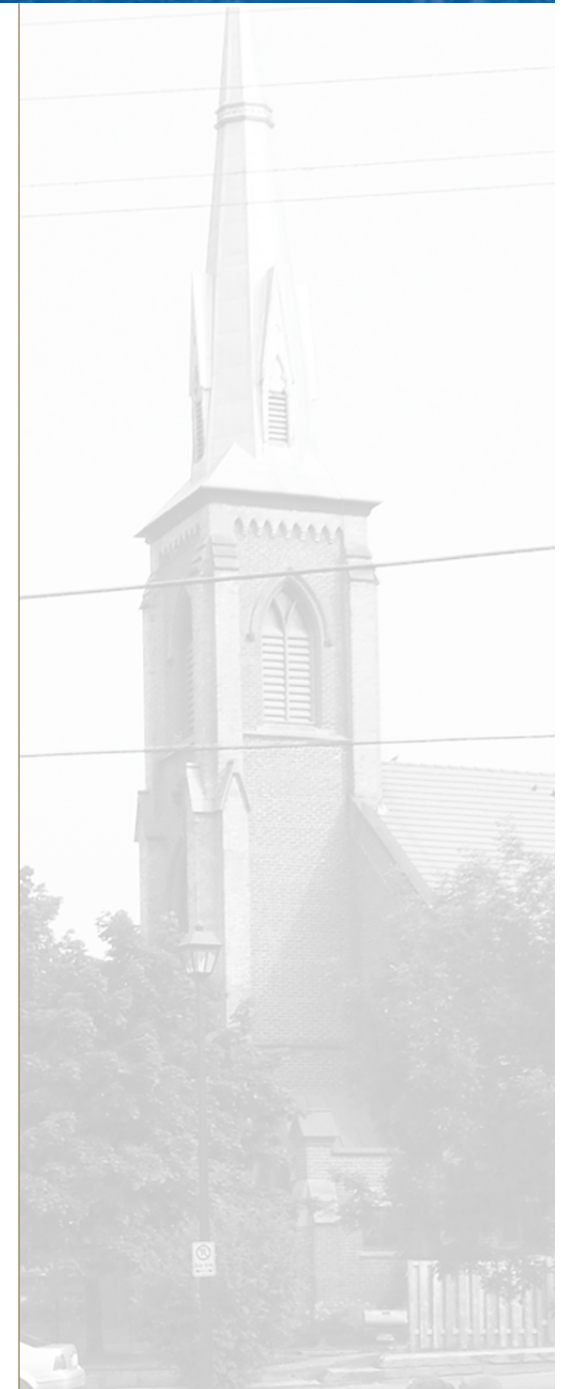
b) Roofs

- BG85.** New infill buildings should have sloped roof forms. These forms should be derived from existing roof typology in the area. Flat roofs will not be permitted.



© City of Brampton | Filename: Infill Block C01.max | Camera: Cam Infill ViewB01 2:1

Figure 6-21: Massing and Scale of an Infill Building Should be Compatible with Neighbouring Buildings



BG86. More complex roof forms, consisting of a principal main roof with additions, is preferred in order to create human scale and harmony with surrounding context.

BG87. Dormers, gables, chimneys and roof cornices add visual richness to a roofscape. These elements should be encouraged in the design of new buildings.

BG88. Minimum roof slope should have 8:12, ideally 9:12 ratio or higher (12:12) in order to preserve the character of the area.

c) Windows

BG89. The rhythm and placement of windows, along with their general shape should relate to the character-

istics of surrounding buildings.

BG90. New windows should be of similar style, orientation and proportion as the neighbouring buildings.

BG91. The placement of new windows should follow the traditional pattern of the neighbouring buildings.

BG92. On facades that face streets, the proportion of a window opening should respect the historic proportion of traditional buildings, with a height to- width ratio of 2:1 or more.

BG93. On facades that face streets, new window openings should respect the traditional ratio of 20% of window-to-wall coverage (see Figure 6-22).



Figure 6-22: The Size and Rhythm of Space Between Buildings along the Established Streetscape Should be Maintained

BG94. Large areas of glass such as sliding glass doors, floor-to-ceiling windows, full-length, multi-storey windows are not appropriate for the street frontage in the study area and should be avoided.

d) Entrances

BG95. The design of buildings fronting a street should have direct street access with entrances facing the street.

BG96. For a mixed-use infill building, entrances for retail uses must be separated from residential entrances. Additional residential or service entrances connected to the rear parking may be provided from the rear or side of the building.

BG97. If barrier-free access is required for mixed use infill building, it should be located so that the street facade of the building is not concealed.

BG98. Barrier-free access ramp and railings should be

of suitable materials, colour and design details to blend in with the building design as much as possible.

BG99. Storefront design should conform to relevant guidelines set out in Section 6.4.4.2.

e) Materials and Colours

BG100. The majority of buildings in the study area are of brick construction. Accordingly, wall materials used for new infill buildings are encouraged to be primarily brick.

BG101. The colour of the building materials should be compatible with the colour of neighbouring buildings and in the surrounding area.

BG102. Avoid using building materials that are not in keeping with the architectural character of Main Street North Development Permit System area. Use of stucco is strongly discouraged.

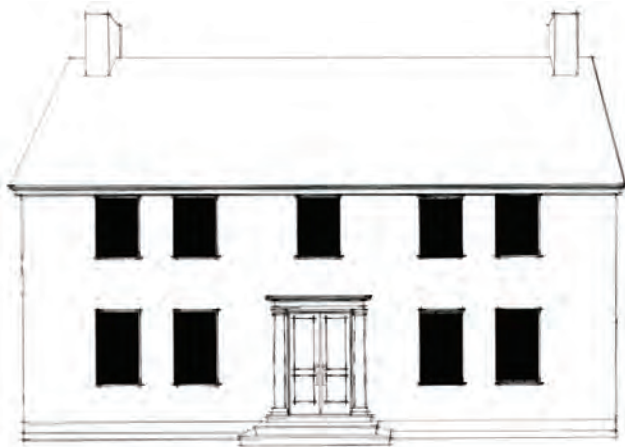
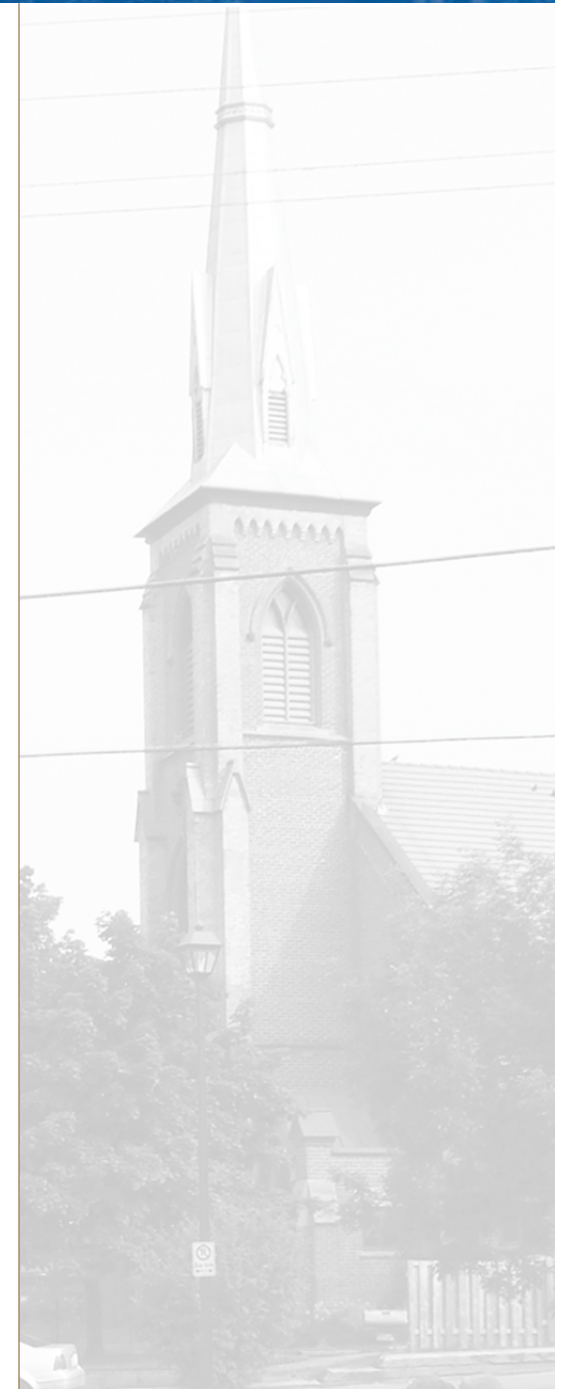


Figure 6-23: Traditional Window-to-wall Coverage is 20%



Figure 6-24: Inappropriate Window Size and Ratio



f) Rear and Side Facades

BG103. New rear and side elevations of infill buildings where the facade is visible to the public shall be properly articulated and design. Blank walls are not permitted.

BG104. Materials and textures applied to the front facade should continue around the building.

BG105. The roof form visible from the rear should be identical or similar to the front of the unit. False roof facades should be avoided.

BG106. A 50:50 split of facade materials should be avoided on the side facades. Materials, colour

and surface treatments should be consistently used on all elevations visible from the streets.

BG107. Corner lots require additional attention, ensuring both street facades are designed as front facades.

6.4.6.5. Parking and Garages**Guidelines***a) Driveway and Parking*

BG108. A two-lane shared driveway is encouraged to accommodate parking and delivery between two or more lots.



Figure 6-25: Appropriate Driveway and Parking Locations

BG109. Use of shared parking facilities and interconnected rear parking areas is encouraged.

BG110. On-site parking shall be located at the rear of the property with well defined pedestrian access to the building entrances and the street. Views of parking areas from the public realm should be screened through the use of landscaping and decorative fencing.

BG111. Pedestrian movement through a parking lot should be safe, convenient and clearly demarcated with upgraded pavement or pavement markings.

BG112. Parking between the building and the street for lots fronting onto Main Street North shall be avoided.

BG113. Parking areas are to be designed to avoid impact on mature trees and vegetation.

b) Garages

BG114. Where permitted, garages should not form part of the front facade of the main building and should be located towards the rear of the lot.

BG115. Where the dimensions of an existing lot prohibit a detached garage, it is preferred that an attached garage is located at the rear of the building and setback from the property (shall be in accordance with Part 4.0 (Regulations)).

BG116. The design of any detached garage shall be compatible with the architectural style of the main building.

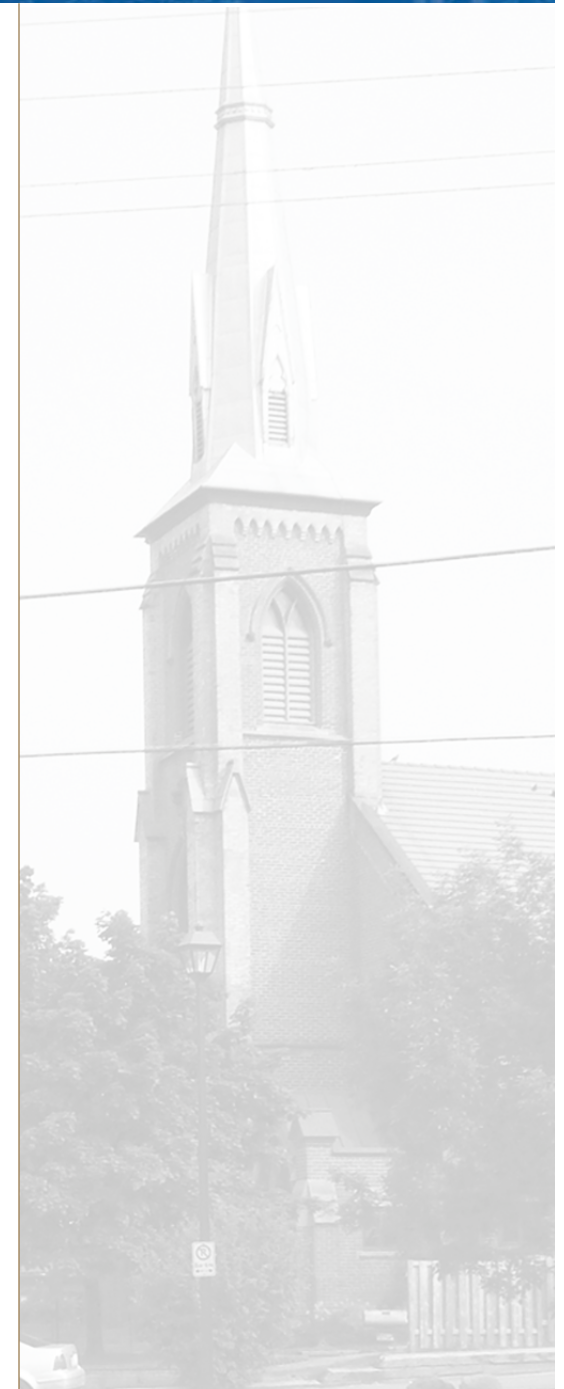
6.4.6.6. Site Servicing

Guidelines

BG117. Site and building services, utilities and mechanical equipment should be located away from public streets.

BG118. Site and building services, utilities and mechanical equipment should be screened from adjacent residential buildings.

BG119. Waste storage areas should be integrated into the main building on the lots.



6.4.7. Guidelines for Medium Scale Infill Development or Redevelopment

Design guidelines set out in this section apply to medium scale infill development and/or redevelopment with a maximum building height of 15.5 metres permitted in the Main Street North Historic Mixed-use Character Sub-area. It also applies to the Main Street North Medium Density Transition Character Sub-area where an existing building is retained.

The purpose of these guidelines is to ensure that new medium scaled infill development is planned and designed to achieve functional and visual continuity with the existing buildings and street patterns.

Medium scale infill development will generally occur on land parcel assemblies of 2 or more adjacent residential lots along the street, and will generally take the form of additions to the existing built form fabric of the Main Street North Historic Mixed-use and the Main Street North Medium Density Transition Character Sub-areas.

To ensure that the siting and massing of additions or new infill buildings are appropriate in this regard, built form controls such as building setbacks, height and massing as well as angular planes shall be employed.

6.4.7.1. Placement and Orientation

Guidelines

- BG120.** Medium scale building additions will generally be located to the side, rear or top of the existing building if space permits.

- BG121.** Medium scale infill development or redevelopment of lots that include additions to, or commercial or mixed-use conversions of, designated or listed heritage buildings shall conform to the Guidelines for Alterations and Additions to Heritage Buildings section of this document.

- BG122.** Infill development on vacant lots shall directly address the streets on which they front, be parallel to the street and shall relate to the existing residential built form fabric of adjacent abutting lots.

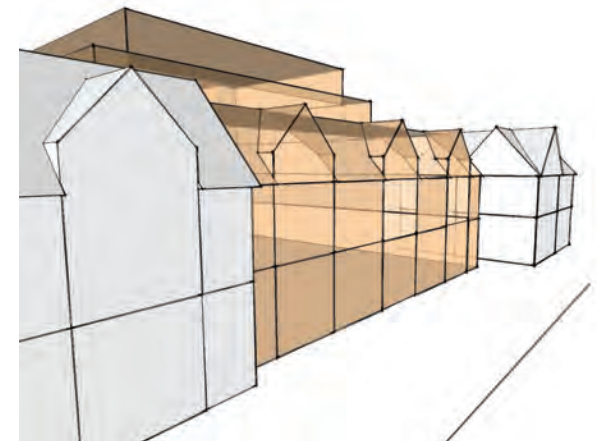


Figure 6-26: Relate new development to existing built form

- BG123.** Where possible, protect all mature trees and vegetation in accordance with Section 6.3.

6.4.7.2. Massing, Height and Scale

In order to retain and promote the adaptive reuse of the existing built form fabric found within the Main Street North Historic Mixed-use and the Main Street North Medium Density Transition Character Sub-areas, new medium scale infill development, redevelopment or additions to existing buildings shall be planned and designed in a manner that retains the existing architectural character of the area.

Guidelines

a) Setbacks

BG124. The minimum front yard setback for infill development on a vacant lot shall be the average of the setbacks on adjacent abutting lots which front the same side of the street.



Figure 6-27: New medium scale infill development Setback

BG125. The portion of a medium scale development that is an addition to an existing building and is located in the side yard, should be set back a minimum of 1.0 metre from the main front wall of the existing building.

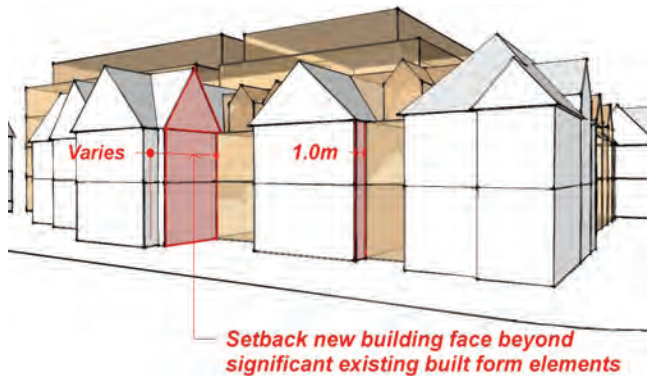


Figure 6-28: Additional setbacks from existing building faces

BG126. Increased front yard setbacks for additions to existing buildings that are located in the side yard should be provided where existing built form elements occur on the flankage elevation. Built form elements may include but are not limited to bays, side gables, chimneys etc.

b) Massing

BG127. The appearance of new medium scale infill development, redevelopment or additions to existing buildings along the streetscape, should be compatible with neighbouring buildings. The scale and volume of the new building or addition should respect its context and adjacent neighbouring buildings, and not overwhelm or stand out within the overall streetscape due to inappropriate size and massing.

BG128. The portion of new medium scale infill development, redevelopment or additions to existing buildings that are beyond 1.0 metre and within 11.0 metres of the front yard setback in the case of a vacant lot, or the main front wall of an existing building should be of a similar height to the existing building, or adjacent existing buildings.

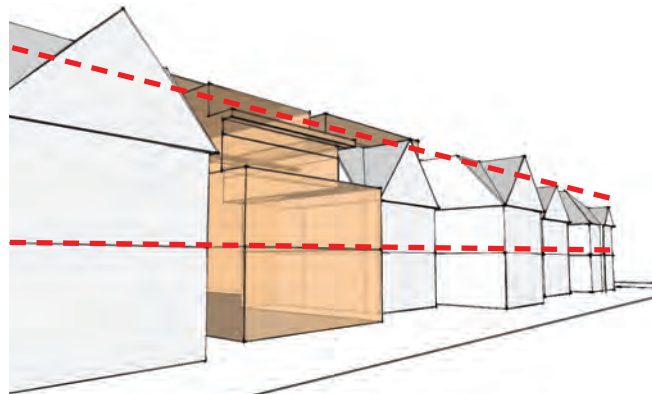
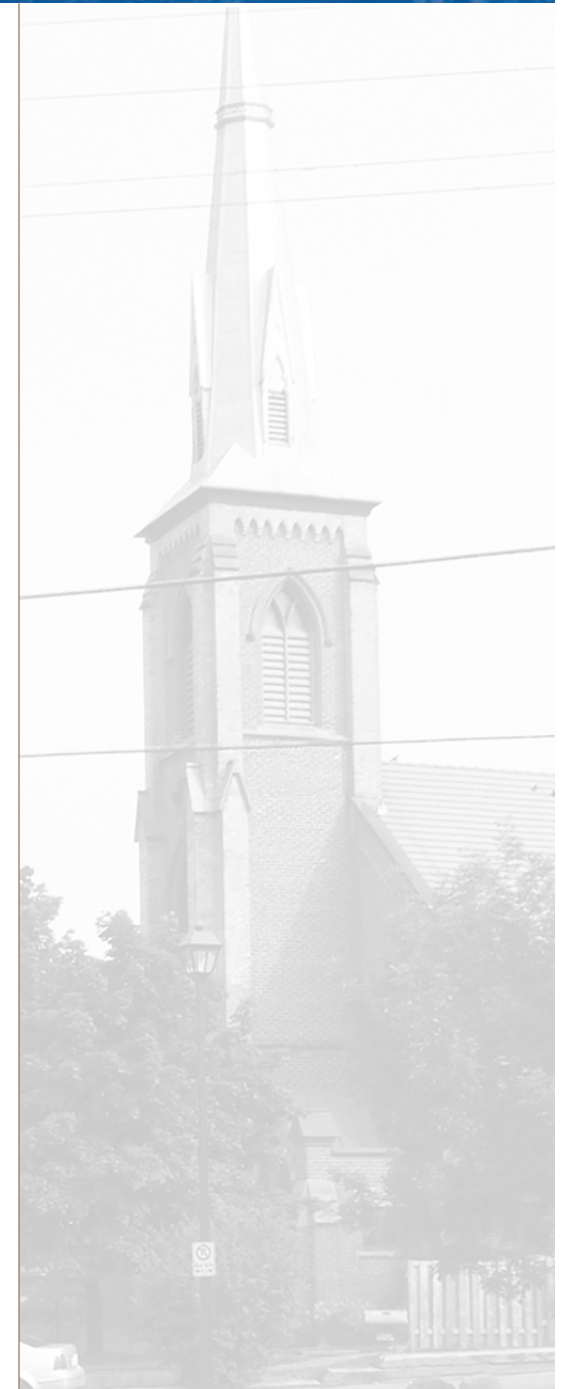


Figure 6-29: Height similar to adjacent existing buildings.

BG129. The portion of a medium scale infill development, redevelopment or addition up to 11.0 metres in height shall conform to the Guidelines for Small Scale Infill Development or Redevelopment section of this document.



c) *Angular plane*

BG130. In order to retain the existing architectural character of the predominantly 2 to 2 1/2 storey residential built form fabric of the area, any portion of a new medium scale infill development, redevelopment or addition to an existing building higher than 11.0 metres and up to a height of 15.5 metres shall be constructed within a 45 degree angular plane originating from grade at the main front wall of an existing building.

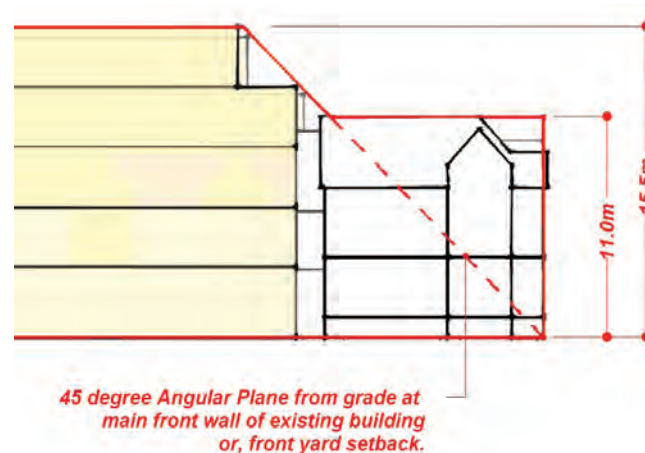


Figure 6-30: Angular Plane and building height

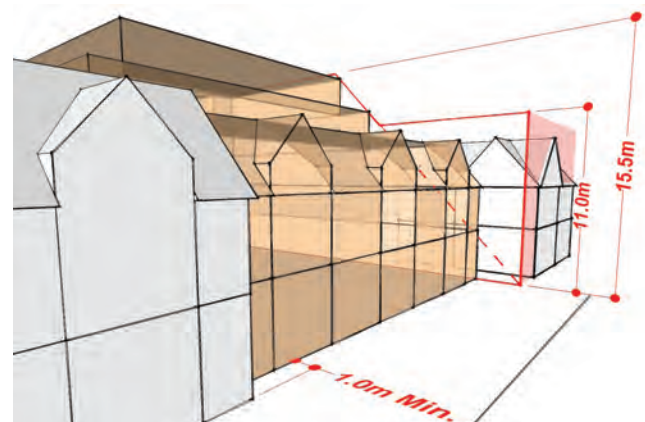


Figure 6-31: Angular Plane and relation to required setbacks

d) *Spatial Separation*

BG131. The spatial separation between individual medium scale infill development, redevelopment or additions to existing buildings of up to 5 storeys in height, located along Main Street should be a minimum of 3.0 metres, and is encouraged to maintain the size and rhythm of space between buildings along the established streetscape.

6.4.7.3. Architectural Design

It is not expected that new medium scale infill development, redevelopment or additions to existing buildings in the Main Street North Historic Mixed-use and the Main Street North Medium Density Transition Character Sub-areas replicate historical styles and decoration, however, they shall be designed with similar proportions, massing and built form articulation in order to retain the character of the existing building fabric.

Guidelines

a) *Architectural Style*

BG132. It is encouraged that cues from the eight prevalent academic styles found in the Sub-areas are incorporated into the design of new buildings and additions (as set out in Section 6.5.9).

BG133. Design themes may be contemporary however it is encouraged that the scale and proportions of one of the eight prevalent academic styles is retained (as set out in Section 6.5.9).

BG134. Designs should respect the character and proportions of adjoining properties.

b) Roofs

BG135. The portion of a medium scale development that is an addition, or commercial or mixed-use conversion of an existing designated or listed heritage buildings and is located above the building or in the side yard, shall conform to the Guidelines for Alterations and Additions to Heritage Buildings section of this document.

BG136. In general, the portions of new medium scale infill development, redevelopment or additions to existing buildings that are of 2 to 2 1/2 storeys in height should have sloped roof forms. These forms should be derived from existing roof typology in the area.

BG137. The portion of new medium scale infill development, redevelopment or additions to existing buildings above 3 storeys and up to 5 storeys in height may use flat roofs. Where flat roofs are implemented, a minimum 1.5 metre step back of the top storey of the building is required, except along an interior side yard or rear yard.

BG138. Flat roofs may also be considered for the portions of new medium scale infill development, redevelopment or additions to existing buildings that are 3 storeys or less in height provided that such portions of buildings are well articulated and include a minimum 1.5 metre step back of the third storey. In addition, it is required that they compliment and enhance the character of the existing building and maintains and supports the character of the established streetscape.

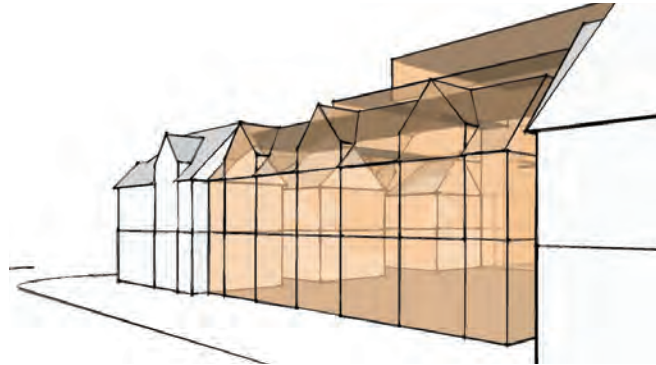


Figure 6-32: Complimentary roof forms

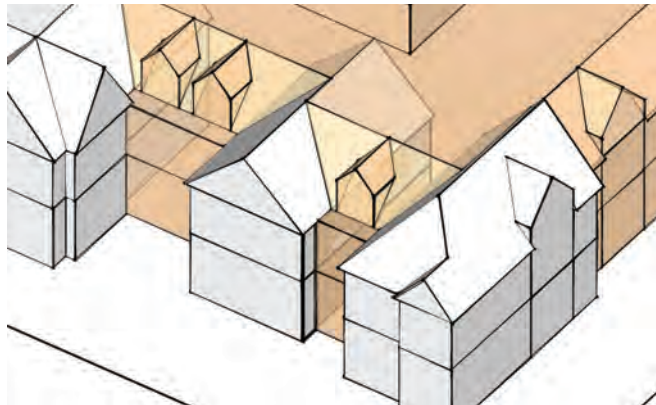
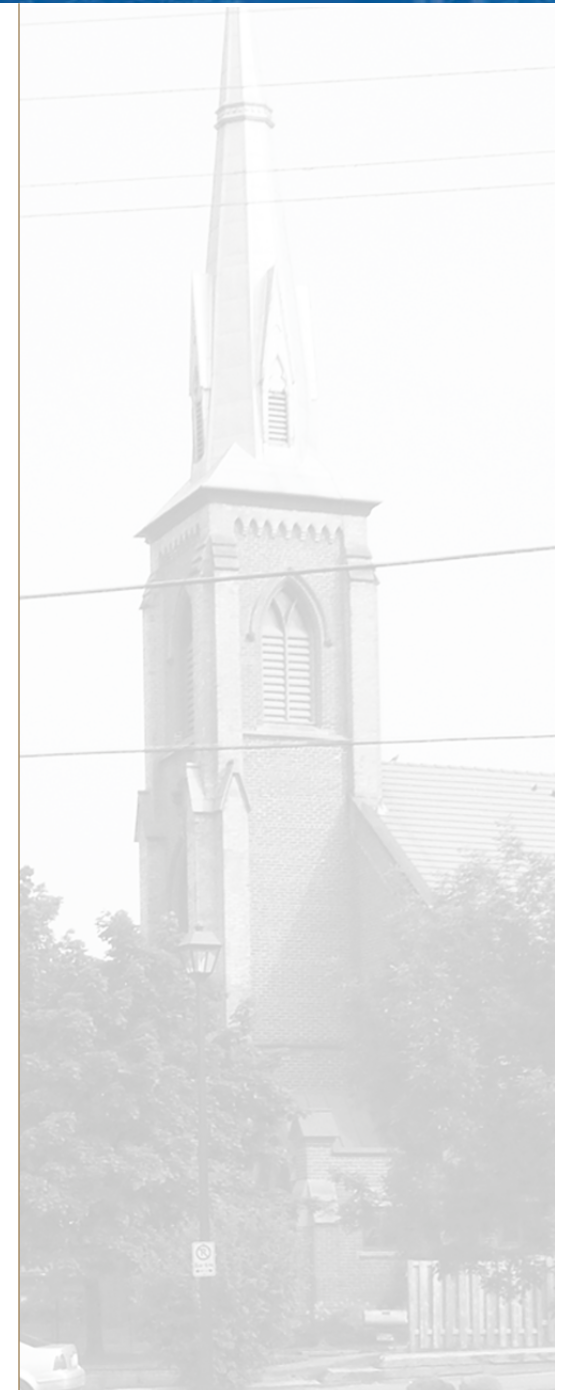


Figure 6-33: Complimentary roof forms



Figure 6-34: Flat roof built forms



c) *Windows*

- BG139.** The facades of medium scale infill development or redevelopment buildings, or additions to existing buildings that face public streets shall be adequately fenestrated, in a manner appropriate to the style of the development.
- BG140.** The minimum amount of fenestration required on facades that face streets shall be a ratio of 20% of window-to-wall coverage.
- BG141.** The portion of a building up to 11.0 metres in height that is an addition to an existing building should generally have window openings that respect the historic proportion of traditional buildings, with a height to width ratio of 2:1 or more.
- BG142.** The rhythm and placement of windows, along with their general shape should relate to the characteristics of surrounding buildings.
- BG143.** New windows should follow the traditional pattern of, and be of similar style, orientation and proportion as those of neighbouring buildings.
- BG144.** High quality, curtain wall based fenestration systems may be used for facades of medium scale infill development, redevelopment or additions to existing buildings provided they compliment and enhance the character of the existing building and maintain and support the character of the established streetscape.

d) *Entrances*

- BG145.** To promote the retention and adaptation of the existing built form fabric, new medium scale infill additions to existing buildings should maintain the existing building main entrance as the primary means of access into the new development or redevelopment. Additional entrances including

required barrier free entrances should be provided on new portions of the development or on secondary elevations.

- BG146.** Restoration of existing buildings that are incorporated into new medium scale infill development or redevelopment projects is strongly encouraged and may include porch or entrance element additions between the main front wall of the existing building and the street, provided the added elements compliment and enhance the character of the existing building.
- BG147.** For mixed use developments, entrances to office or residential uses on upper floors should be differentiated from ground floor uses through the use of increased setbacks, variation in main wall articulation, creation of entry courts or the use of built form elements that accentuate the entry element as a focal point of the building.
- BG148.** The sense of arrival to a building should be celebrated through the design and detailing of its entrance. Weather protection should be provided at all principal entries to residential and commercial buildings.

e) *Materials*

- BG149.** Avoid using building materials that are not in keeping with the architectural character of Main Street North Development Permit System area.
- BG150.** The majority of buildings in the study area are of brick construction. Accordingly, wall materials used for new medium scale infill additions to existing buildings are encouraged to be primarily brick within the first 2 to 2 1/2 storeys.
- BG151.** Within the first 2 to 2 1/2 storeys, The use of brick, stone, stone veneer or other high quality exterior cladding systems such as curtain wall, may be used provided they compliment the tradi-

tional materials of the existing adjacent buildings and enhance, maintain and support the character of the established streetscape.

BG152. Exterior Insulation and Finish Systems (EIFS) and stucco finishes are strongly discouraged, and may not be used within the first 2 to 2 1/2 storeys of the building's facade facing a public street.

BG153. Stucco over masonry exterior cladding may be permissible in the case of an addition to an existing stucco over masonry clad building.

BG154. The upper portions of new medium scale infill development, redevelopment or additions to existing buildings should use contemporary alternative materials that are of high quality and low maintenance such as:

- a) Pre-cast architectural concrete panels
- b) Cast stone
- c) Brick
- d) High quality curtain wall
- e) Appropriately detailed metal and metal panels
- f) Appropriately detailed exterior grade finished wood panels

BG155. Materials that are not permitted for Medium scale infill development, redevelopment or additions to existing buildings:

- a) Horizontal aluminum siding
- b) Vinyl, plastic or fibre glass

f) *Colours*

BG156. Building colour should be harmonious with the contextual neighbourhood and it is recommended that earth-tone colour schemes be used for most parts of the building.

BG157. The colour of the building materials should be compatible with the colour of neighbouring buildings and in the surrounding area.

g) *Rear and Side Facades*

BG158. New rear and side elevations of new medium scale infill development or redevelopment projects that are visible to the public shall be properly articulated and designed. Blank walls are not permitted.

BG159. Materials and textures applied to the front facade should continue around the sides and rear of the building.

6.4.7.4. Parking and Garages

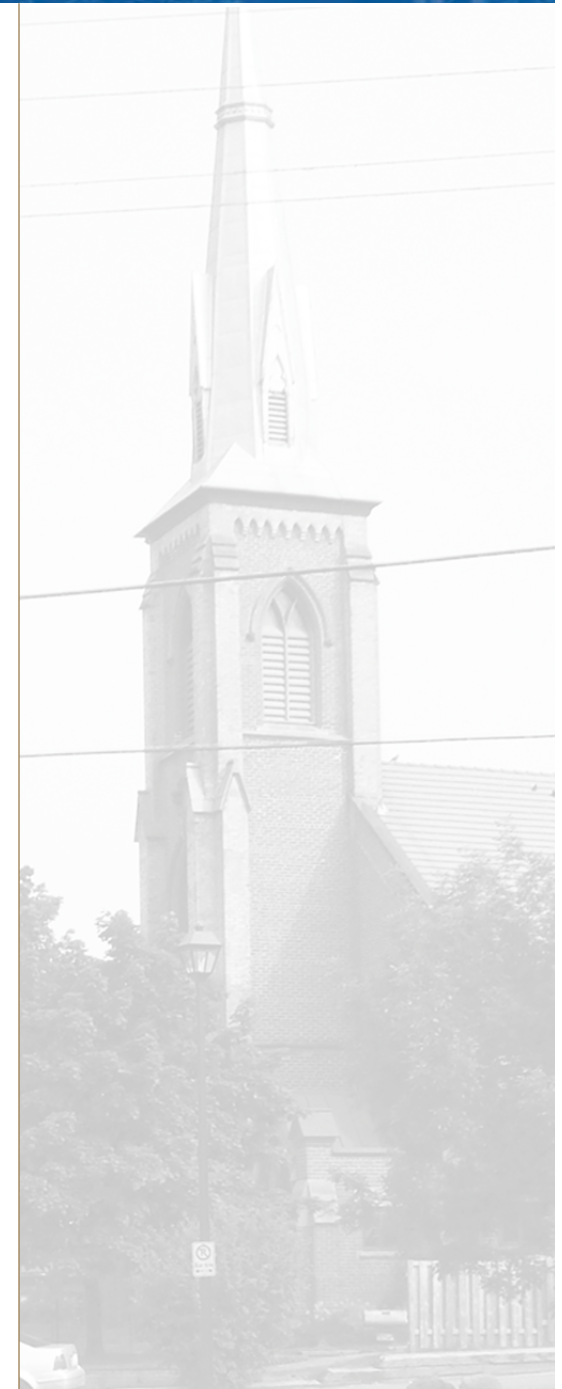
It is anticipated that parking facilities for new medium scale infill development or redevelopment projects or additions to existing buildings will take the form of surface parking or structured, underground garages or decked parking facilities.

Guidelines

BG160. Structured, underground or decked facilities and any associated structures such as ramps for new medium scale infill development, redevelopment or additions to existing buildings shall conform to the Medium Density Built Form Site Services section of this document.

BG161. Use of shared parking facilities and interconnected rear parking areas is encouraged.

BG162. On-site surface parking shall be located at the rear of the property with well defined pedestrian access to the building entrances and the street. Views of parking areas from the public realm should be





screened through the use of landscaping and decorative fencing.

- BG163.** Pedestrian movement through a parking lot should be safe, convenient and clearly demarcated with upgraded pavement or pavement markings.
- BG164.** Parking between the building and the street for lots fronting onto Main Street North shall be avoided.
- BG165.** Parking areas are to be designed to avoid impact on mature trees and vegetation.
- BG166.** Where permitted, garages and garage doors servicing new medium scale infill development or redevelopment projects or additions to existing buildings shall not form part of the front facade of the main building and should be located towards the rear of the lot.

6.4.7.5. Site Services

Guidelines

- BG167.** Loading facilities should be located along an inside lot line or internalized into the building massing.
- BG168.** Loading and servicing facilities shall not be visible to any public street.
- BG169.** Transformers, utilities meters and mechanical equipment shall be integrated into the building design and concealed from views from the street.

6.4.8. Medium Density Built Form Guidelines

The Medium Density Built Form design criteria relate to new infill buildings or major additions to the existing built form that are between 3 and 5 storeys in height and that are predominantly situated at or near the street edge to form generally continuous streetwall buildings in accordance with the guidelines contained herein.

The guidelines pertain to development located in the Main Street North Medium Density Transition and Main Street North Gateways Character Sub-areas.

The following guidelines are a hierarchy of built form standards that correspond to three scales: the scale of the pedestrian, the scale of the street wall and the urban scale.

- maintaining and enhancing the vitality of the pedestrian environment.
- maintaining the human scale.
- protecting areas where infill development will have a detrimental impact.

Generally Medium Density Infill developments will occur on land parcel assemblies of 3 or more adjacent residential lots along the street. Other preferred assemblies may include 4 lots consisting of two adjacent lots and their abutting lots to create a through street parcel. "L" shaped or irregular lot assemblies are not preferred as awkward building envelopes may result that are not suitable for Medium Density developments.

Medium Density Infill developments must ensure that the siting and massing of new buildings is appropriate in relationship to neighbouring built form.

In this regard, built form elements such as height, mass, setbacks, step-backs, parking, servicing, access, sun penetration, and visual condition at the street are crucial to the pedestrian experience.

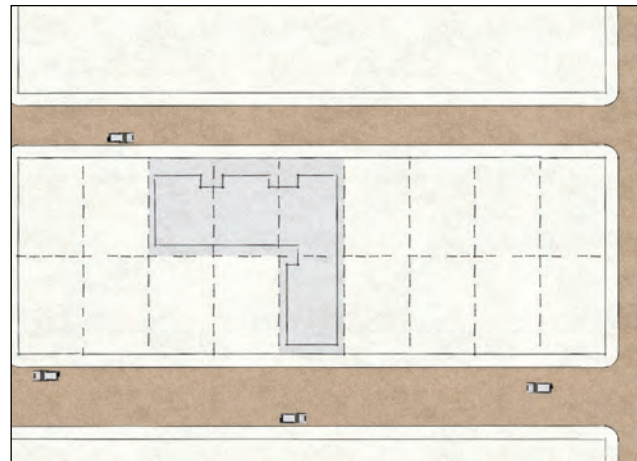


Figure 6-35: Unsuitable Lot Assembly

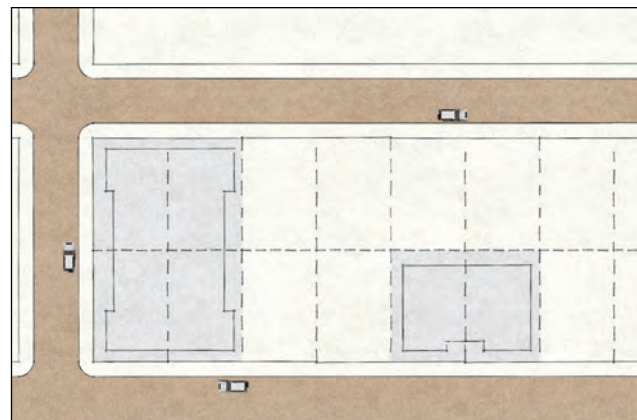
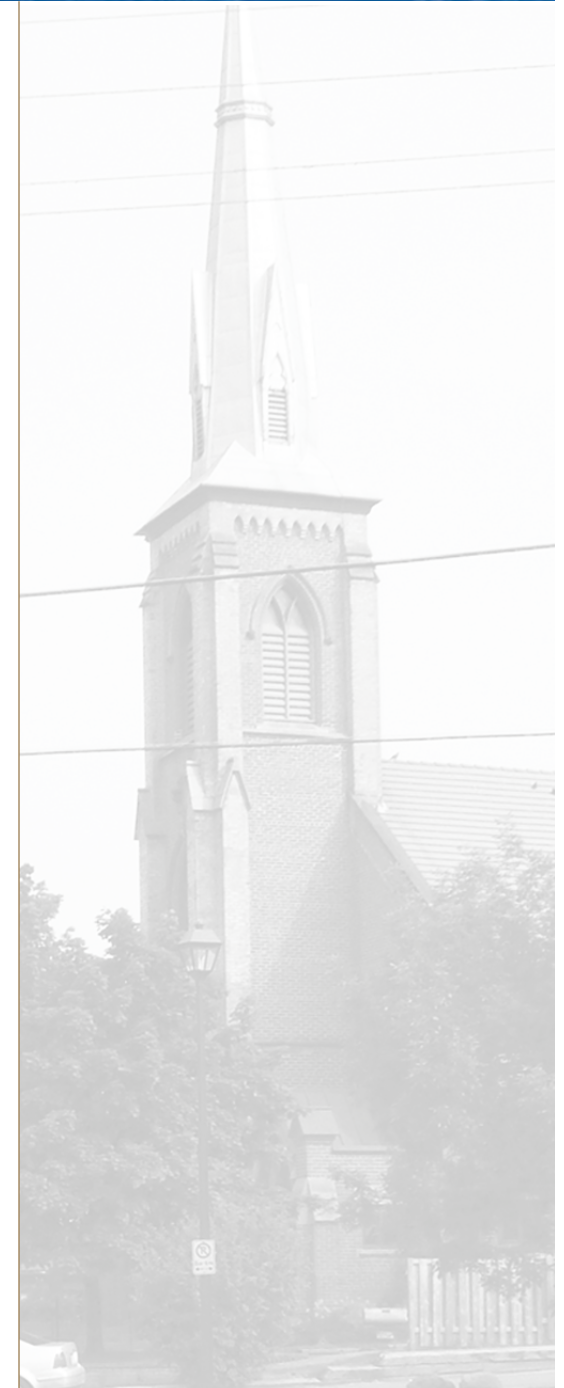


Figure 6-36: Suitable Lot Assembly



6.4.8.1. Placement and Orientation

Guidelines

- BG170.** Medium Density Infill buildings shall relate directly to the streets on which they front and shall be parallel to the street.
- BG171.** Ground floors should be devoted to retail or public uses, and upper floors to residential, hotel or commercial office space.
- BG172.** Medium density buildings that propose street related town houses or stacked town houses with direct building entrances along Main Street (between Market Street and David Street) should be sited to provide an increased semi-private zone in front of ground floor residential units.
- BG173.** Land assemblies that create “through lots”, will be required to place appropriate built form addressing both streets and establishing an appropriate street character. Consequently, the “backs” of buildings will not be permitted to front onto the existing residential neighbourhoods.

6.4.8.2. Setbacks

Guidelines

- BG174.** The minimum setback for new Medium Density Infill buildings will be the main front wall of the building on the adjacent lot, in the case of a heritage listed building.
- BG175.** In the case of retail frontage, the minimum setback for new Medium Density Infill buildings will be 1.5 metres from the property line to encourage use of retail awnings, cornicing and architectural details.



Figure 6-37: Transitional Area - Street Character

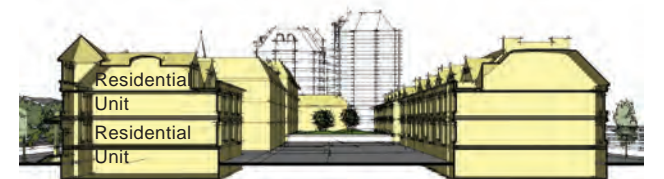
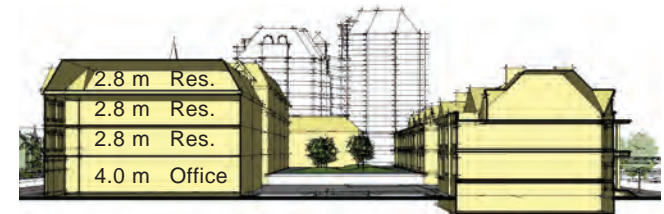
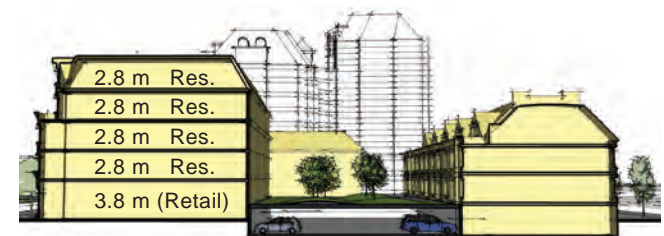


Figure 6-38: Scale of Development Massing - Examples

BG176. In the case of residential frontage the minimum setback shall be increased to 3.5 metres to provide for increased semi-private front yard and to encourage the use of traditional raised front porches.

6.4.8.2.1. Build-to Line

Guidelines

BG177. Retail storefronts should generally be built to the setback line - "build to line", except where portions of the building frontage shall be further setback to add articulation to the streetscape, and provide opportunities where small courtyards may be included.

BG178. The ground floor of street related residential units located along Main Street should be raised above grade a minimum of 1.0 metre and a maximum of 1.4 metres to provide an increased degree of privacy from the pedestrian zone of the street.

BG179. Medium Density Infill building developments that propose to retain portions of the existing residential building fabric of Main Street will be set back from the property line in accordance with Schedule 3 in Part 4.0.

6.4.8.3. Massing

Guidelines

BG180. Medium Density Infill buildings should be massed to form an articulated street wall that will help to define the edges of streets, while at the same time maintain the rhythm of the existing residential built form fabric.

BG181. Variation in depth of the building facade is required.

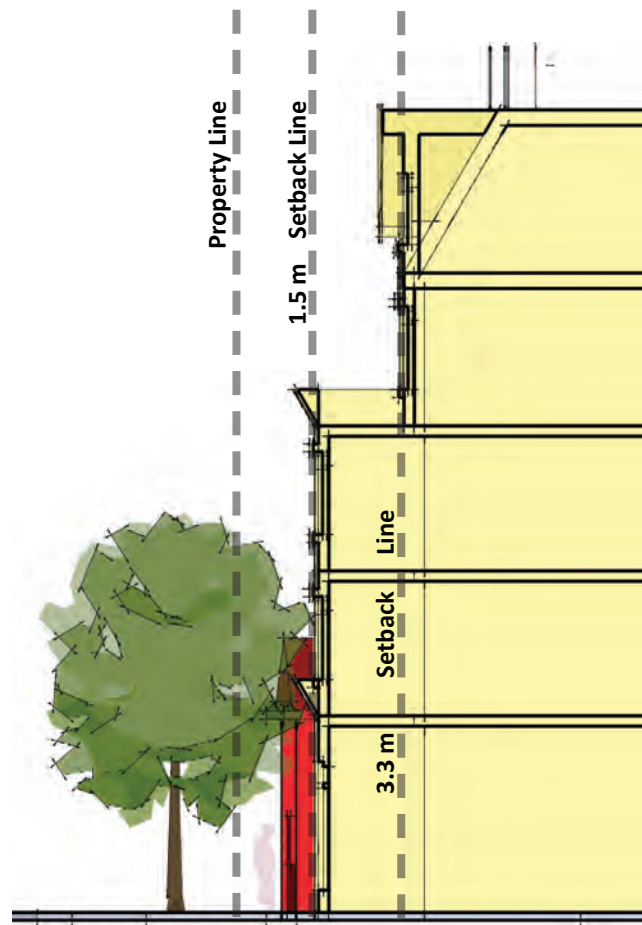
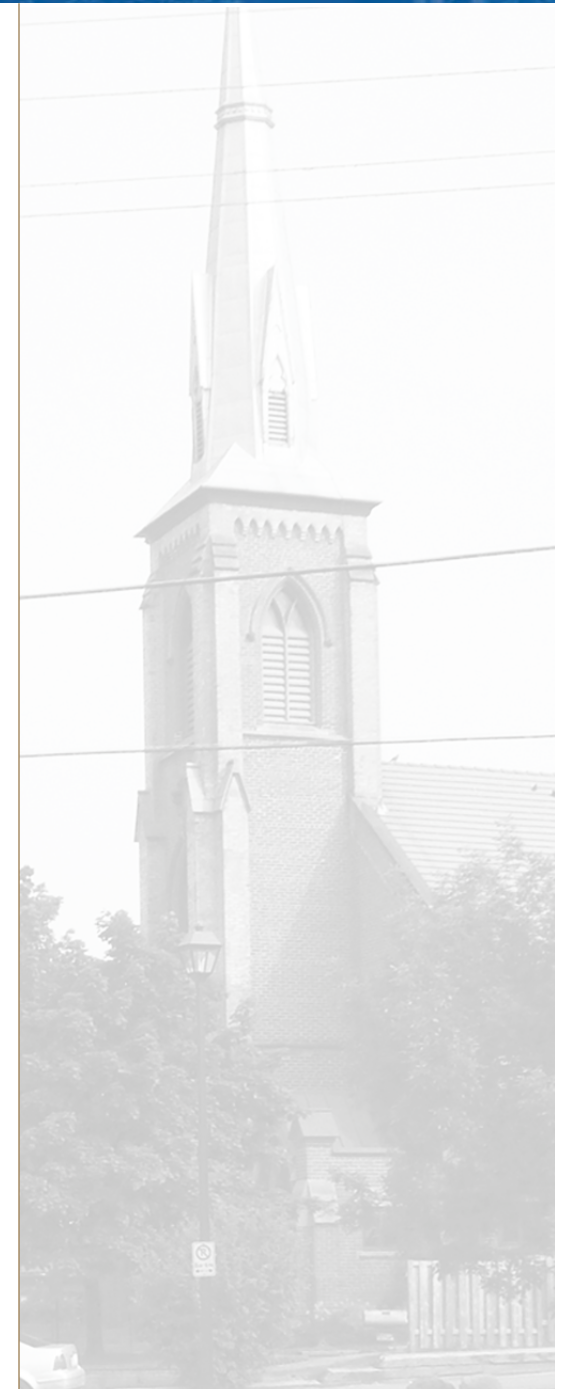


Figure 6-39: Building Setback



BG182. Overall building depths should take cues from the existing residential built form fabric. Street related townhouse developments should typically have a building depth of 15 metres.

BG183. Medium Density Infill developments of 3, 4 and 5 storeys in height may have a building depth of up to 20 metres in order to promote mixed-use retail/commercial or retail/multi-unit residential developments along Main Street.

6.4.8.4. Articulated street edge

Guidelines

BG184. 40% of a Medium Density Infill building's front facade should be located at the front yard setback (build-to line). The remaining 60% of the building's front facade should be set back from the build-to line a minimum of 1.8 metres.

BG185. No portion of a Medium Density Infill building's front facade shall be greater than 8 metres in length in the same vertical plane.

BG186. Medium Density Infill building massing should relate appropriately to the massing of adjacent developments and the existing built form fabric to achieve a harmonious streetscape and enhance the pedestrian experience.

6.4.8.4.1. Vertical Delineation of facades

In order for ground related retail development within the Medium Density Transition Character Sub-Area to be appropriately scaled and visually integrated with the existing built form fabric of Main Street North:



Figure 6-41: Articulated Street Edge



Figure 6-40: Maximum Length of Building Wall Plane at Grade

Guidelines

- BG187.** Building designs should establish clearly defined and well articulated facades that are arranged using vertically demarcated bays.
- BG188.** The width of each bay should be no less than 1.8 metres and no greater than 4.0 metres.
- BG189.** Each bay should be further demarcated by spaced openings such as windows and doors in a regular pattern or by using one or more of the following:
- Projecting piers or pilasters or columns;
 - Changes in materials;
 - Masonry coursing;
 - Mouldings

6.4.8.4.2. Delineation of storeys

Guidelines

- BG190.** The building mass of Medium Density Infill buildings where it fronts a public street should be articulated with a clearly defined base, middle and top.
- BG191.** The building's base should be one storey in height and should be horizontally delineated by establishing a datum on the building facade through one or more of the following architectural devices:
- Cornices, projecting mouldings;
 - Masonry courses;
 - Other massing articulation that separates it from upper floors;
 - Material changes.
- BG192.** The elevation of the datum should be set at the elevation of similar features on adjacent existing buildings to reinforce the continuity of the



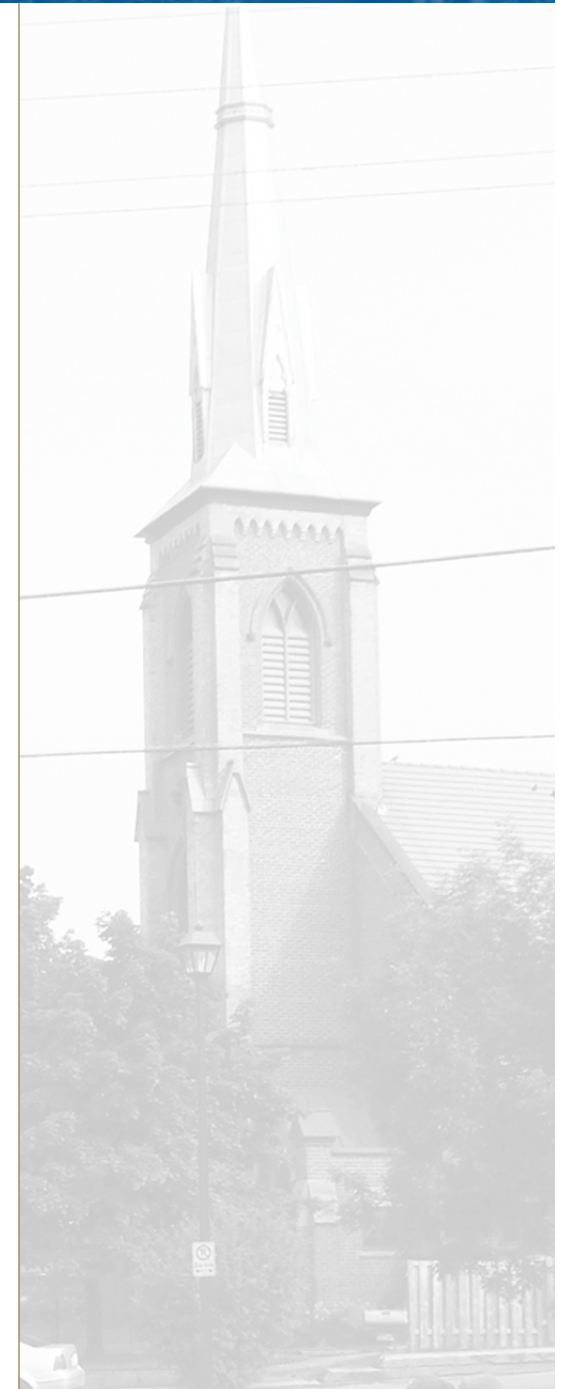
Figure 6-42: Relate New Building Massing to Existing Built Form



Figure 6-43: Vertical Delineation of Facades



Figure 6-44: Delineation of Storeys



streetscape.

BG193. The middle portion of the building's façade should ideally be 2 storeys in height.

BG194. The top and bottom extents of the middle portion of Medium Density Infill building should be defined by horizontal datums on the building facade through one or more of the following architectural devices:

- a) Cornices, projecting mouldings;
- b) Masonry courses;
- c) Material changes.

BG195. The middle portion of the facade zone of Medium Density Infill buildings, should employ consistent scale of detail elements, materials and colours.

6.4.8.4.3. Delineation of fourth floor

Guidelines

BG196. In the case of a five storey building, the fourth floor should be horizontally delineated by establishing a datum on the building facade through one or more of the following architectural devices:

- a) Cornices, projecting mouldings;
- b) Masonry courses;
- c) Material changes.

BG197. The front facade portion of the fourth floor of a five storey building need not be built at the build-to line provided it is vertically delineated and articulated.

6.4.8.4.4. Delineation of roof

Guidelines

BG198. The top floor of a Medium Density building should be made distinct from the middle of the building through the use of either sloping roofs or dormer elements.

BG199. The top floor should be constructed within the roof portion of the building's façade and should be horizontally delineated by a cornice.

BG200. The building cornice should be well articulated and proportioned and employ distinct materials, detailing and colours.

6.4.8.5. Height

Guidelines

BG201. Generally, buildings of 3-5 floors are appropriate along Main Street and Vodden Street, while built form that addresses other streets fronted by the Medium Density Transition Character Sub-Area should be no higher than 3 floors.

BG202. Suitable built forms along Thomas Street, Lorne Avenue, and Isabella Street that are part of Medium Density infill development projects include 2-3 storey "city-homes" with their primary entrance from the street, live-work townhouses or stacked townhouses.

6.4.8.5.1. Height gradient

Guidelines

- BG203.** The impact of a building's placement and orientation on neighbouring streets, buildings and open spaces shall be limited by creating appropriate transitions scaled to neighbouring buildings.
- BG204.** For Medium Density buildings along Main Street, a building height gradient will be implemented to achieve a transition in scale from a 4-5-storey height at Market Street (adjacent to the high-rise building on the south side of Market Street) to a height of 3 storeys where adjacent to the existing 2 – 2 ½ storey house fabric of Main Street North.
- BG205.** From Main Street to Thomas Street and Isabella Street a building height gradient will be implemented to achieve a transition in scale of the built form along Thomas Street and Isabella Street that is compatible with the existing 2 – 2 ½ storey residential neighbourhood.

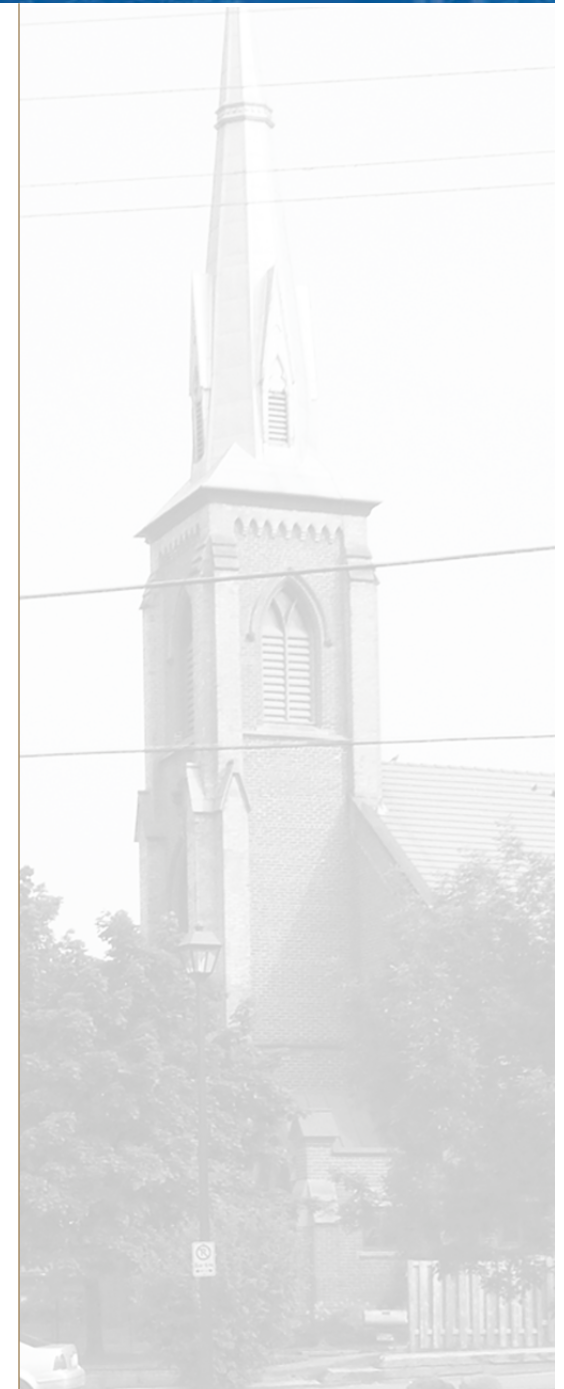
6.4.8.6. Scale

Guidelines

- BG206.** The pedestrian scale should be taken into account in the detail design of Medium Density Infill buildings fronting onto Main Street, Church Street, or Vodden Street.
- BG207.** Elevation elements located within the building base should have a human scale that promotes an active pedestrian edge compatible with ground related retail uses.
- BG208.** The scale of elevation elements above the base including cornices, eaves and fenestration, will be scaled to be compatible with the existing, predominately residential built form fabric.



Figure 6-45: Height Gradient



6.4.8.7. Spatial Separation

Guidelines

- BG209.** The spatial separation between individual Medium Density Infill buildings of 3-5 storeys located along Main Street should be a minimum of 3.0 metres and maximum of 6.0 metres.
- BG210.** Any portion of a Medium Density development above the first floor shall maintain a minimum spatial separation of 20.0 metres between the rear walls of buildings located along Main Street and buildings facing onto local streets (e.g. Thomas Street).

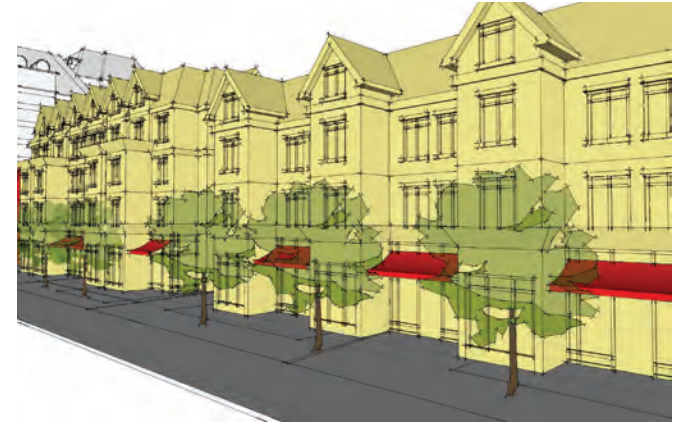


Figure 6-46: Provide Weather Protection along Retail Frontage

6.4.8.8. Active Pedestrian Edge

Animated street frontages require the built form to respond to pedestrian traffic in how it interfaces with the sidewalk, provides weather protection, and visual interest. This can be achieved by the following:

6.4.8.8.1. Street relationship

Guidelines

- BG211.** All buildings should relate directly to the streets onto which they front.

6.4.8.8.2. Weather protection

Guidelines

- BG212.** All retail frontages should provide weather protection along sidewalks. This can take the form of fabric awnings, fixed canopies or arcades. The minimum width of weather protection is to be 1.5 metres with a ground clearance of 2.5 metres to the underside of structure.

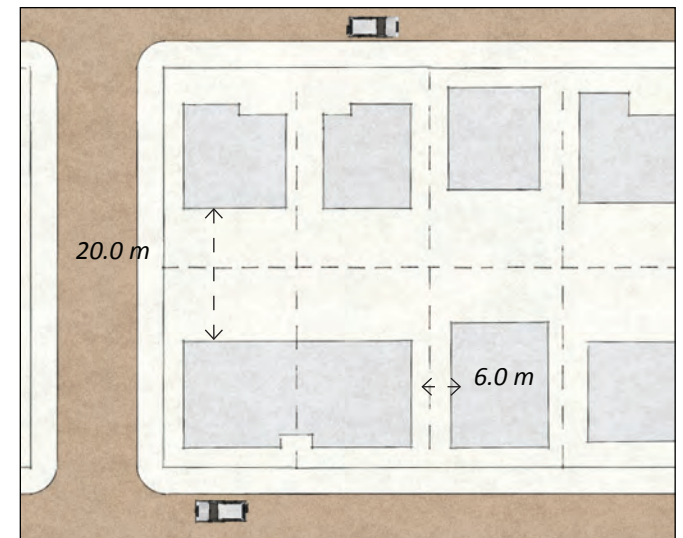


Figure 6-47: Spatial Separation

6.4.8.9. Entrances

Guidelines

- BG213.** Entrances to office or residential use on upper floors should be differentiated from retail store entrances through the use of increased setbacks, variation in main wall articulation, creation of entry courts or the use of built form elements that accentuate the entry element as a focal point of the building.
- BG214.** The sense of arrival to a building should be celebrated through the design and detailing of its entrance. Weather protection should be provided at all principal entries to residential and commercial buildings.

6.4.8.9.1. Narrow Retail Frontages

Guidelines

- BG215.** The individuality of retail stores should be heightened through many stores of narrow frontage rather than wide uninviting storefronts.

6.4.8.9.2. Retail Transparency

Guidelines

- BG216.** Retail frontages should address the street with transparent storefronts and high quality signage.
- BG217.** The facade zone of at-grade active pedestrian uses shall consist of a minimum of 75% openings (doors, glazing, windows) in accordance with Part 4.0.

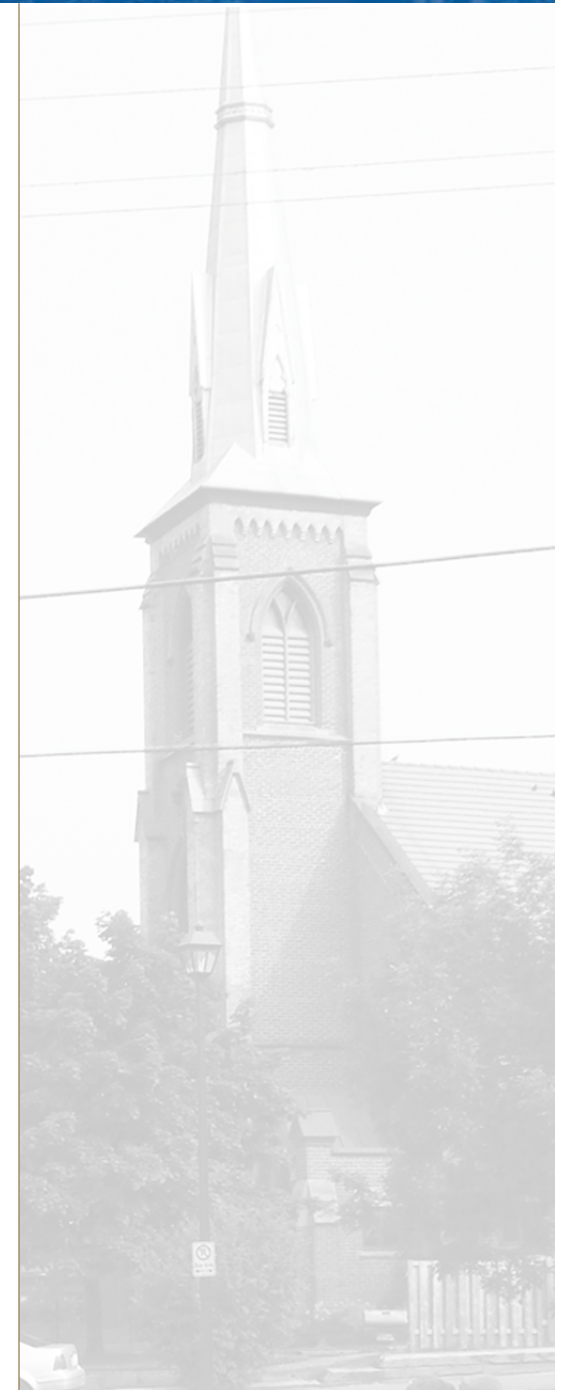
6.4.8.10. Amenity Spaces

Guidelines

- BG218.** Individual projects should include amenity spaces for residents. These areas should relate to a communal space for outdoor activity, such as rooftop terraces or the roofs of structured parking areas (in the case of larger developments).
- BG219.** Balconies or terraces may be located on building faces fronting onto side streets and to the interior of the parcel.
- BG220.** Where private outdoor amenity areas in the form of balconies serving residential dwelling units face onto Main Street, they should be provided in limited numbers and should be incorporated into the building's massing (for example at a setback at the 4th floor).



Figure 6-48: Facade Zone - Narrow Retail Frontage, 75% Glazing



6.4.8.11. Architectural Theming

It is not expected that new infill development replicate historical styles and decoration, however, new medium density developments occurring in the Medium Density Transition Character Sub-area, shall be designed with similar proportions, massing and built form articulation in order to retain the character of the existing building fabric.

Guidelines

- BG221.** It is encouraged that cues from the eight prevalent academic styles found in the neighbourhood are incorporated into the design of new buildings and additions (as set out in Section 6.5.9).
- BG222.** Design themes may be contemporary however it is encouraged that the scale and proportions of one of the eight prevalent academic styles is retained (as set out in Section 6.5.9).
- BG223.** Designs should respect the character and proportions of adjoining properties.

6.4.8.12. Materials

Guidelines

- BG224.** Traditional materials should be used for Medium Density Infill buildings including:
- Brick
 - Stone, stone veneer, stone cladding
- BG225.** Contemporary alternate materials should be of high quality and low maintenance such as:
- Pre-cast architectural concrete panels
 - Cast stone

- Brick
- High quality curtain wall
- Appropriately detailed metal and metal panels
- Appropriately detailed exterior grade finished wood panels

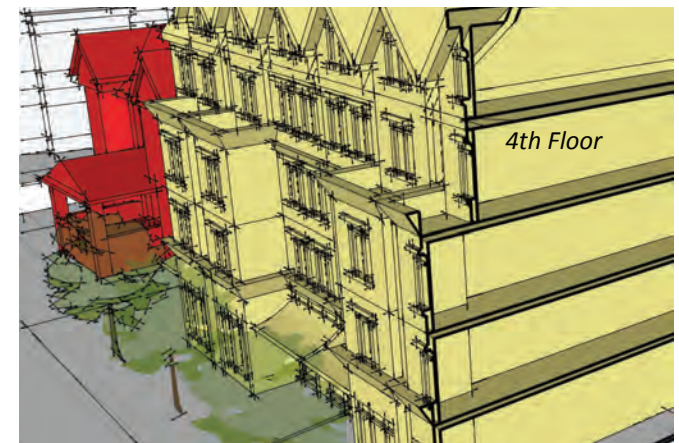


Figure 6-49: Preferred Location of Balconies Facing Main Street

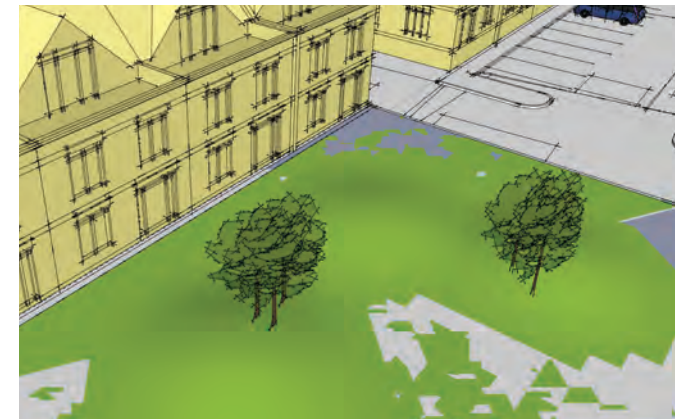


Figure 6-50: Private Amenity Space above Structured Parking

BG226. Materials that are not permitted for Medium Density Infill buildings include:

- Horizontal aluminum siding
- Vinyl, plastic or fibre glass
- Clapboard, shiplap, board and baton wood siding or any variant thereof

BG227. Exterior Insulation and Finish Systems (EIFS) and stucco finishes may not be used within the base portion of the building's facade.

finished with materials that are complimentary to the associated buildings.

BG233. Ramps to underground parking should be perpendicular to the street and should be concealed to the greatest extent possible.

BG234. Transformers, utilities meters and mechanical equipment shall be integrated into the building design and concealed from views from the street.

6.4.8.13.Colour

Guidelines

BG228. Building colour should be harmonious with the contextual neighbourhood and it is recommended that earth-tone colour schemes be used for most parts of the building.

6.4.8.14.Site Services

Guidelines

BG229. Locate and organise vehicle parking and utilities at the rear.

BG230. In the case of "through lot" developments, parking and loading facilities should be located along an inside lot line or internalized into the building massing.

BG231. Structured parking must be a ½ level (minimum) below existing grade. Above ground decked parking is not permitted unless entirely screened.

BG232. Where underground parkades protrude above grade, any exposed wall should be appropriately

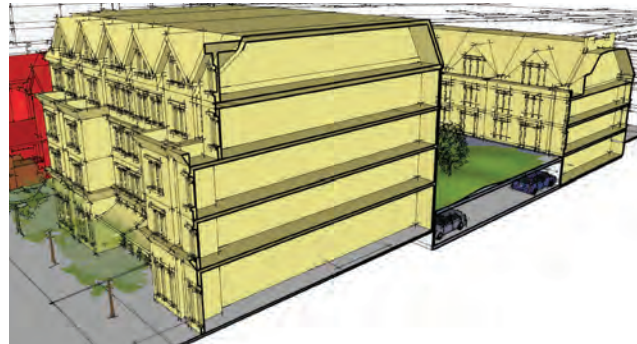
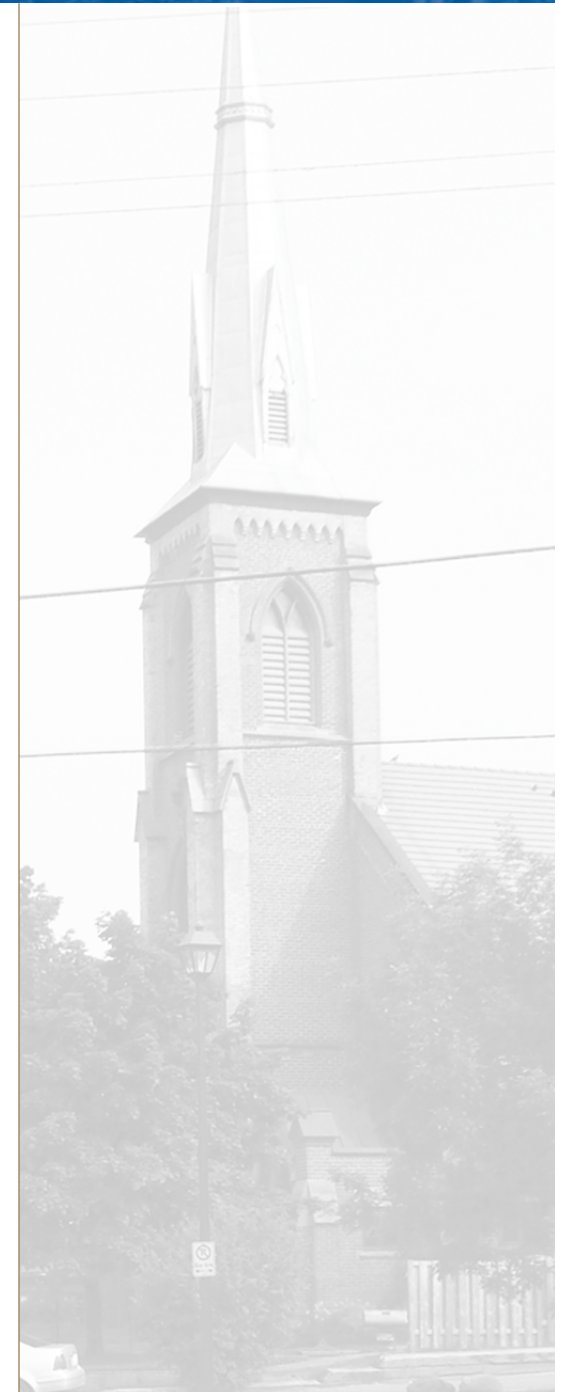


Figure 6-51: Required Treatment and Location of Structured Parking



6.4.9. Mid-Rise Buildings Guidelines 6 to 9 Storey

Introduction

The Design Guidelines for 6 to 9 Storey Mid-Rise Buildings relate to new residential, commercial or mixed use developments that are 5 or more storeys in height and not more than 9 storeys in height and that are predominantly situated at or near the Main Street North street edge to form a generally continuous street wall in accordance with the guidelines contained herein.

Purpose

6 to 9 storey midrise development will generally occur on land parcel assemblies of multiple adjacent parcels along Main Street North and parcels along Thomas Street in order to form adequately sized assembled development parcels.

The purpose of the Design Guidelines for 6 to 9 Storey Mid-Rise Buildings is to ensure that new mid-rise development is planned and designed to achieve functional and visual continuity with, and appropriate transitions to the existing surrounding built form fabric and existing street patterns.

To ensure that the siting and massing of mid-rise development is appropriate in this regard, built form controls such as building setbacks, height and massing as well as angular planes shall be employed.

Applicability

The Design Guidelines for 6 to 9 Storey Midrise Buildings pertain to development greater than 15.5

metres in height to a maximum building height of 30 metres, and located in the Main Street North Medium Density Transition Character Sub-area. This area is generally bounded by Main Street, Market Street, Thomas Street, and to two lots south of David Street.



Figure 6-52: Main Street North Medium Density Character Sub-area

Definitions

Build-to line - means a line with which the exterior wall of a building in a development is required to coincide. (Minor deviations from the build-to line for such architectural features as weather protection, recesses, niches, ornamental projections, entrance bays, or other articulations of the facade are permitted, unless otherwise prohibited by these guidelines.)

Wall Plane – means the extent of a building’s exterior surface located on a singular vertical plane facing a street between changes in wall direction

Facade Zone – means the extent of a building’s exterior surface attributable to an individual residential, retail or commercial unit or floor area within a building.



Figure 6-54: Building Setback

Sign Zone – means the maximum area within which, a sign associated with a retail or commercial unit may be located on the exterior surface of a building.

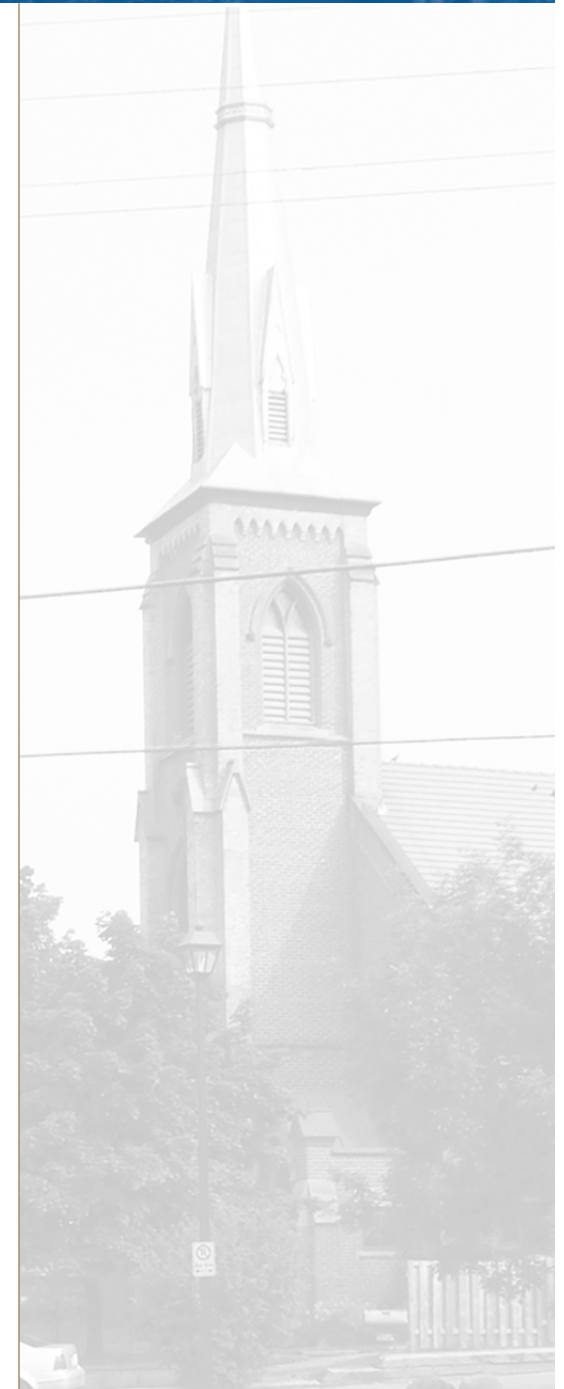
6.4.9.1. Placement and Orientation

Guidelines

- BG235.** 6 to 9 storey midrise buildings shall relate directly to the streets on which they front and shall be parallel to the street.
- BG236.** Land assemblies that create “through lots” or contiguous parcels from Main Street North to Thomas Street, are required to provide sufficient lot depths for 6 to 9 storey midrise buildings. Consequently, the resulting built form shall address all public streets abutting the parcel and establish an appropriate street character. I.e. the “backs” of buildings will not be permitted to front on or face existing residential neighbourhoods.



Figure 6-53: Locate Buildings Parallel to the Street



6.4.9.2. Building Setbacks

Guidelines

Minimum Setbacks

- BG237.** Minimum setbacks for new 6 to 9 storey midrise buildings should take into consideration the location of the main front wall of adjacent heritage buildings.
- BG238.** In the case of a retail or commercial frontage, the minimum setback for new 6 to 9 storey midrise buildings will be 1.5 metres from the property line to encourage use of retail awnings, cornicing and architectural details compatible to the surrounding built form character.
- BG239.** In the case of a residential frontage the minimum setback shall be increased to 3.5 metres along Main Street North to provide for an increased semi-private landscape zone between the residential unit and the street. Along Thomas Street, the use of stoops, porches and weather protected residential entrances are encouraged within an increased semi-private zone, located between the sidewalk and the building.

Maximum setbacks/ Required Build-to-Lines

- BG240.** Retail or commercial storefronts along a building frontage should generally be built to the minimum setback line i.e., the Build-to line. Limited portions of the building frontage shall however, be setback further to articulate the streetscape in accordance with articulation criteria contained in this document. Other opportunities to further setback portions of the building frontage from the “build-to” line are where small courtyards or lobby entrances may be provided.
- BG241.** Residential buildings should generally be built to the minimum setback line i.e., the Build-to line. In



Figure 6-55: Minimum Setback for Retail frontage



Figure 6-56: Minimum Setback for Residential frontage

conjunction, the ground floor of residential units within new 6 to 9 storey midrise buildings shall be raised above grade a minimum of 0.9 metres and a maximum of 1.2 metres to provide an increased degree of privacy from the pedestrian zone of a street.

BG242. Where the ground floor of residential units facing a public street is at or near grade and cannot be raised above grade a minimum of 0.9 metres, the minimum building setback from the street shall be increased to 4.5 metres and additional measures to mitigate the lack of privacy shall be required.

BG243. Main building lobby entrances, ground related unit entrances, and limited portions of the building frontage may be setback up to 1.8 metres further to add articulation visual interest, enhanced semi-private landscape zones etc., in accordance with articulation criteria contained in this document.

BG244. 6 to 9 storey midrise developments that propose to retain and incorporate portions of existing residential buildings will be set back from the property line in accordance with Schedule 3 in Part 4.0.

6.4.9.3. Spatial Separation Between Buildings

Guidelines

BG245. To provide a visual break along the street-wall, permit sun penetration at grade along Main Street North, and add definition to individual building masses appropriate to their scale, the spatial separation between 6 to 9 storey midrise buildings located along Main Street shall be 11.0 metres.

BG246. The minimum spatial separation between the rear

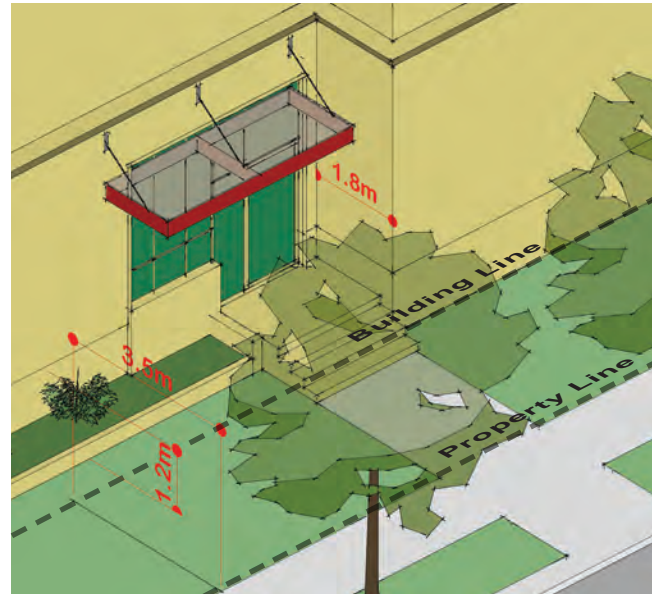


Figure 6-57: Minimum Setback of 3.5m with ground floor raised 1.2m from grade.

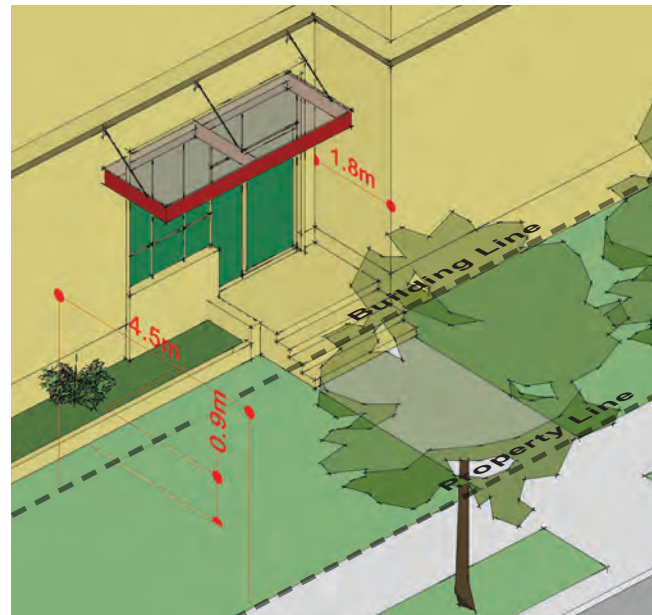
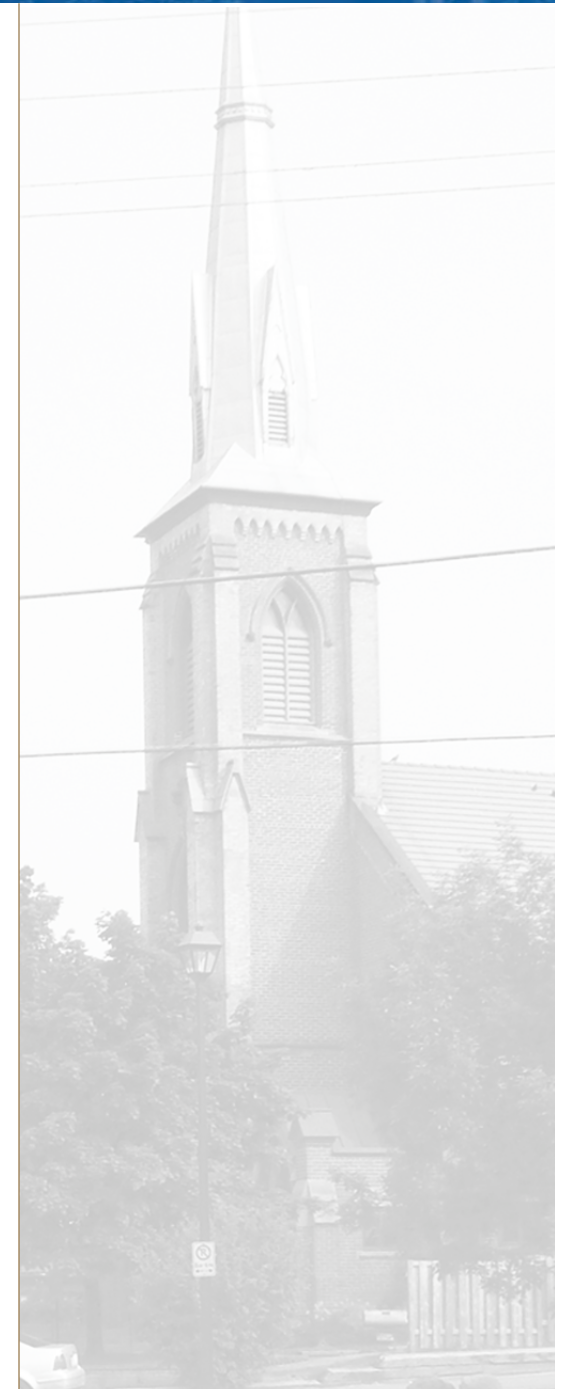


Figure 6-58: Increased Setback of 4.5m with ground floor raised 0.9m from grade.



wall of a 6 to 9 storey midrise building fronting Main Street North and the rear wall of a building fronting Thomas Street shall 20.0 metres. Spatial separations between buildings should be further increased proportionate to their height.

6.4.9.4. Between facing residential units

Guidelines

- BG247.** An adequate distance between facing residential apartments units is required to provide residents with a sense of privacy and personal well-being and mitigate direct views into opposing units. Where the principle fenestrated area of the exterior façade and / or balcony and exterior access door(s) of one residential dwelling unit faces that of another residential dwelling unit, the minimum spatial separation between facing residential dwelling units shall be 20.0 metres.
- BG248.** Where the principle fenestrated area of the exterior façade and / or balcony and exterior access door(s) of one residential dwelling unit faces an exposed side wall or flankage of another residential dwelling unit with limited fenestration, less than 30% of the units exposing exterior wall face, the minimum spatial separation between dwelling units may be reduced to 12.0 metres.

6.4.9.5. Built Form Massing

6.4.9.5.1. Scale

Guidelines

- BG249.** 6 to 9 storey midrise buildings should be massed to form an articulated street wall that will help to define the edges of streets, while at the same time maintain the rhythm of the existing residential built form fabric.



Figure 6-59: Spatial separation between buildings

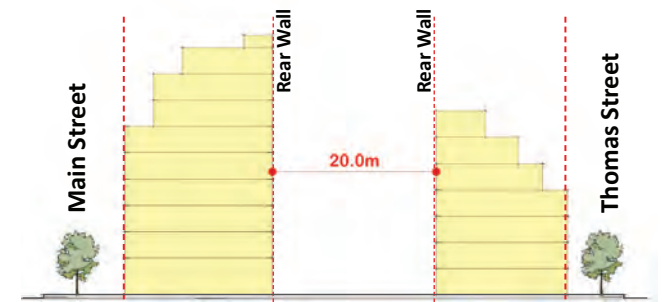


Figure 6-60: Spatial separation for facing residential units



Figure 6-61: Reduced spatial separation for side flankage

- BG250.** In order to form a generally continuous, articulated street wall along Main Street North, 6 to 9 storey midrise buildings should be not less than 25 metres long and not more than 45 metres long.
- BG251.** 6 to 9 storey midrise residential developments should have a building depth of 18 to 23 metres, not including projecting balconies, awnings or canopies in order to promote mixed-use retail or commercial / residential developments along Main Street.
- BG252.** 6 to 9 storey midrise retail/commercial mixed use developments only, may have building depths in excess of 23 metres.
- BG253.** Integrated street related Townhouse blocks or podiums should have a building depth of 15 metres, not including projecting balconies, awnings or canopies.
- BG254.** Variation in depth of the building facade is required.



Figure 6-62: Minimum and Maximum building length

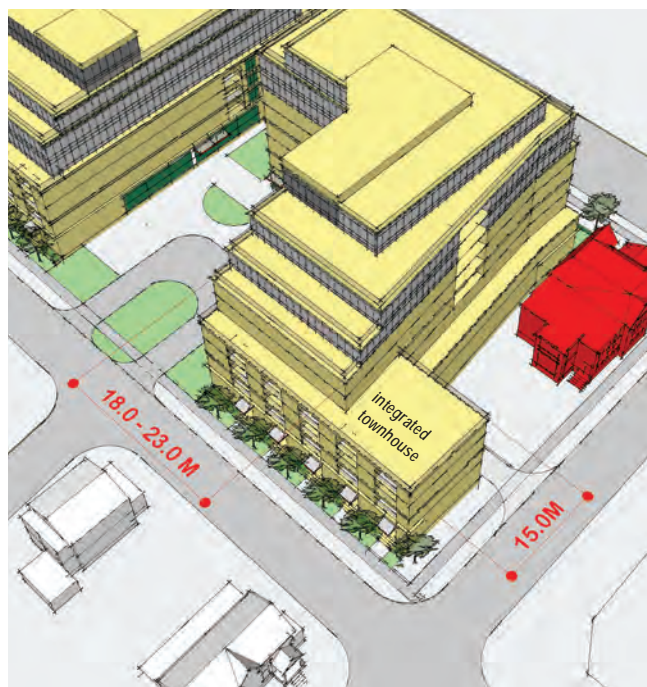
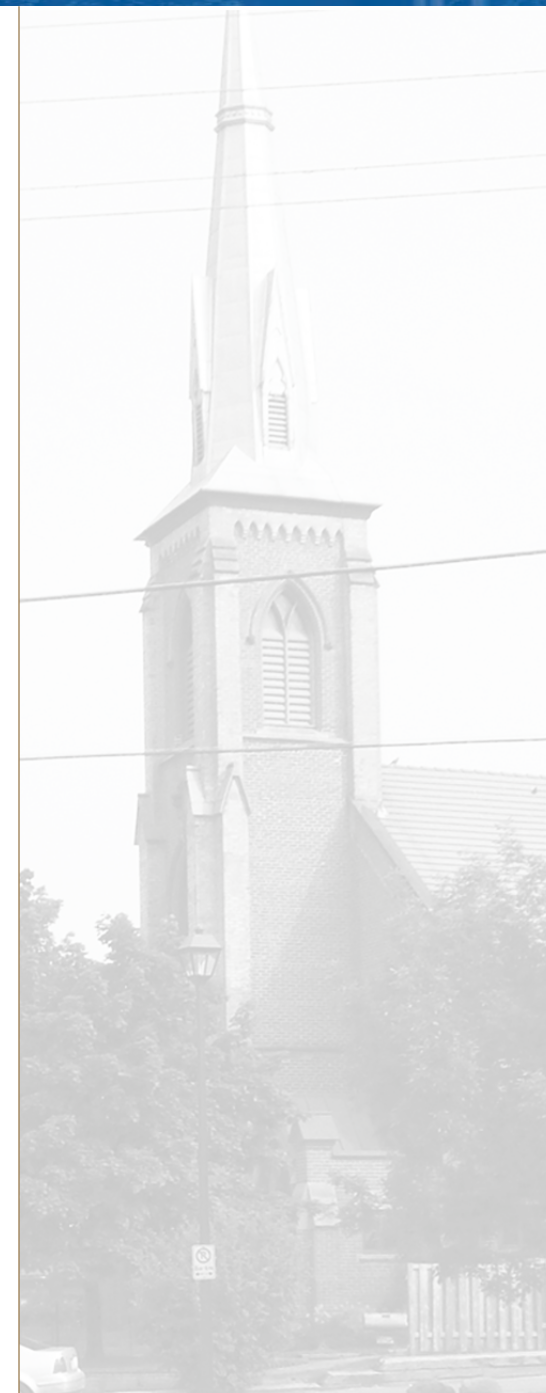


Figure 6-63: Preferred Building depth



6.4.9.5.2. Articulated street edge

Guidelines

- BG255.** Between 40% to 60% of a 6 to 9 storey midrise building facade fronting Main Street North, shall be located at the front yard setback line i.e. the build-to line. The remainder of the building's front facade should be set back from the build-to line a minimum of 1.5 metres.
- BG256.** To achieve sufficient articulation of street facing façades, individual vertical portions or wall planes of a 6 to 9 storey midrise building, fronting Main street north, shall be between 6 to 9 metres in length.
- BG257.** 6 to 9 storey midrise building massing should relate appropriately to the massing of adjacent developments and the existing built form fabric to achieve a harmonious streetscape and enhance the pedestrian experience.



Figure 6-64: Range for wall planes fronting Main Street



Figure 6-65: Percentage of frontage along building line on Main Street

6.4.9.5.3. Vertical delineation

Guidelines

BG258. In addition to the articulation of street facing facades, wall areas should be vertically delineated in order for 6 to 9 storey midrise buildings to be appropriately scaled and visually integrated with the existing built form fabric of Main Street North;

BG259. Building designs should establish clearly defined and well-articulated facades that are arranged using vertically demarcated building bays;

BG260. For building facades fronting Main Street North, building bays should consist of façade logically arranged elements not less than 1.8 metres and not greater than 9.0 metres wide;

BG261. For building facades fronting Thomas Street, building bays should consist of logically arranged façade elements not less than 1.8 metres and not greater than 5.0 metres wide;

BG262. Within each delineated bay, the logical arrangement of spaced openings such as windows and doors in a regular pattern or the use of one or more architectural detail or elements including but not limited to the following is required to further enhance and ensure compatibility with the rhythm of the existing residential built form fabric:

- Projecting piers or pilasters or columns;
- Changes in materials;
- Masonry coursing;
- Moldings



Figure 6-66: Vertical Delineation

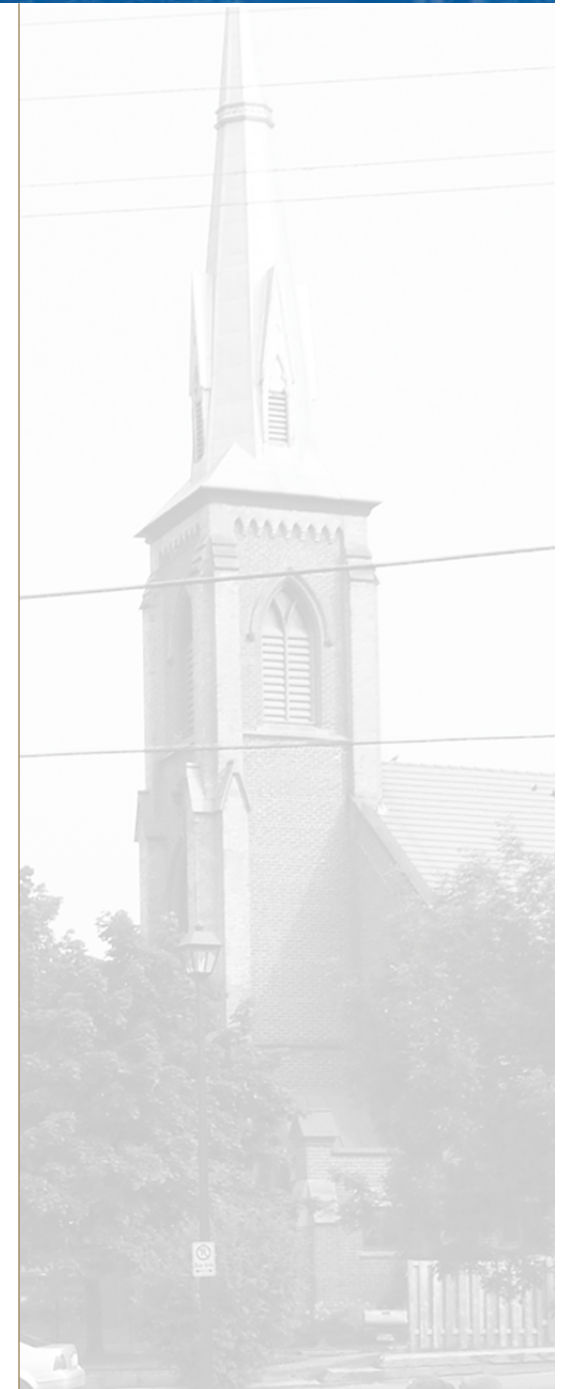
6.4.9.5.4. Delineation of storeys

Guidelines

BG263. To further articulate the building mass of 6 to 9 storey midrise buildings and ensure compatibility with the rhythm of the existing residential built form fabric, all facades shall be horizontally delineated to create a clearly defined base, middle and top.

BG264. The building's base shall be at least 2 storeys in height, subject to achieving appropriate proportionality of the façade, and should be delineated by establishing a horizontal datum on the building facade through one or more of the following architectural devices:

- Cornices, projecting moldings;
- Precast features and elements or masonry coursing;
- Other massing articulation that separates it from upper floors;
- Material changes.



BG265. The elevation of the building's base datum should generally be set at the elevation of similar features on adjacent existing buildings to reinforce the continuity of the streetscape. For building facades fronting Main Street North, the extent of the building base should generally align with the eave line of adjacent existing residential built form.

BG266. The middle portion of 6 to 9 storey midrise buildings should generally be between 2 to 4 storeys in height. Buildings with taller middle portions shall be located toward the southern portion of the development parcel toward Market Street and buildings with shorter middle portions located toward the northern portion of the development parcel toward David Street, depending on the shape and configuration of the parcel.

BG267. To reinforce the articulated street wall massing established by the building base, the middle portions of 6 to 9 storey midrise buildings should generally follow the setback and Build-to line

established by the building base, however shall be visibly differentiated from the building base by incorporating a finer degree of articulation, detail and contrasting yet complimentary materials.

BG268. The top and bottom extents of the middle portion of 6 to 9 storey midrise buildings should be well defined by delineating horizontal datums on the building facades through one or more of the following architectural devices:

- Cornices, projecting moldings;
- Precast features and elements or masonry coursing;
- Material changes.

BG269. The middle portion of the Facade Zone of 6 to 9 storey midrise buildings should employ consistent scale of detail elements, materials and colours

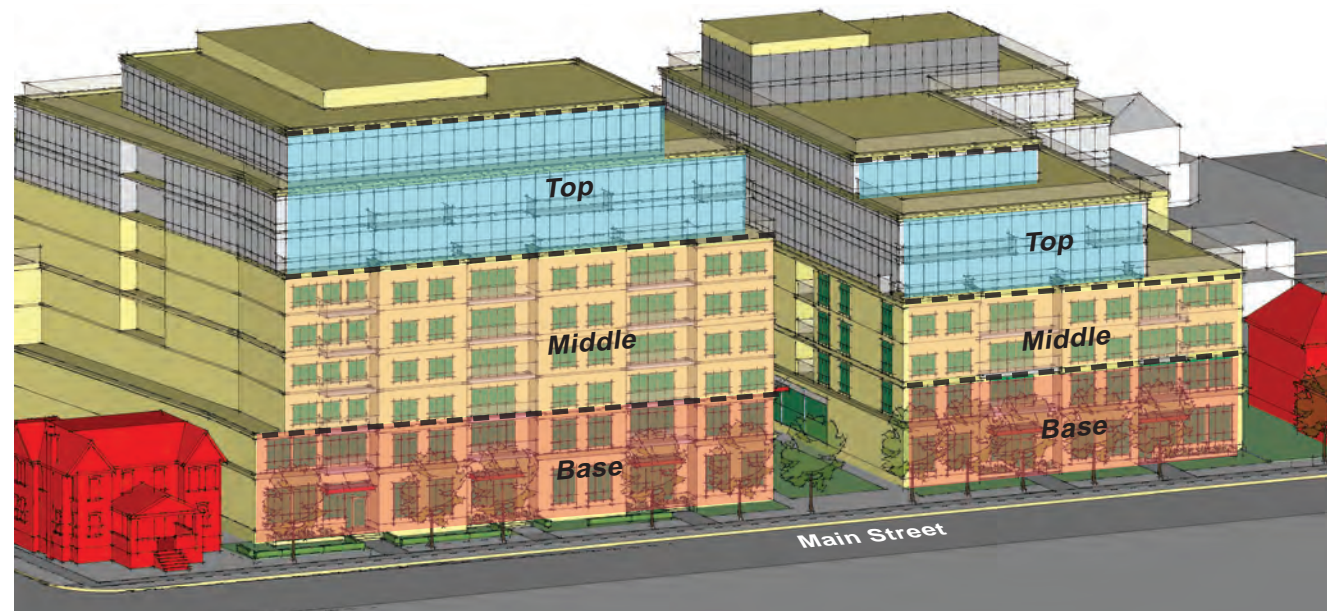


Figure 6-67: Delineation of Storeys

6.4.9.5.5. Delineation of top floor(s) & Roof Guidelines

BG270. The top of a 6 to 9 storey midrise building should be made distinct from the middle of the building.

BG271. The top 2 storeys of a 6 to 9 storey midrise building should be horizontally delineated to create a clearly defined top to the building with a visually expressive and varied roofline. This shall be accomplished by establishing a datum on the building facade through one or more of the following architectural devices:

- Cornices, projecting moldings;
- Precast features and elements or masonry coursing;
- Material changes.
- Setback of the street facing wall plane.

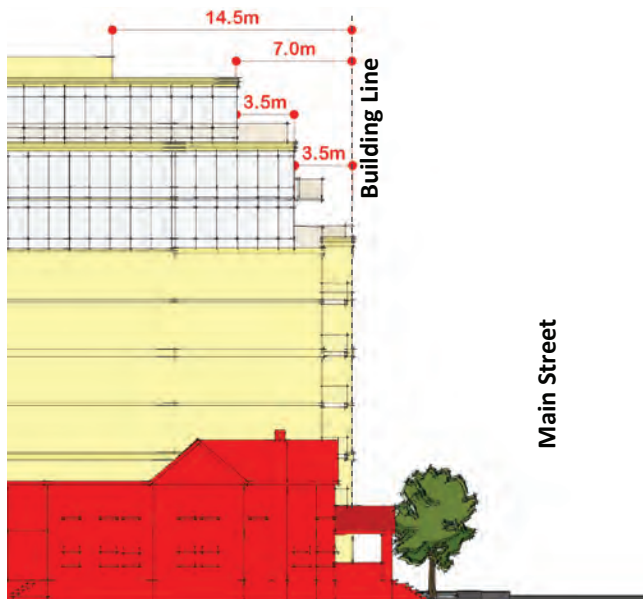


Figure 6-68: Setbacks along Main Street (South Building)

6.4.9.5.6. Step backs – Floors 1 to 6 Guidelines

BG272. 6 to 9 storey midrise buildings shall be designed with step backs at key elevations on street facing facades in order to ensure compatibility with the rhythm of the existing residential built form fabric.

BG273. Buildings generally located toward the south extent of the Main Street North Medium Density Transition Character Sub-area shall be designed with a minimum 3.5 metre step back above the 6th floor, measured from the “build-to” line, for facades facing Main Street North.

BG274. Buildings facing Main Street North and generally located toward the north extent of the Main Street North Medium Density Transition Character Sub-area shall be designed with a minimum 3.0 metre step back above the 4th floor, and a minimum 12.0

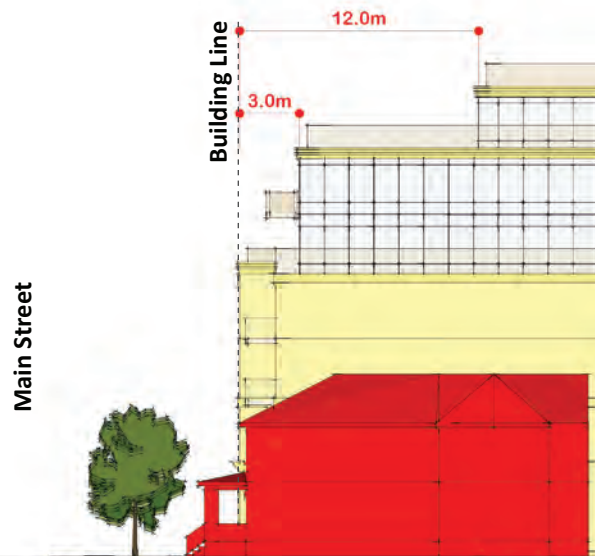
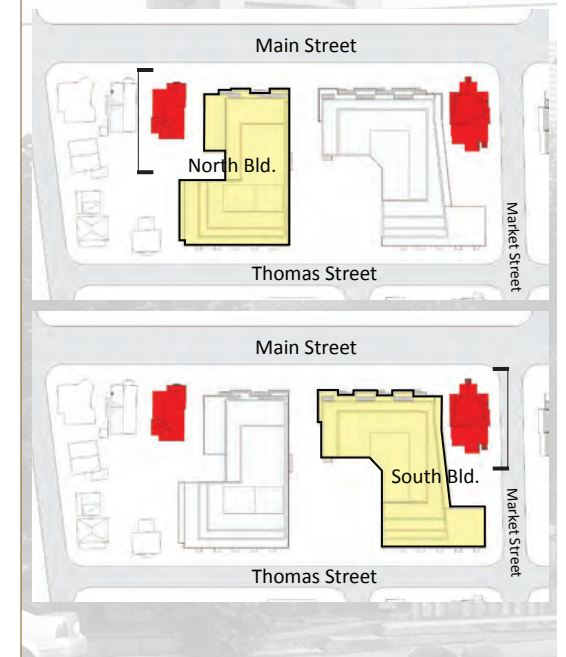
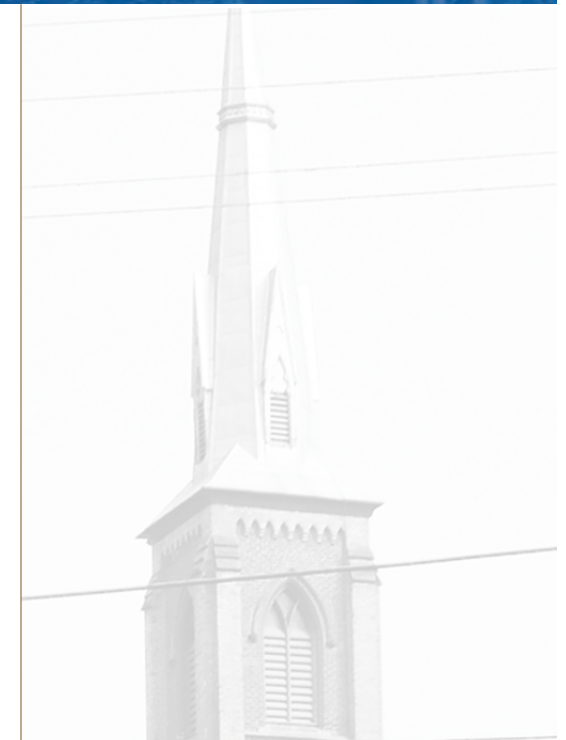


Figure 6-69: Setbacks along Main Street (North Building)



metre step back above the 6th floor, measured from the “build-to” line.

BG275. Buildings facing Thomas Street shall be designed with a minimum 3.0 metre step back above the 4th floor, and a minimum 6.0 metre step back above the 6th floor, measured from the “build-to” line.

6.4.9.5.7. Step backs – Floors 7 to 9

Guidelines

BG276. Additional step backs are required for 6 to 9 storey midrise buildings higher than 7 floors:

BG277. The 8th floor of a building facing Main Street North shall be designed with a step back of 3.5 metres, measured from the “build-to” line.

BG278. The 9th floor of a building facing Main Street North shall be designed with a step back of 7.0 metres, measured from the “build-to” line.

BG279. The 8th floor of a building facing Thomas Street shall be designed with a step back of 10.0 metres, measured from the “build-to” line.

BG280. The 9th floor of a building facing Thomas Street shall be designed with a step back of 16.0 metres, measured from the “build-to” line.

6.4.9.5.8. Step backs – Mechanical floor / Penthouse

Guidelines

BG281. In order to limit the potential for negative visual impacts of mechanical equipment enclosures, mechanical floors and penthouses of 6 to 9 storey

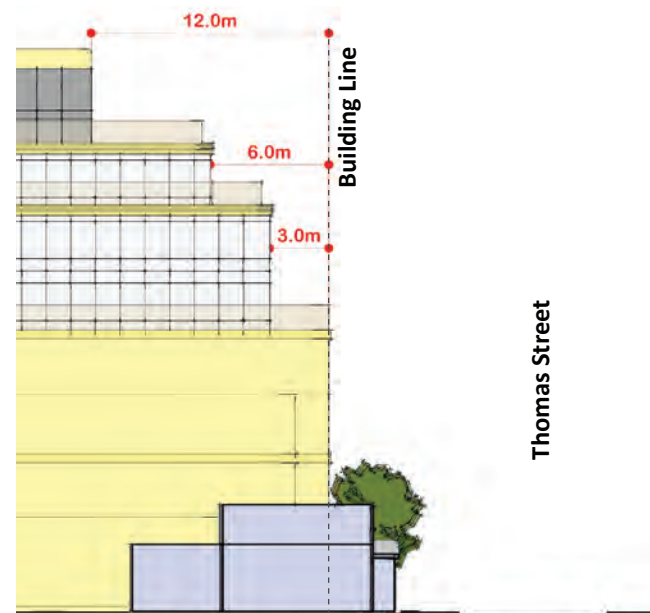
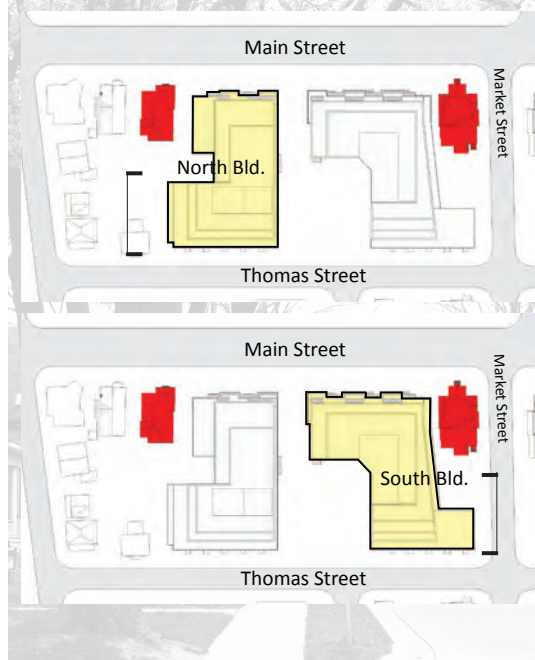


Figure 6-70: Setbacks along Thomas Street (North Building)

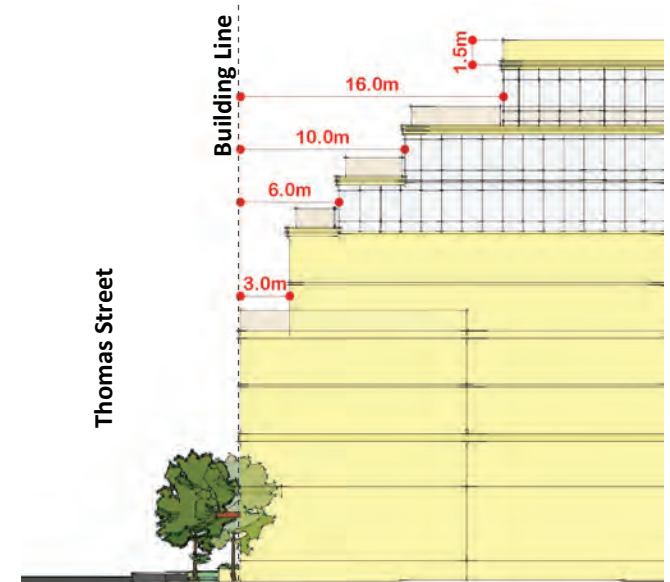


Figure 6-71: Setbacks along Thomas Street (South Building)

rey midrise buildings, further step backs shall be accommodated.

BG282. For buildings up to 7 floors in height, the mechanical penthouse floor shall be designed with a step back of 33.0 metres, measured from the Main Street North “build-to” line, and a step back of 12.0 metres, measured from the Thomas Street “build-to” line.

BG283. For buildings up to 7 floors in height, the mechanical penthouse should to be designed within the 7th storey floor-plate area and have a limited projection above the 7th floor roof level of not more than 1.5 metres. Mechanical penthouses for buildings up to 7 floors in height may however extend above the 7th floor roof level a maximum of 5.0 metres provided its exterior façade cladding and finish meets the requirements of the materials section of this section.

BG284. For buildings up to 9 floors in height, the mechanical penthouse floor shall be designed with a step back of 14.5 metres, measured from the Main Street North “build-to” line, and a step back of 16.0 metres, measured from the Thomas Street “build-to” line.

BG285. For buildings up to 9 floors in height, the mechanical penthouse shall be designed within the 9th storey floor-plate and project above the roof of the 9th floor a maximum of 1.5 metres.

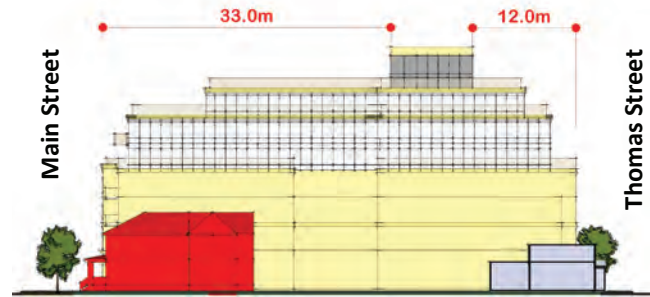


Figure 6-72: Mech. Room Setback for 7 storey and above blds

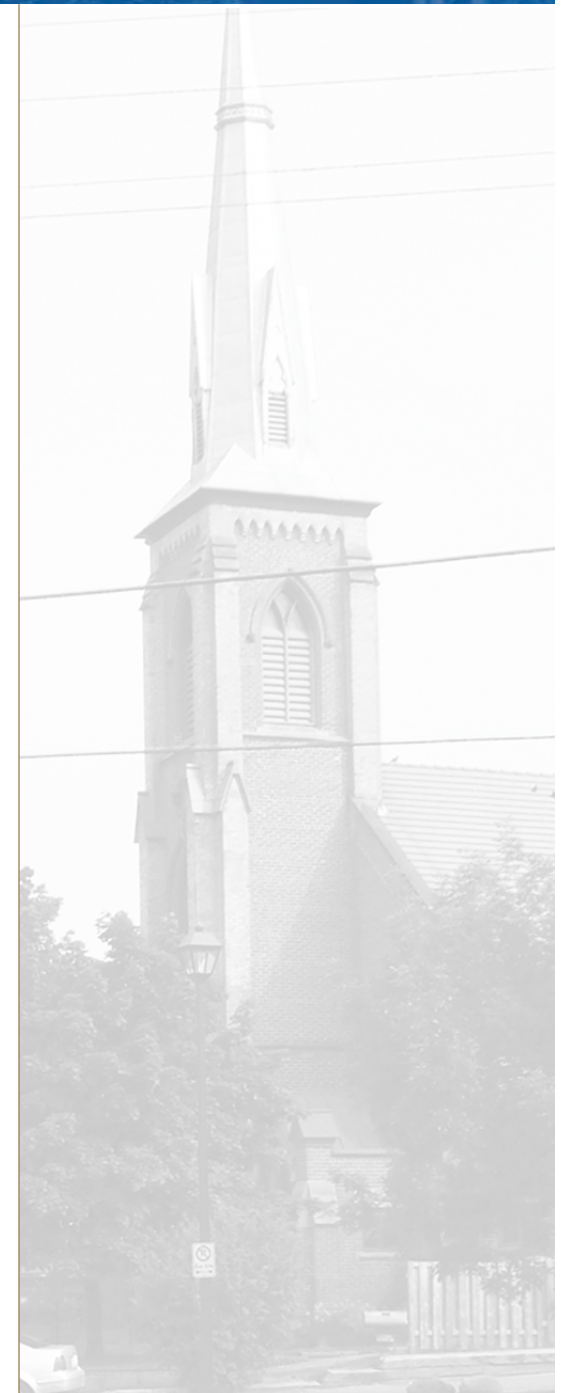


Figure 6-73: Angular Plane - Thomas Street

6.4.9.5.9. Angular Planes

Guidelines

BG286. In order to retain the existing architectural character of the predominantly 2 to 2 1/2 storey residential built form fabric of the area, and in addition to required step backs, the built form massing of 6 to 9 storey midrise buildings located within the Main Street North Medium Density



Transition Character Sub-area shall be moderated through the use of angular planes.

- BG287.** Other than glass balcony guards, no portion of a 6 to 9 storey midrise building may be constructed beyond the 45 degree angular plane originating at grade along the west limit of the Thomas Street public right of way.

6.4.9.6. Building Height

6.4.9.6.1. Height of ground floor

Guidelines

- BG288.** 6 to 9 storey midrise buildings located within the Main Street North Medium Density Transition Character Sub-area and fronting Main Street North shall generally be designed with increased ground floor heights to create an enhanced street/built form relationship, provide adequate ground floor height in order to provide for accessible commercial or retail ground floors, or the future conversion of at or near grade residential floor areas to accessible commercial or retail ground floors.
- BG289.** Commercial office or street related retail developments should include accessible ground floors at grade with a minimum floor to floor height of 4.5 metres.
- BG290.** Residential developments or residential / retail mixed use developments shall be designed to provide accessible, at grade entry lobbies with a minimum floor to floor height of 4.5 metres. Double height or 2 storey residential entry lobbies are encouraged for taller midrise buildings.

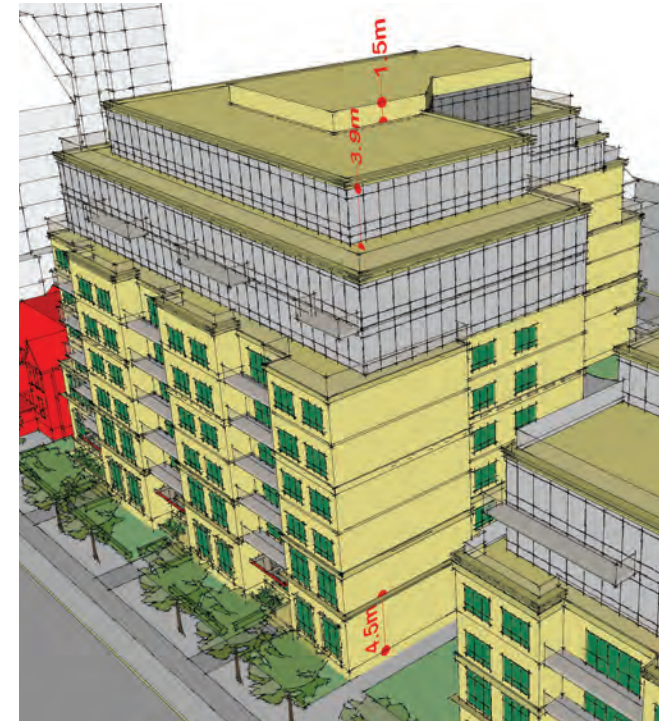


Figure 6-74: Floor Heights

6.4.9.6.2. Residential floor heights

- BG291.** The ground floor units of a multi-unit residential building or street related residential units within new 6 to 9 storey midrise buildings shall generally be raised above grade a minimum of 0.9 metres and a maximum of 1.2 metres to provide an increased degree of privacy from the pedestrian zone of the street.
- BG292.** Where the ground floor of residential units cannot be raised above grade a minimum of 0.9 metres, increased building setbacks shall apply.
- BG293.** Where the ground floor of residential units are located at grade or less than 0.9 metres above grade, the floor to floor height of ground floor residential units shall be minimum 4.5 metres.

BG294. For buildings over 7 floors in height, the top most residential floor may have an increased floor to floor height of up to 3.9 metres.

6.4.9.6.3. Commercial/office floor heights

Guidelines

BG295. The floor to floor height of commercial office floors above the ground floor shall be between 3.0 to 4.0 metres.

6.4.9.6.4. Height Gradients / transition to surrounding urban fabric

Guidelines

BG296. The placement and orientation of buildings has an impact on neighbouring streets, existing buildings and open spaces. New 6 to 9 storey midrise buildings shall limit this impact through appropriate transitions in built form scale to that of neighbouring buildings.

BG297. For 6 to 9 storey midrise buildings fronting Main Street North, a building height gradient will be implemented to achieve a transition in scale from a maximum 9 storey height at Market Street (adjacent to the high-rise building on the south).

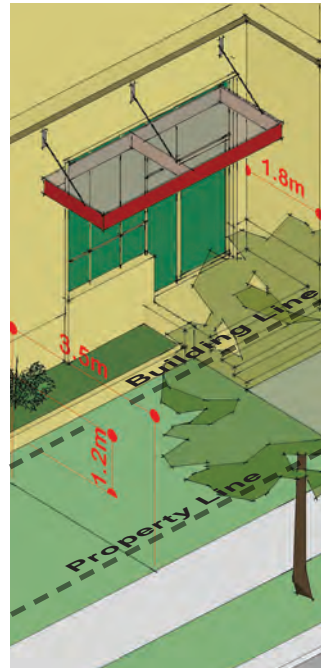


Figure 6-76: Residential units raised at 1.2m with 3.5m setback

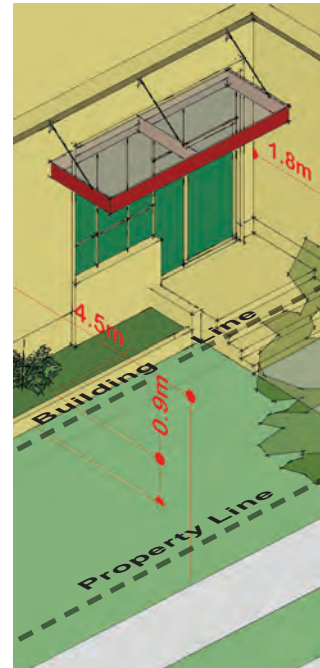


Figure 6-77: Residential units raised at 0.9 with increased setback of 4.5m

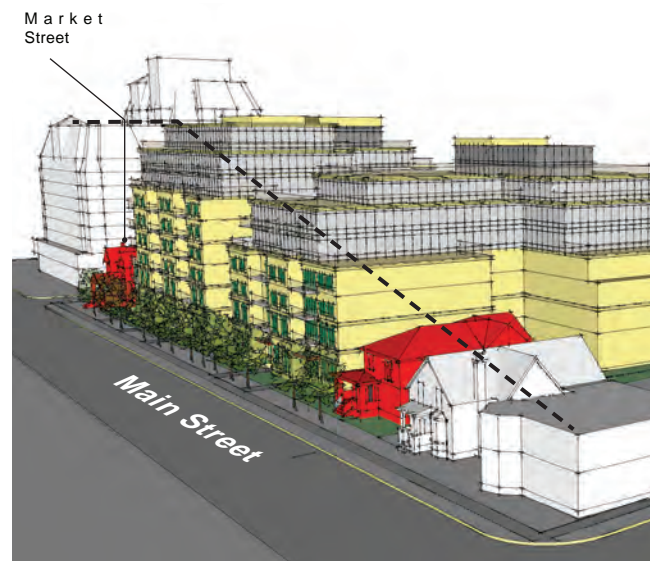
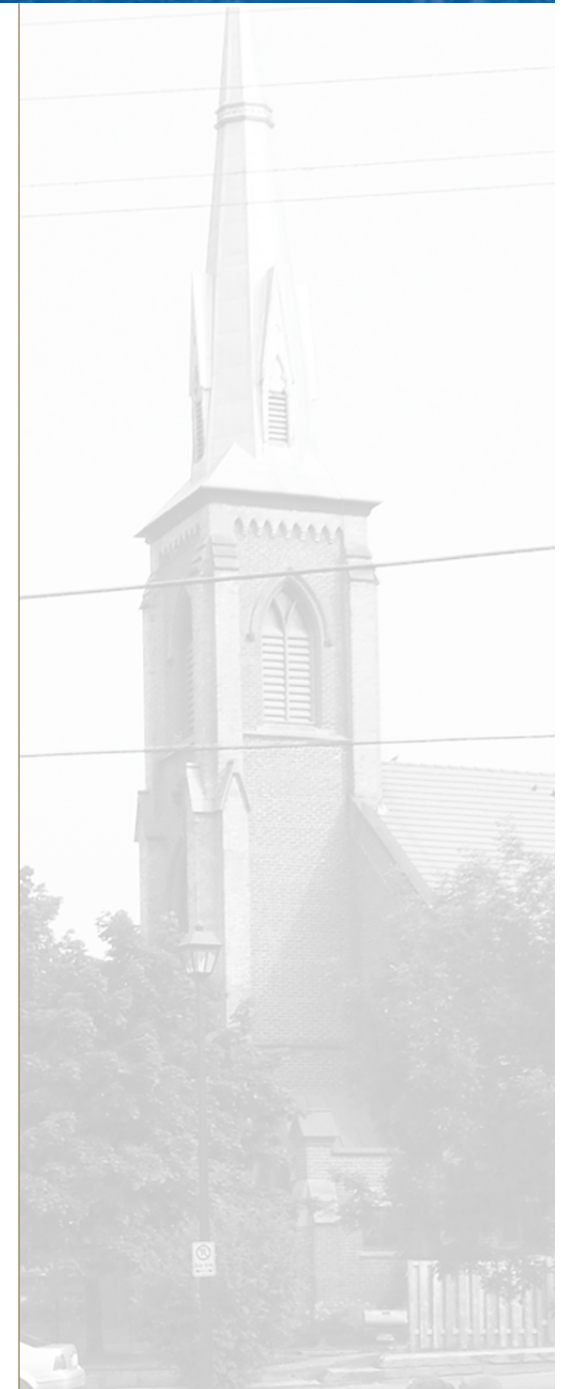


Figure 6-75: Height Gradient



6.4.9.7. Pedestrian Scale

Guidelines

- BG298.** The pedestrian scale should be taken into account in the detailed design of 6 to 9 storey mid-rise buildings fronting Main Street North.
- BG299.** Facade elements located within the building base should have a human scale that promotes an active pedestrian edge compatible with ground related retail or residential uses.
- BG300.** The scale of elevation elements above the base including cornices, eaves and fenestration, will be scaled to be compatible with the existing, predominately residential built form fabric.

6.4.9.8. Active Pedestrian Edge

6.4.9.8.1. Street Relationships

Guidelines

- BG301.** All buildings should relate directly to the streets onto which they front.

6.4.9.8.2. Weather Protection

Guidelines

- BG302.** Commercial / office buildings shall provide weather protection at principle entrances.
- BG303.** All retail frontages should provide weather protection along sidewalks. This can take the form of fabric awnings, fixed canopies or arcades. The minimum width of weather protection is to be 1.5 metres with a ground clearance of 2.5 metres to the underside of structure.



Figure 6-78: Provide weather protection along retail edge

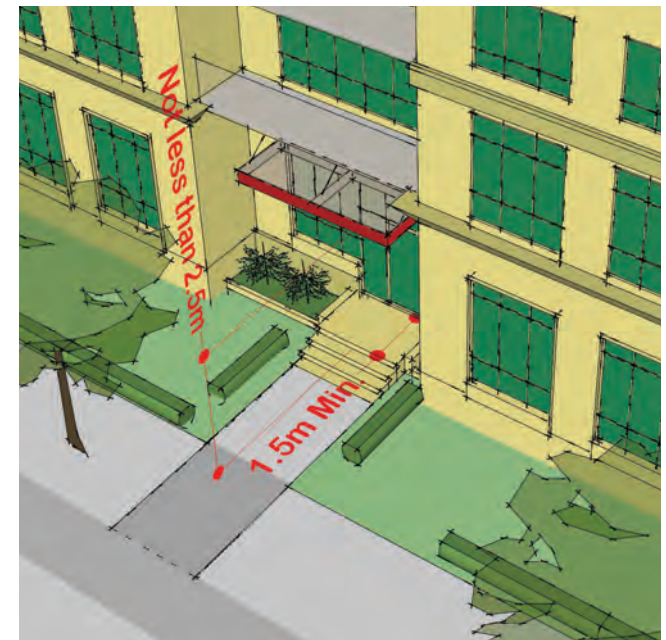


Figure 6-79: Provide weather protection for residential lobbies

BG304. Weather protection in the form of fabric awnings, fixed canopies or arcades shall be provided for all entrances to accessible, at grade, residential entry lobbies.

BG305. Grade related residential dwelling units directly accessible from the building exterior shall be designed with fixed canopies or recessed entrance ways or alcoves to provide weather protection.

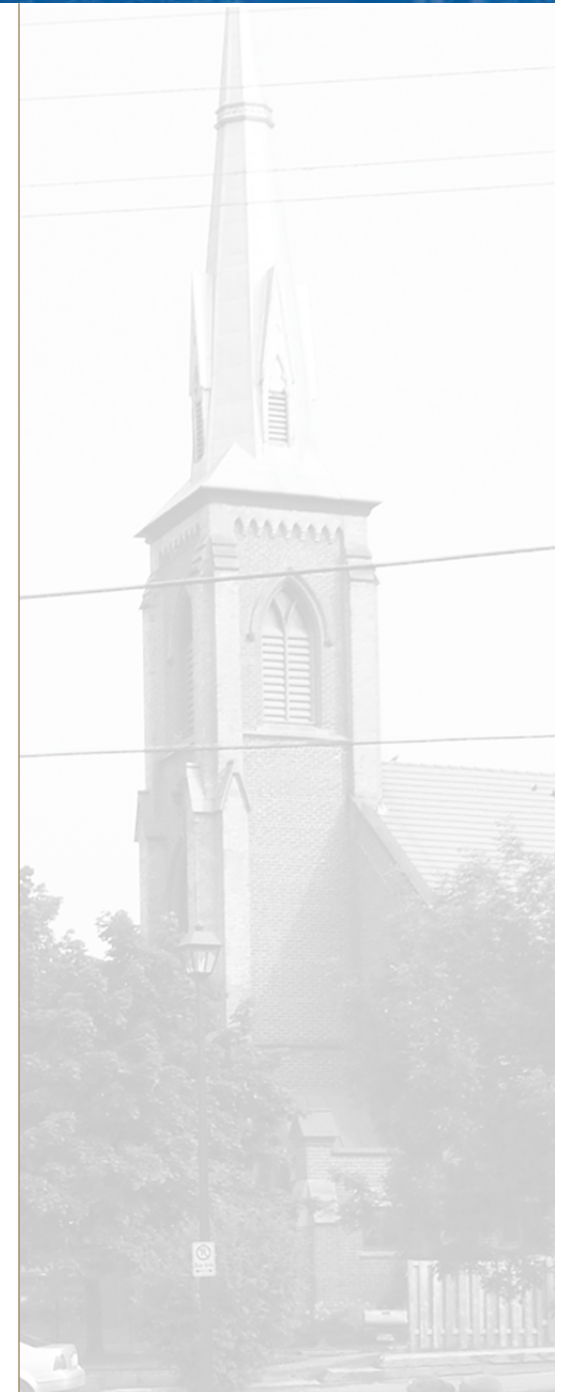
6.4.9.8.3. Building Entrances

Guidelines

BG306. 6 to 9 storey midrise buildings shall be designed with their principle entrances facing and addressing Main Street North.

BG307. In retail/commercial/residential mixed use developments, at grade lobby entrances to upper floor office or residential uses should be differentiated from retail store entrances through the use of increased setbacks, variation in main wall articulation, creation of entry courts or the use of built form elements that accentuate the entry element as a focal point of the building.

BG308. The sense of arrival to a building should be celebrated through the design and detailing of its entrance.



6.4.9.8.4. Retail Frontages

Guidelines**BG309. Maximum individual width**

- For 6 to 9 storey midrise building developments that include grade related retail or commercial space, the preference is for smaller, more frequent storefronts that reinforce the individuality of retail establishments, characteristic of traditional urban main streets.
- Single retail or commercial tenancies that result in wide, glazed street walls without relief are to be avoided.
- Individual retail frontages should be no greater than 8.0 metres.

BG310. Fenestration

- Retail frontages should address the street with transparent storefronts.
- The Facade Zone of at-grade active pedestrian uses shall consist of a minimum of 75% openings (doors, glazing, windows) in accordance with Part 4.0.

BG311. Signage

- Building addresses shall be clearly indicated above or at the side of main building lobby entrances.
- Storefront signage for grade related retail units fronting onto Main Street north shall be limited to a discreet Sign Zone directly above the storefront it relates to.
- Permitted Sign Zone(s) shall not be wider than the storefront glazing below it, be limited to not more than 1 metre high, and may not encroach into the Facade Zone of the floor area or unit above.
- The design of storefront signage shall be vi-



Figure 6-80: Retail Frontage and Fenestration

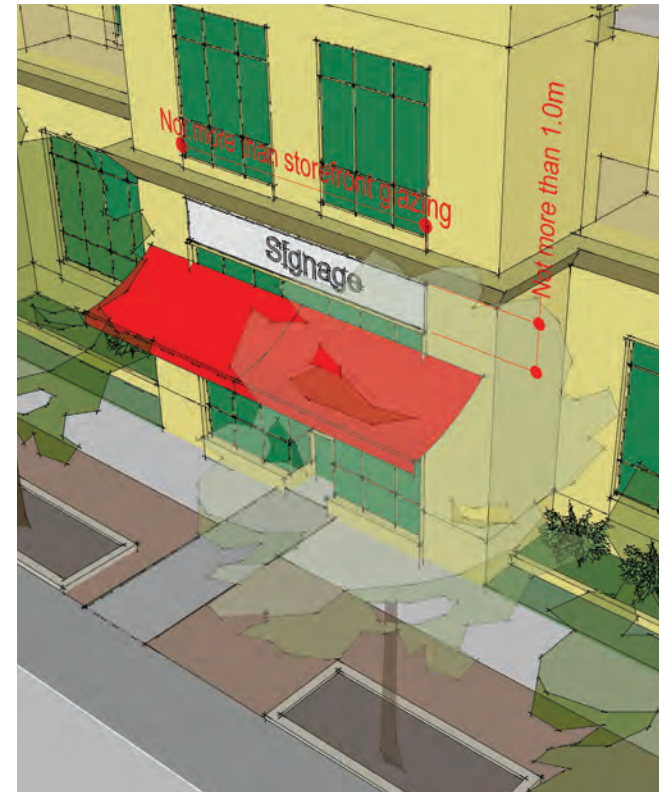


Figure 6-81: Retail Signage, location and size preference

sually and thematically consistent with the building design, and with adjacent storefronts fronting Main Street North, while permitting flexibility for individual expression of tenant signage.

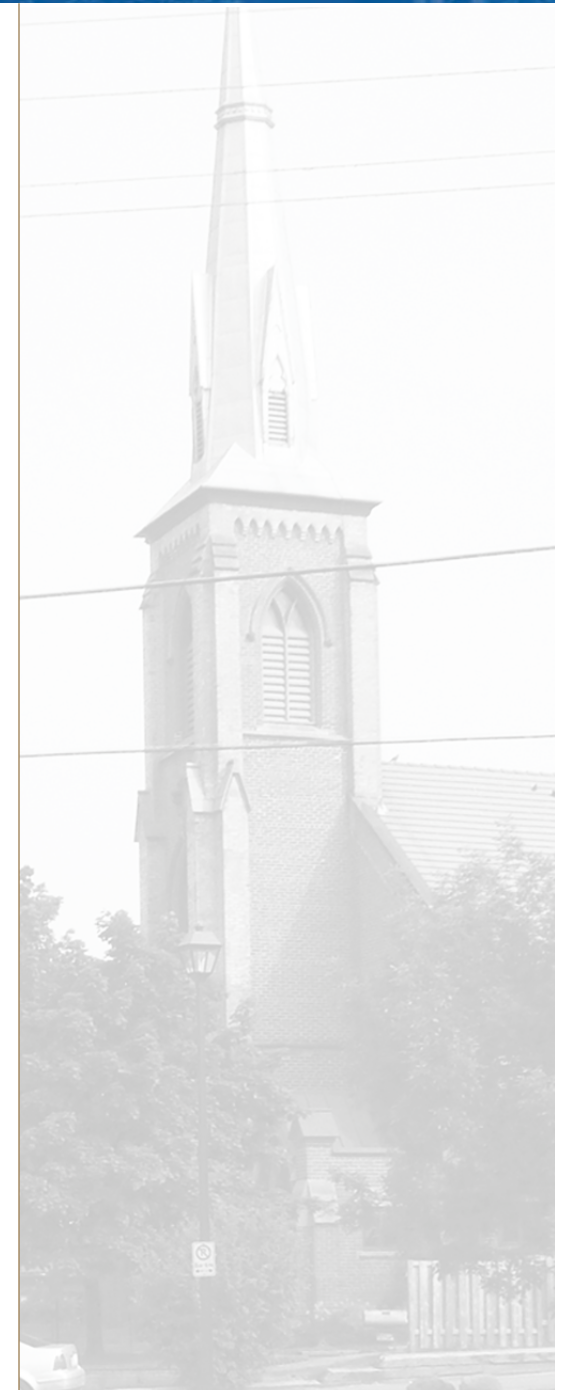
- Individually cut out indirectly illuminated retail signage or signage printed on fabric awnings is preferred.
- Illuminated sign boxes shall not be permitted.
- Ground signage shall not be permitted.
- Signage shall be designed in accordance with the City of Brampton Signage By-Law.

BG312. Lighting

- Exterior architectural lighting shall be located on building facades to enhance and promote pedestrian safety and activity along the street and be designed so as to not directly produce up-lighting.
- Exterior architectural lighting luminaires shall have fully shielded fixtures.
- Exterior architectural lighting should be energy efficient and comply with the City's Sustainable Community Development Guidelines.
- Illumination of highly polished, specular and reflective surfaces such as glass, stone, glazed tile or brick, etc. shall be avoided to mitigate reflected glare.

BG313. Storefronts / Access

- The primary, operational entrance to commercial / retail units shall be from Main Street North and shall be flush and directly related to the grade of the public sidewalk.
- Entrance doors to retail units should be recessed within storefronts in order to minimize conflicts between door swings and pedestrians.



6.4.9.8.5. Residential Frontages

Guidelines**BG314.** Max individual width

- For 6 to 9 storey midrise building developments that include grade related residential units that directly address and are accessed from a public street, minimum unit widths are required in order to maintain the rhythm and frequency of residential entrances along the street consistent with the surrounding streetscape. For street related residential units fronting Main Street North, Thomas Street or Market Street, the distance between demising walls of individual units shall not be less than 6.0 metres.

BG315. Fenestration

- 6 to 9 storey midrise buildings shall be adequately fenestrated, in a manner appropriate to the style of the development, with ample fenestration to provide light and views, to and from principal interior rooms.
- To relate to the scale and proportion of the existing residential fabric, residential units within the base and middle portions of 6 to 9 storey midrise buildings facing Main Street North, Thomas Street and Market Street shall be designed with fenestration of at least equal to 30% and up to 40% of window area to wall area.
- Residential units facing public streets or facing internal court yards and amenity areas or other similar areas within the site, and are located within the top portion of the building's façade shall be designed with fenestration of at least equal to 40% of window area to wall area.
- Buildings shall be designed to include operable windows



Figure 6-82: Width of wall panels for residential frontage

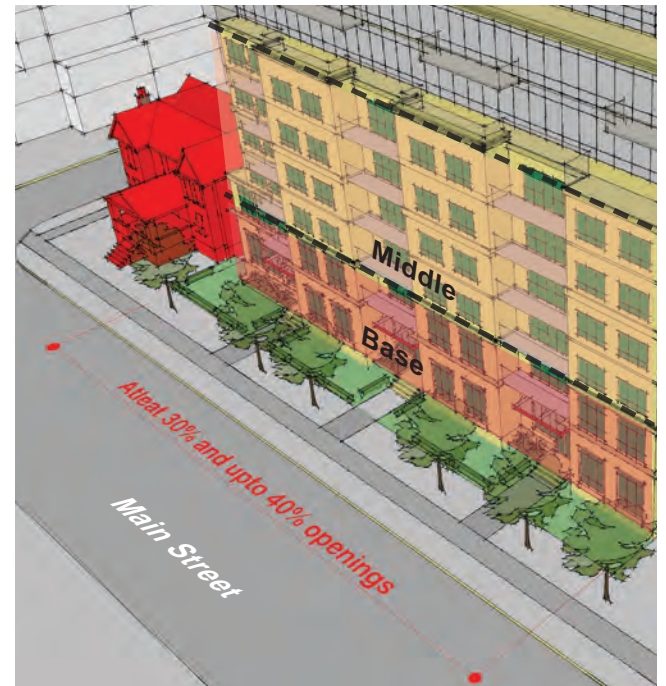


Figure 6-83: Preferred percentage of fenestration

BG316. Access to units / Stairs

- Ground floor residential units facing Main Street North, Market Street and Thomas Street within 6 to 9 storey midrise buildings shall be designed with direct street access for individual residential units in order to enliven and activate the streetscape and public realm.
- All units should have entrances that are internal to the building for convenient access to amenities, parking, or other similar building facilities and communal areas. In addition, ground floor residential units shall have their primary, operational entrance facing the street that they front.
- Primary entrance doors for ground level residential units facing Main Street North, ideally, shall be flush and directly related to the grade of the public sidewalk, with any required stairs located internal to the unit.
- Where primary entrance doors for ground level residential units are located at grade, they should be recessed or otherwise designed to minimize conflicts between door swings and pedestrians.
- Where exterior access stairs to unit entrances are provided, they shall:
 - Not encroach more than 0.6 metres into the unit's front yard i.e. beyond the building's Build-to line for residential units facing Main Street North;
 - Not encroach more than 2.0 metres into the unit's front yard i.e. beyond the building's Build-to line for residential units facing Thomas Street;
 - Have not more than 4 risers, exterior to the unit;
 - Provide a front porch to the unit that is minimum 1.5 metres deep;
 - Provide a buffer that includes architectural

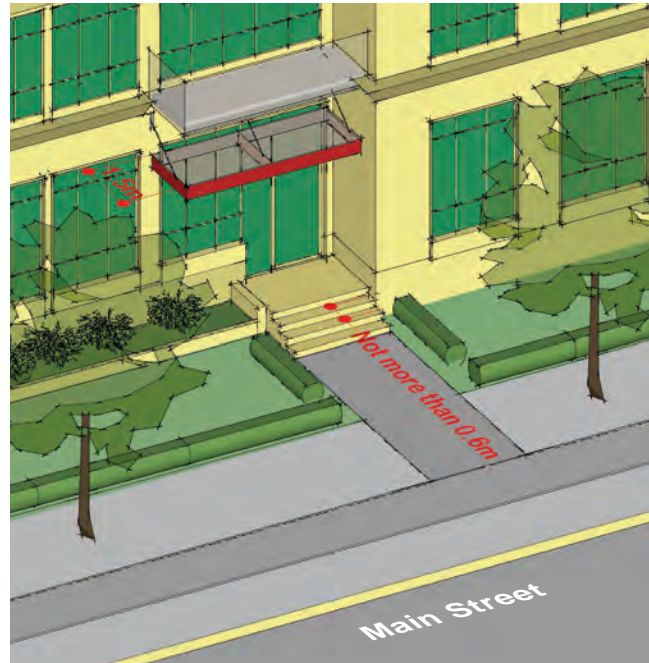


Figure 6-84: External staircase, units along Main Street

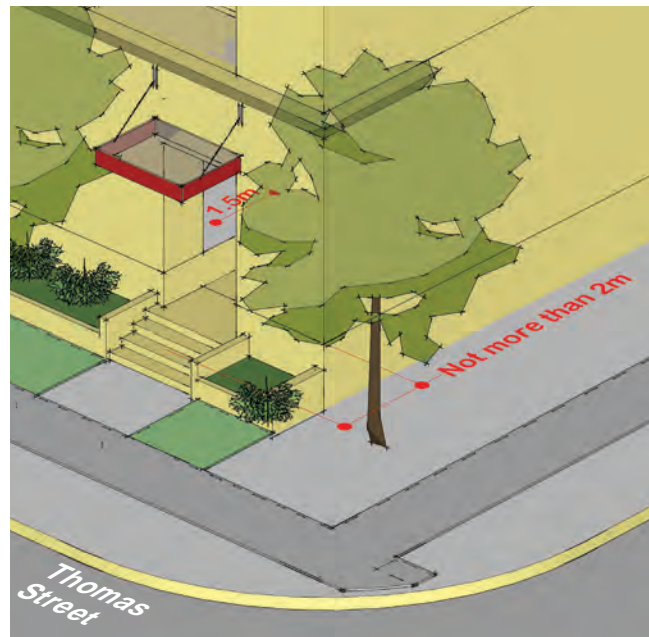
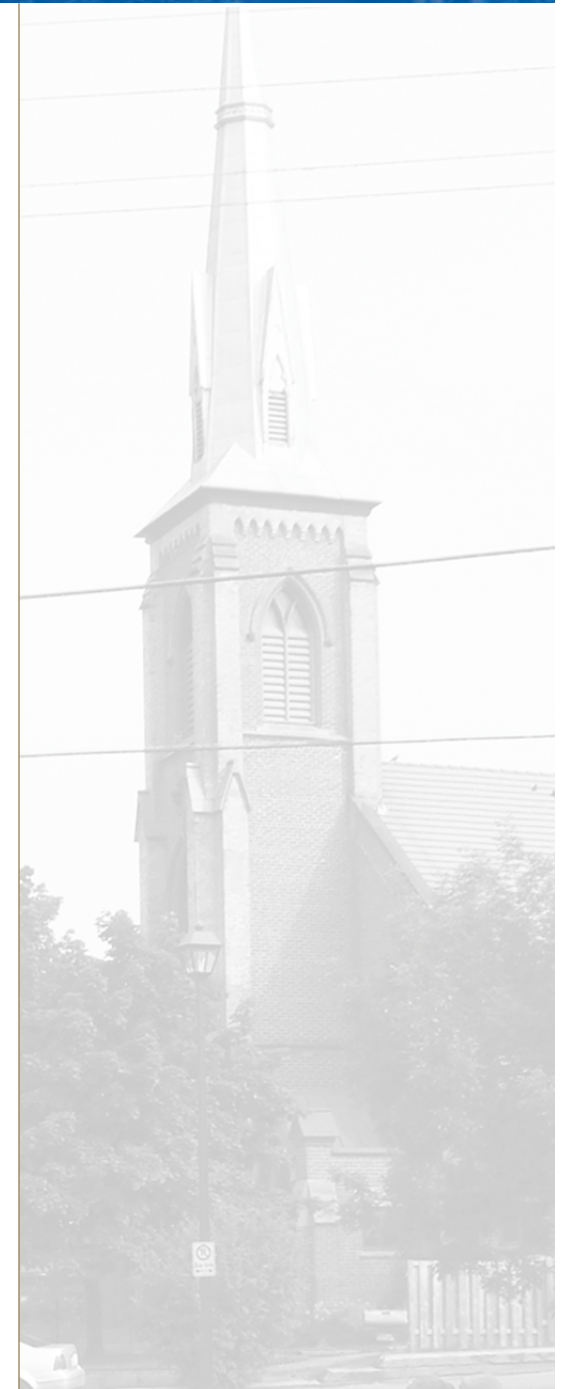


Figure 6-85: External staircase, units along Thomas Street



and landscape treatments such as raised planters, low masonry walls or landscaping to define the unit entry area from the semi-private zone.

6.4.9.9. Amenity Space

An amenity area is space provided for the active or passive recreation and enjoyment of building occupants, which may be for private or communal use and owned individually or in common.

6.4.9.9.1. Commercial outdoor amenity areas

Guidelines

BG317. 6 to 9 storey midrise building developments shall include common outdoor amenity areas for occupants.

BG318. In the case of commercial office buildings, common outdoor amenity areas should be designed to provide a communal space for outdoor activity, social interaction and public engagement and may include landscaped forecourts associated with main building entry locations as well as rooftop terraces or the roofs of structured parking areas.

6.4.9.9.2. Residential Common outdoor amenity areas

Guidelines

BG319. 6 to 9 storey midrise building developments shall include common outdoor amenity areas for occupants.

BG320. In the case of mixed use or multi-unit residential



Figure 6-86: Preferred location of two-sided balconies



Figure 6-87: Preferred location of balconies

developments, common outdoor amenity areas at grade are required. They shall be designed to provide a communal space for outdoor activity, social interaction and public engagement and may include landscaped courtyards and forecourts associated with main building entry locations.

BG321. Residential front yards, side yards and hard or soft landscaped or paved areas associated with site access, service and vehicle drop off facilities shall not contribute toward required common outdoor amenity areas.

BG322. Common outdoor amenity areas for 6 to 9 storey midrise residential buildings shall be designed to withstand use by children, include play area(s) suited to the development and play needs of children of all ages, and provide a play area that receives sunlight on December 21st; and has sun and some shade in the summer.

BG323. Common outdoor amenity areas at grade shall have both visual oversight from dwelling units on upper floors and be accessible from at least some ground related residential units in the development to provide adequate visual supervision of small children.

BG324. Children focused play space and adult-oriented common amenity areas shall be separated. Preference is given to ground-level space for children, and roof-top space for adults, for safety and ease of supervision.

BG325. Residential developments with more than 20 dwelling units shall provide a minimum of 3.0 square metres of common outdoor amenity area per unit. All minimum common outdoor amenity areas shall be provided at ground level and be aggregated into areas of not less than 100 square metres, and be not less than 10 metres in usable width. Additional amenity space may be

provided on rooftops, terraces or indoors.

BG326. A portion of indoor common amenity areas at grade should be situated to have direct access to outdoor common amenity areas.

BG327. Low landscaping, hard or soft landscaping features or decorative fencing should be used to physically separate outdoor play and amenity areas from vehicle access and drop off areas.

6.4.9.9.3. Residential Private Outdoor Amenity Areas

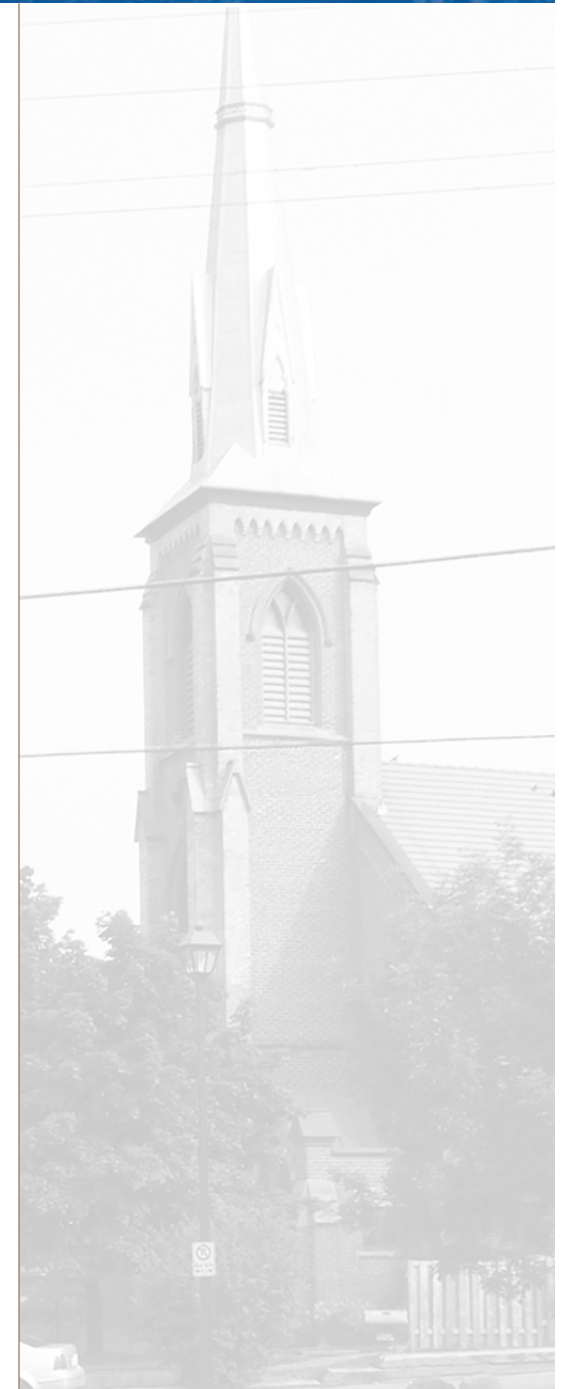
Guidelines

BG328. Private outdoor amenity areas at grade shall be provided for all ground level units except that private outdoor amenity areas shall not be located along Main Street North.

BG329. Private outdoor amenity areas at grade shall be of sufficient size and depth to accommodate activities such as eating, sitting, tending plants etc., and provide for an adequate buffer between private and common outdoor amenity areas. The minimum depth of an at grade private outdoor amenity area shall be not less than 1.8 metres.

BG330. Private outdoor amenity areas shall be designed to achieve adequate privacy. For ground level units, decorative fencing is required that defines the private area while providing adequate supervision of very young children.

BG331. Where private outdoor amenity areas in the form of balconies serving residential dwelling units face onto Main Street North within the building's base or middle portions of the facade, they shall be built into the massing of the building and not project beyond the main building wall fronting the street.





BG332. Balconies may be used to articulate and soften building corners. In order to achieve this, where appropriate, balconies facing Main Street north within the building's base or middle portions of the façade may have up to two adjacent open sides.

BG333. It is preferred that the base portion of 6 to 9 storey midrise building façades fronting Main Street North generally not contain balconies. Where provided within the building base, balconies should be architecturally integrated into the base design, and materials.

BG334. All glass balcony guards within the building's base portion of the façade should use translucent or fritted glass, or be avoided in favour of appropriately detailed masonry guards in keeping with the design of the remainder of the base.

BG335. Changes in building massing such as at step back locations and articulation of the street facing Wall Plane are preferred locations for balconies.

BG336. The minimum depth of a balcony shall not be less than 1.5 metres. The minimum area of a balcony shall not be less than 5 square metres.

6.4.9.9.4. Roof gardens

Guidelines

BG337. Required building step backs to moderate the massing of 6 to 9 storey midrise buildings offer opportunities for terraces and roof gardens. Where provided, roof gardens shall comply with the City's Sustainable Community Development Guidelines.

6.4.9.9.5. Green roofs

Guidelines

BG338. Roof terraces and other flat roof areas, that are not outdoor amenity areas of 6 to 9 storey midrise buildings, should be designed with either highly reflective roofing materials, or be designed using a planted green roof system in accordance with the City's Sustainable Community Development Guidelines.

BG339. Portions of roof areas that are exposed to overlook from residential units on higher floors and are not designed as outdoor amenity areas, roof terraces or roof gardens, shall be designed using a green roof system.

6.4.9.9.6. Architectural Theme and Character

Guidelines

BG340. New 6 to 9 storey midrise building developments occurring in the Medium Density Transition Character Sub-area, shall be designed with consideration for the proportions, massing and built form articulation of the existing heritage built form fabric.

BG341. While it is not expected that new 6 to 9 storey midrise buildings attempt to replicate historical styles and decoration, in order to retain the character of Main Street North, it is encouraged that cues from the eight prevalent academic styles found in the neighbourhood are incorporated into the design of new buildings. (refer to Section 6.5.9).

BG342. The upper portions of 6 to 9 storey midrise buildings may employ contemporary design themes however it is encouraged that the scale,

proportions, materiality etc., of one of the eight prevalent academic styles (as set out in Section 6.5.9), is applied to the base and middle portions of buildings

- BG343.** Designs should respect the character and proportions of adjoining properties

6.4.9.10. Materials

Guidelines

- BG344.** Within the base and middle portions of 6 to 9 storey midrise building facades, traditional materials should be used as the primary cladding material, including:

- Brick
- Stone, stone veneer, stone cladding.
- High quality architectural precast.

- BG345.** Within the top portion of 6 to 9 storey midrise building facades, contemporary alternate materials may be used provided they are highly durable, high quality materials that require minimum maintenance. Such materials include:

- High quality architectural precast;
- Cast stone;
- Brick;
- High quality curtain wall;
- Appropriately detailed, finished natural metals, of sufficient gauge so as to not warp or oil can;
- Composite metal, or aluminum composite panel products;
- Appropriately detailed exterior pre-finished

or engineered wood panel products.

- BG346.** Materials that are not permitted for 6 to 9 storey midrise buildings include:

- Corrugated metal, aluminum siding, insulated metal panels, field assembled pre-finished metal.
- Vinyl, plastic or fiber-glass sheet or siding products.
- Clapboard, shiplap, board and baton wood siding or any variant thereof.
- Exterior Insulation and Finish Systems (EIFS) and synthetic stucco finishes may not be used within the base or middle portions of the building's facades including at vehicle access, service and loading areas, or any other exterior façade surface adjacent to a balcony, terrace or other public or private outdoor amenity area.

6.4.9.11. Colour

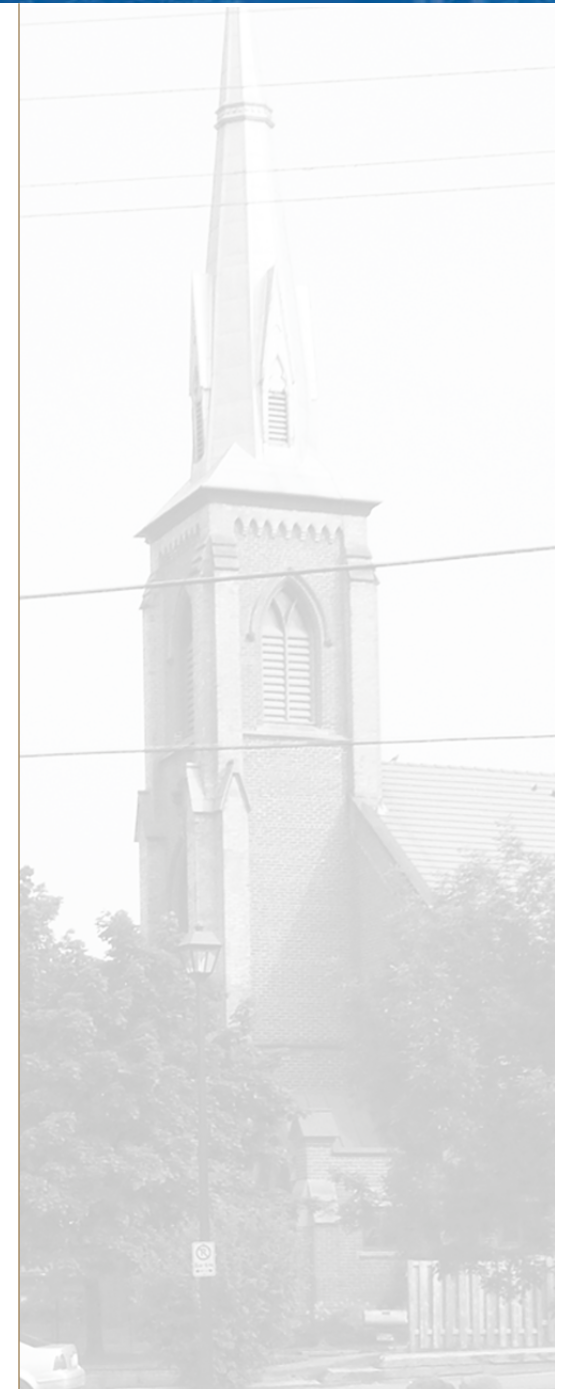
Guidelines

- BG347.** Building colour should be harmonious with the contextual neighbourhood. Earth-tone colour schemes should be used for most parts of 6 to 9 storey midrise buildings.

6.4.9.12. Site access

Guidelines

- BG348.** Vehicle access for 6 to 9 storey midrise building development sites shall be from Market Street or Thomas Street only.
- BG349.** To promote walkability around 6 to 9 storey midrise building development sites, sidewalks should not be interrupted by overly wide or expansive



curb cuts. The length of curb cuts along Thomas Street for vehicle driveways should be kept to a minimum.

- BG350.** Pedestrian access routes through development sites shall be provided from Main Street north and Thomas Street.

6.4.9.13.Vehicle drop-off

Guidelines

- BG351.** 6 to 9 storey midrise building developments are encouraged to utilize existing public streets to drop-off residents at main building entrances located along Main Street North or grade related residential units located along Thomas Street.
- BG352.** On site vehicle drop-off facilities should be organized at the rear of 6 to 9 storey midrise building developments along Thomas Street.
- BG353.** Where provided, vehicle drop-off facilities shall be designed with direct physical and visual pedestrian connectivity from the drop-off areas to main building entrances located along the Main Street North frontage.

6.4.9.14.Parking

Guidelines

- BG354.** 6 to 9 storey midrise buildings generally will be designed with underground parking facilities. Development will locate structured parking and vehicular access to minimize impacts on the property and on surrounding properties and to improve the safety and attractiveness of Main Street North, and surrounding area streets, parks and open spaces.

- BG355.** Structured parking must be a ½ level (minimum) below established grade. Above ground, decked parking is not permitted unless entirely screened with liner buildings.

- BG356.** Exposed portions of underground parkades shall not protrude more than 1.2 metres above grade and any exposed wall should be appropriately finished with materials that are complimentary to the associated buildings.

- BG357.** Recess, screen and minimise the appearance of garage doors visible to public views and from public or private amenity or open space. Use high quality doors and finishes

- BG358.** Ramps to underground parking should generally be perpendicular to the local street and should be fully contained within the building envelope.

- BG359.** Exhaust vents serving structured parking facilities shall not be located at grade along Main Street North or within or adjacent to public sidewalks. They shall be located to reduce negative impacts on the public realm; and be integrated into the building design to be part of its architectural expression and character.

- BG360.** Underground parking garages may encroach beyond the front face of the building, i.e. the Build-to line, provided that at least 1.0 metre of uncompacted soil is provided below established grade to support tree planting and soft landscaping of building frontages.

- BG361.** Visitors parking for residential units shall be located underground. A maximum of two short term, accessible, surface parking spaces may be considered, provided they are located a minimum of 6 meters from an exterior building wall and are part of a vehicle lay-by associated with an on-site vehicle drop-off facility.

- BG362.** Consult the PEEL CPTED (Crime Prevention Through Environmental Design) Guidelines for the Design of Parking Garages.

6.4.9.15. Services

Guidelines

- BG363.** Access to service and loading areas for 6 to 9 storey midrise buildings shall be from either Market Street or Thomas Street.
- BG364.** Overhead doors for loading or servicing shall not face any public street. Where an alternate orientation is not possible, the loading area and door shall be screened from all public view by appropriately designed screen walls and gates that seamlessly integrate with the design and materials of the building.
- BG365.** Loading and servicing areas shall be designed so as to not conflict with pedestrian movements through and around buildings or impact access to underground parking.
- BG366.** 6 to 9 storey midrise buildings may be designed with fully internalised service and loading areas. In such a case, access to service and loading areas may be combined with access to underground parking areas.

6.4.9.16. Transformers

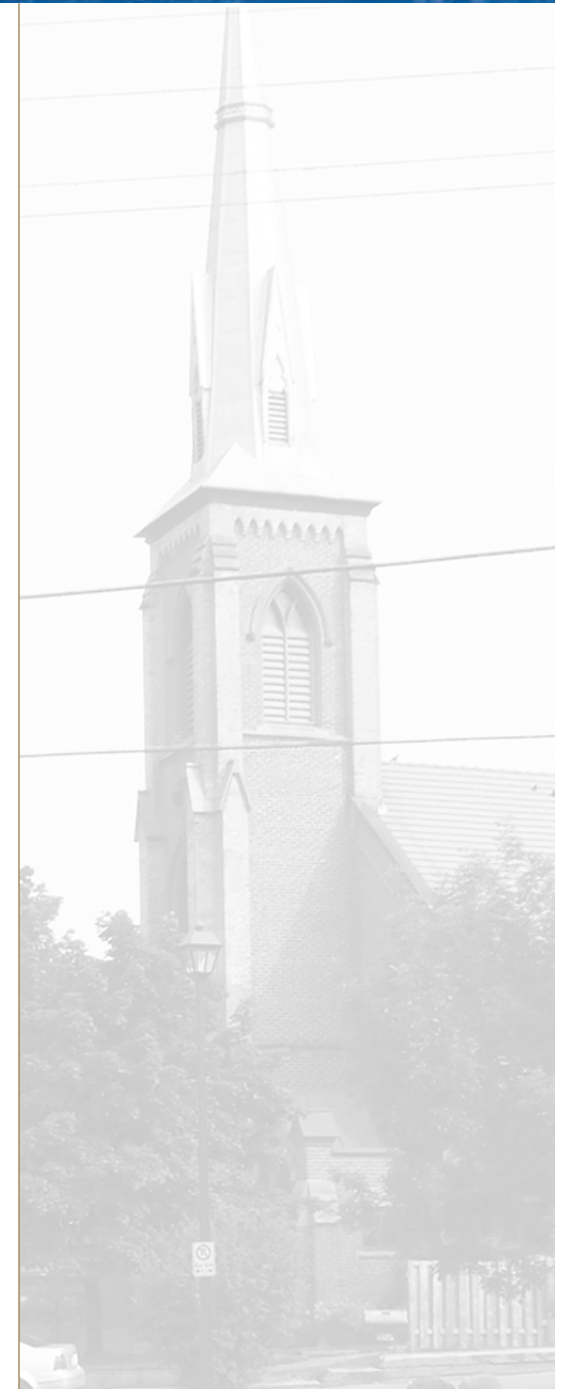
- BG367.** 6 to 9 storey midrise buildings should be designed with integrated utility rooms and transformer vaults in order that required transformers not be located in front of grade related residential units or storefronts along Main Street north or Thomas Street.

6.4.9.17. Utilities

- BG368.** Individual metering of grade related residential, retail or commercial units facing Main Street north, Market Street or Thomas Street shall be avoided.
- BG369.** If individual metering of units cannot be avoided, individual unit meters shall be located within common meter rooms, interior to the building, or in installed within individual, Enbridge approved, fully recessed meter boxes and integrated into the architectural detail of the building. Exterior mounted utility metres, of any kind, visible to any view shall not be permitted.

6.4.9.18. Garbage

- BG370.** 6 to 9 storey midrise residential, commercial or mixed use buildings shall be designed with internalized, central garbage and recycling collection and storage facilities located at service areas or underground.
- BG371.** No outdoor garbage storage shall be permitted.



6.4.10. Tall Building Guidelines

The vision for the area is to develop a transit-oriented and pedestrian friendly neighbourhood. It is encouraged that only active pedestrian uses be permitted at grade. All new development must be integrated with the other buildings and open spaces on the block to retain neighbourhood character, including heritage features, and create a high quality pedestrian public realm. The built form of the development must define and support the adjacent streets and open space.

Placement and Orientation

Guidelines

BG372. Buildings should be placed parallel to the street.

BG373. Locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk. Main building entrances and addresses shall face Main Street, Vodden Street or Church Street.

BG374. Ensure that the placement of buildings limits its impact on neighbouring streets, buildings and open spaces by creating appropriate transition scale to neighbouring buildings.

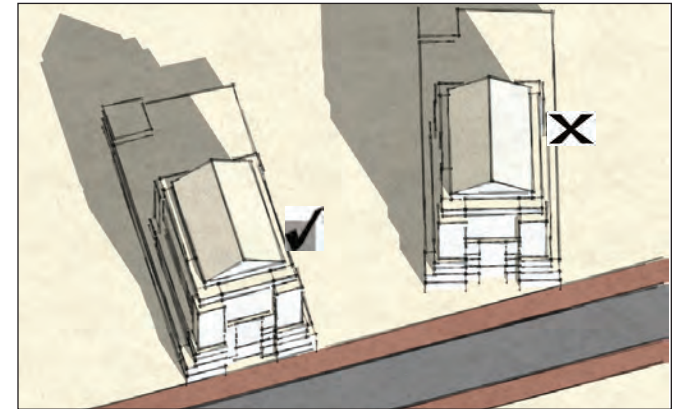


Figure 6-88: Locate Buildings Parallel to the Street

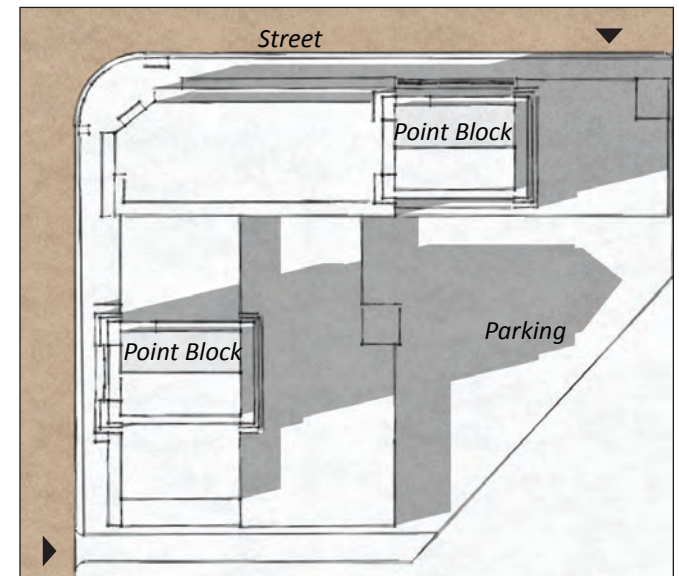


Figure 6-89: Conceal Parking by Locating it Behind Buildings

6.4.11. Massing

Guidelines

- BG375.** Point towers are preferable to slab towers. A residential tower's floor plate should not exceed 800 square metres.
- BG376.** New developments will be massed to define the edges of streets, parks and open spaces.
- BG377.** Tall buildings will be located to ensure adequate access to sky views. A transitional massing is required towards adjacent residential uses, generally following a 45 degree plane, established at the property line adjacent to residential uses or park uses.
- BG378.** The building mass above the two storey podium will be set back to maintain an appropriate scale at street level.
- BG379.** Portions of a building taller than 26 metres shall be limited to a maximum floor area of 800 square metres to encourage a 'point tower' form of development and minimize environmental and visual impacts on the surrounding context.
- BG380.** Consider night ordinance lighting principles for the building top to enhance the skyline at night.
- BG381.** Avoid free-standing towers that are big, boxy and without bases.
- BG382.** Tower blocks shall be staggered to maximize views, natural light and privacy.
- BG383.** The minimum spatial separation between towers shall be 25 metres.
- BG384.** Buildings must have a base, a middle and a top, expressed through building design, massing, and materials.

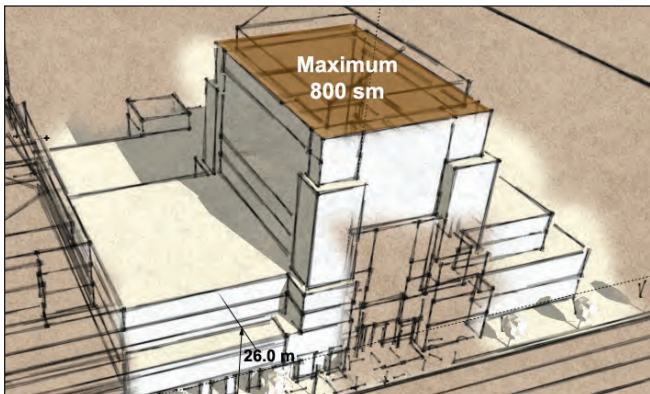


Figure 6-90: Maximum Residential Tower Floor Plate Area

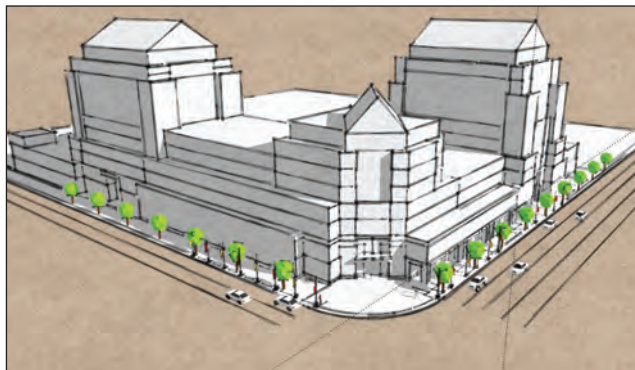
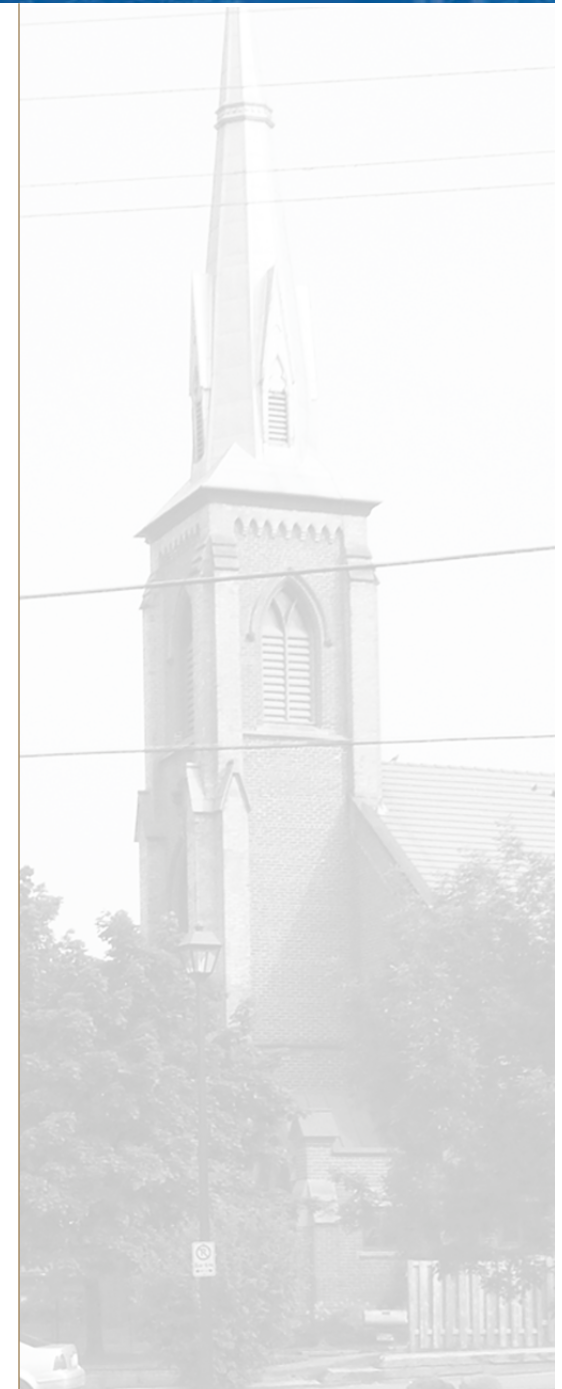


Figure 6-91: Maximize Views and Natural Light by Staggering Towers



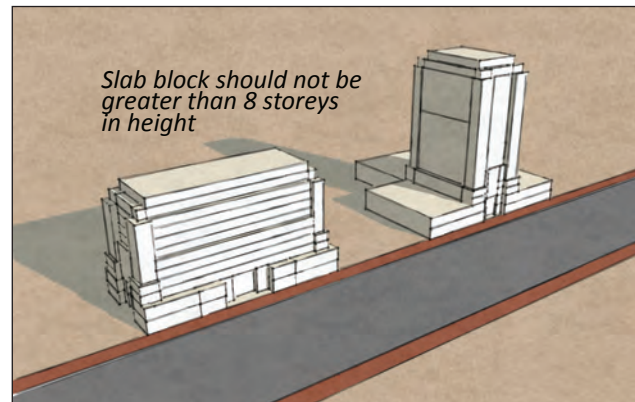


Figure 6-92: Slab Tower versus Point Tower

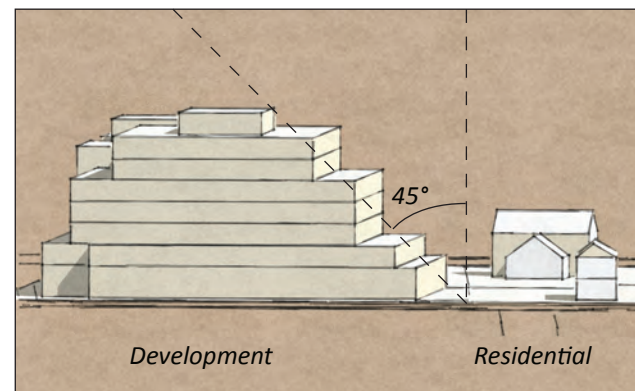


Figure 6-93: 45 Degree Transitional Massing Plane

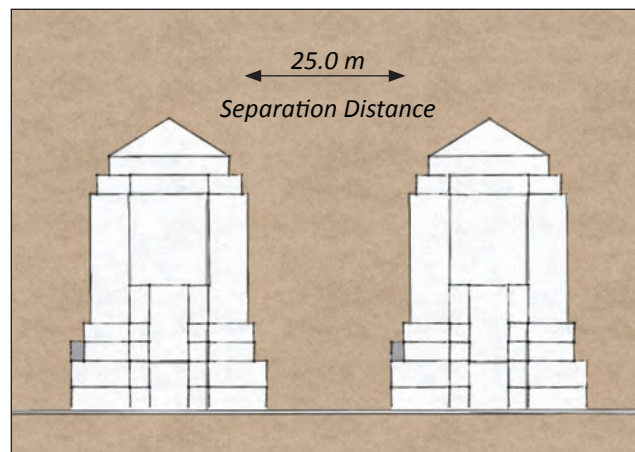


Figure 6-94: Minimum Tower Separation Distance

b) Base of the Building

building roof; design with details, colours and materials that match the exterior of the building.

- BG385.** Provide street definition and support the appropriate scale of adjacent streets, parks and open spaces.
- BG386.** Use high quality, durable materials like stone and brick.
- BG387.** Integrate with adjacent buildings.
- BG388.** A minimum two to three storey base is preferred to maintain the heritage image and character of the existing neighbourhood.

- BG395.** Sustainable and green rooftop designs are encouraged.

c) Middle of the Building

- BG389.** The portion of the building above the podium shall be set back a further minimum of 3.0 metres from the podium façade.
- BG390.** Use high quality material such as curtain wall, pre-cast brick or stone.
- BG391.** Locate and orient massing to respect adjacent uses and acknowledge the relationship to the podium.
- BG392.** Massing above 26 metres shall be setback a further 3 metres from the front setback line.

d) Top of the Building

- BG393.** Design the uppermost floors of tall buildings with a distinctive profile that contributes to the skyline and acts as a gateway to the Main Street North neighbourhood.
- BG394.** Integrate all mechanical penthouses into the

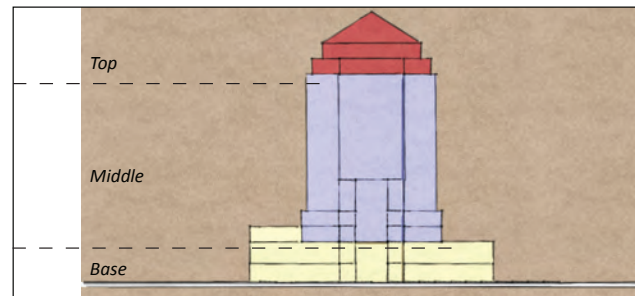


Figure 6-95: Building Massing - Base, Middle and Top

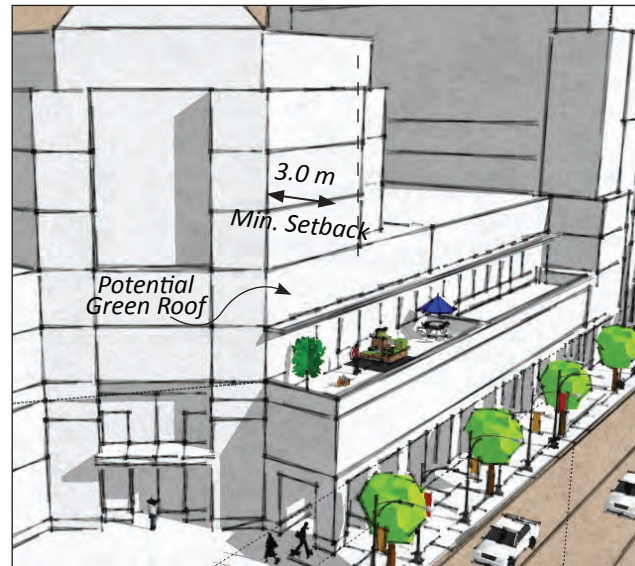
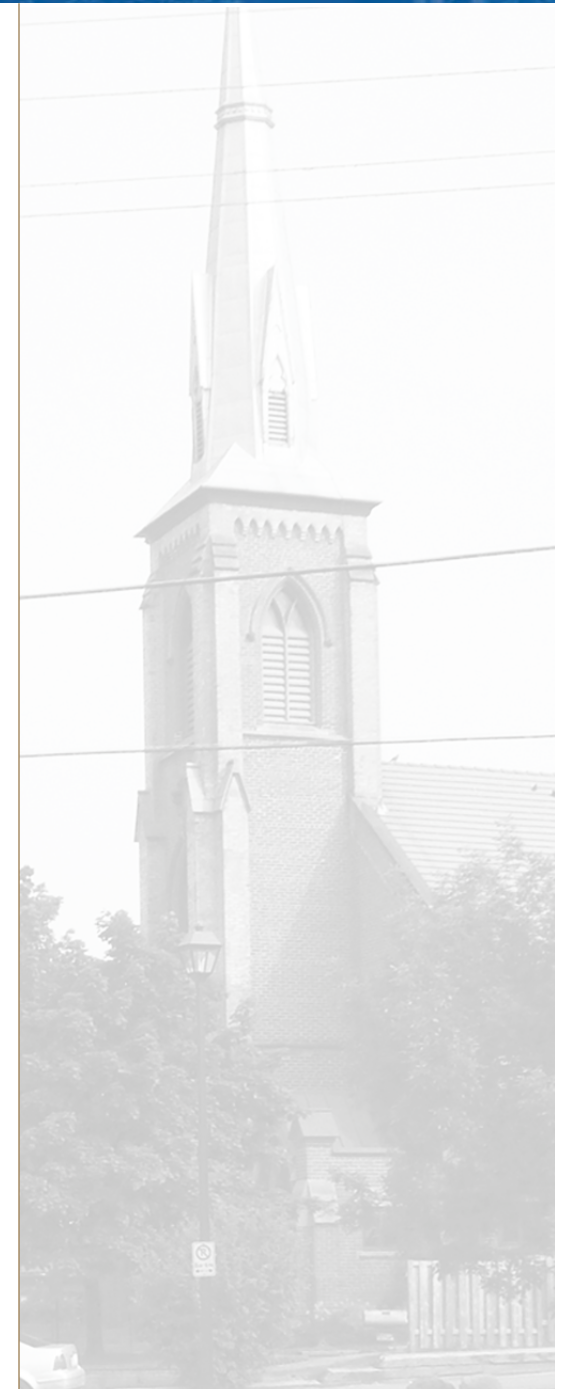


Figure 6-96: Building Massing Should be Setback at least 3.0m from Building Podium





Micro climate

Guidelines

a) Sun

BG396. Ensure that the shadows on the sidewalks of Main, Vodden or Church Streets are minimized during the hours of 11 a.m. to 2 p.m. for the period beginning 21 March and ending 21 September. At least 65% of the sidewalk should be in sunlight during these hours.

BG397. Minimise the impact of shadowing on neighbouring streets, properties and open spaces, as well as, the existing uses of the surrounding area.

BG398. Minimise any additional shadowing on adjacent open spaces/plazas where applicable as necessary to ensure these spaces are comfortable and attractive to users.

b) Weather Protection

BG399. Provide weather protection, such as, canopies and awnings or building arcades to make the street attractive, interesting, comfortable and functional for pedestrians.



Figure 6-97: Canopies Can Be Used to Make the Development Attractive, Interesting and Comfortable for Pedestrians



Figure 6-98: Arcade Can Be Used to Make the Development Attractive, Interesting and Comfortable for Pedestrians

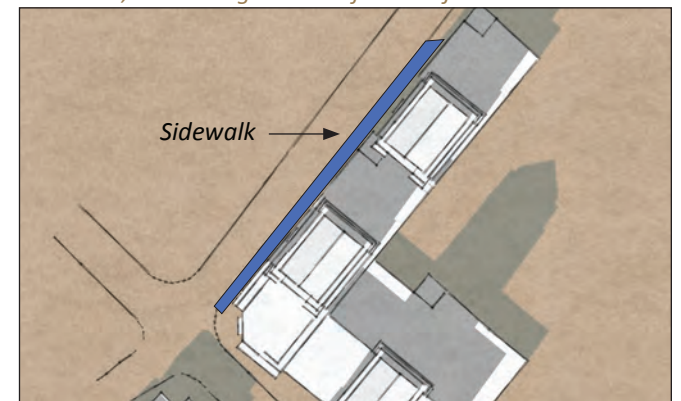
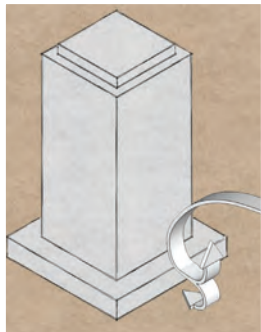


Figure 6-99: Ensure That 65% of Sidewalk is not in Shadow from 11am to 2pm

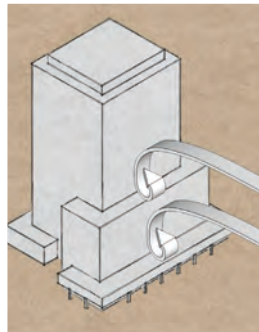
c) Wind

- BG400.** Minimize uncomfortable wind conditions on adjacent open space/plazas as necessary to preserve their utility.
- BG401.** Avoid tall and wide façades that face prevailing winds.
- BG402.** Place buildings to avoid wind tunnel effect through proper building height, spacing and orientation of the buildings.
- BG403.** Consider colonnaded base buildings on windward façades to control downward wind flows and provide pedestrians a choice of calm or windy areas.

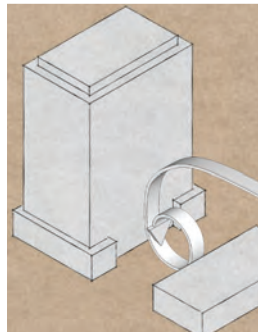
- BG404.** Base building roof areas that are inaccessible to pedestrians can be used to mitigate against downward wind flows and improve conditions at grade.
- BG405.** Landscape at base building roof areas can further reduce wind speeds at grade.
- BG406.** Use horizontal canopies on the windward face of a base building.
- BG407.** Consider the use of parapet walls which can increase the effect of canopies.
- BG408.** Provide a building design where the building mass is stepped back above the base podium to reduce undesirable downward wind flows.



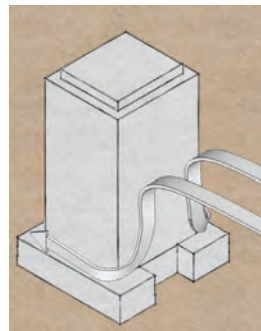
Building with Base



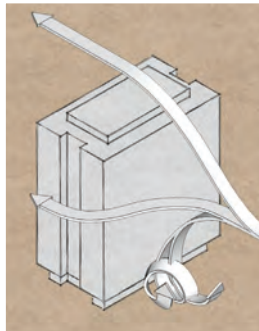
Building with Base and Middle



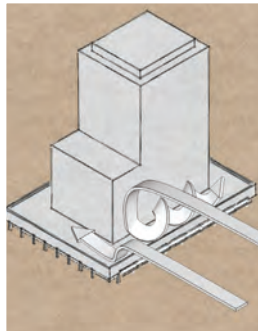
Wind Tunnel Effect



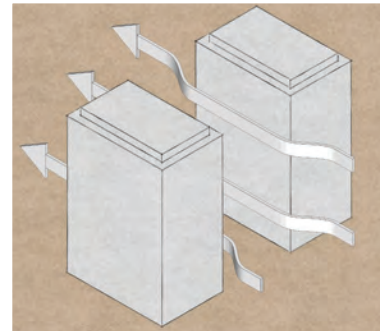
Wind Deflected above Base



Building with no Base

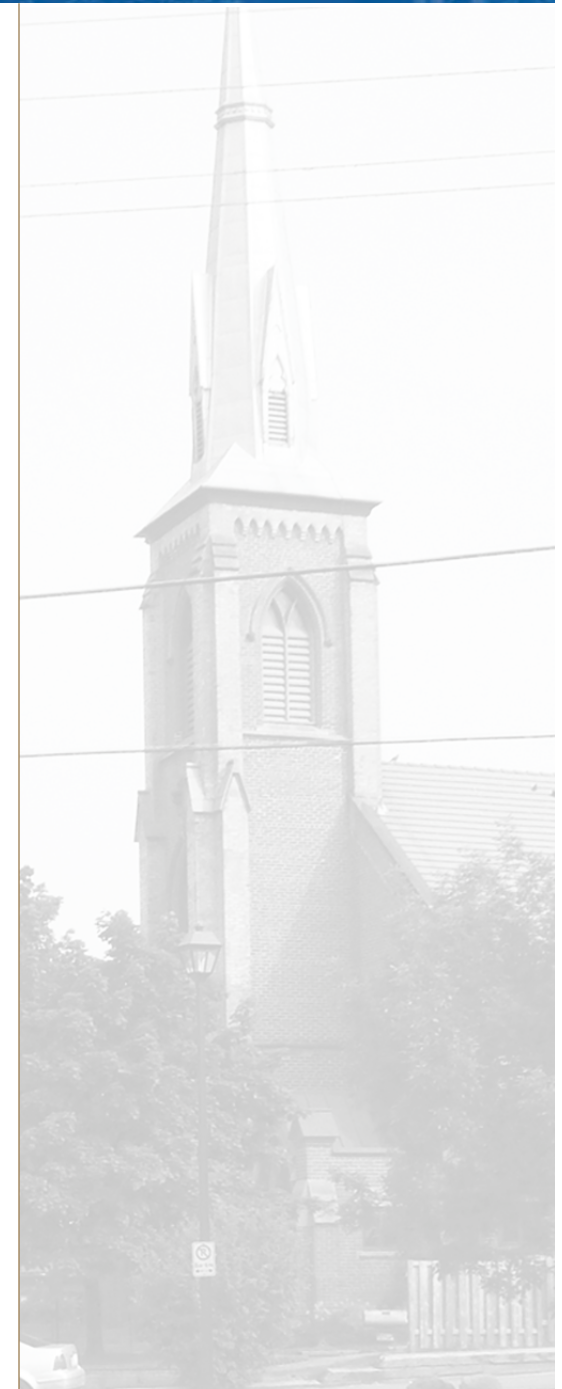


Building Deflected on Arcade



Effect of Wind on Building Placement

Figure 6-100: Wind Effect



Active Pedestrian Edge

Guidelines

- BG409.** Maintain a two-storey animated street wall with active at grade uses.
- BG410.** The base of a building must provide definition and support an appropriate pedestrian scale for adjacent streets, parks and open spaces.
- BG411.** The primary facade of the building base shall be parallel to the street and front on to the property line.
- BG412.** The facade zone of a development should comprise at least 70% of the street frontage in accordance with the development regulations under Section 4.0.

BG413. At least 75% of the façade zone should have openings (doors, windows, glazed areas).

BG414. Parking and servicing uses must be located at the rear.

BG415. Active pedestrian uses are to be located on the ground floor.

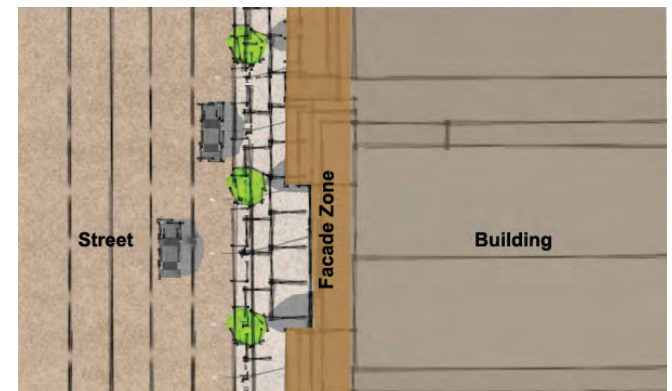


Figure 6-101: Maintain a Minimum 75% Openings on Facade Zone

Architectural Theming

Guidelines

- BG416.** The design is encouraged to take cues from the eight prevalent architectural styles found in the neighbourhood in designing new buildings and additions as identified in Section 6.5.9.
- BG417.** Design themes may be contemporary but the design is encouraged to retain the scale and proportions of one of the eight prevalent architectural styles as identified in Section 6.5.9.

Materials

Guidelines

- BG418.** Use of good quality materials such as precast, stone, brick, curtain wall for exterior of building is strongly encouraged.
- BG419.** Exterior Insulation and Finish Systems (EIFS) and stucco finishes are not permitted for the base of a building at grade level.
- BG420.** Stucco and EIFS should not be used as a principle material on tall buildings, but may be used as a secondary finish in limited areas.

Colour

Guidelines

- BG421.** Building colour should be harmonious with the context of the neighbourhood.
- BG422.** It is recommended that earth tone colour schemes be used for most elements of the building.

- BG423.** Accent colour should be used sparingly to emphasize building entrances, signage and areas of focus.

Entrances

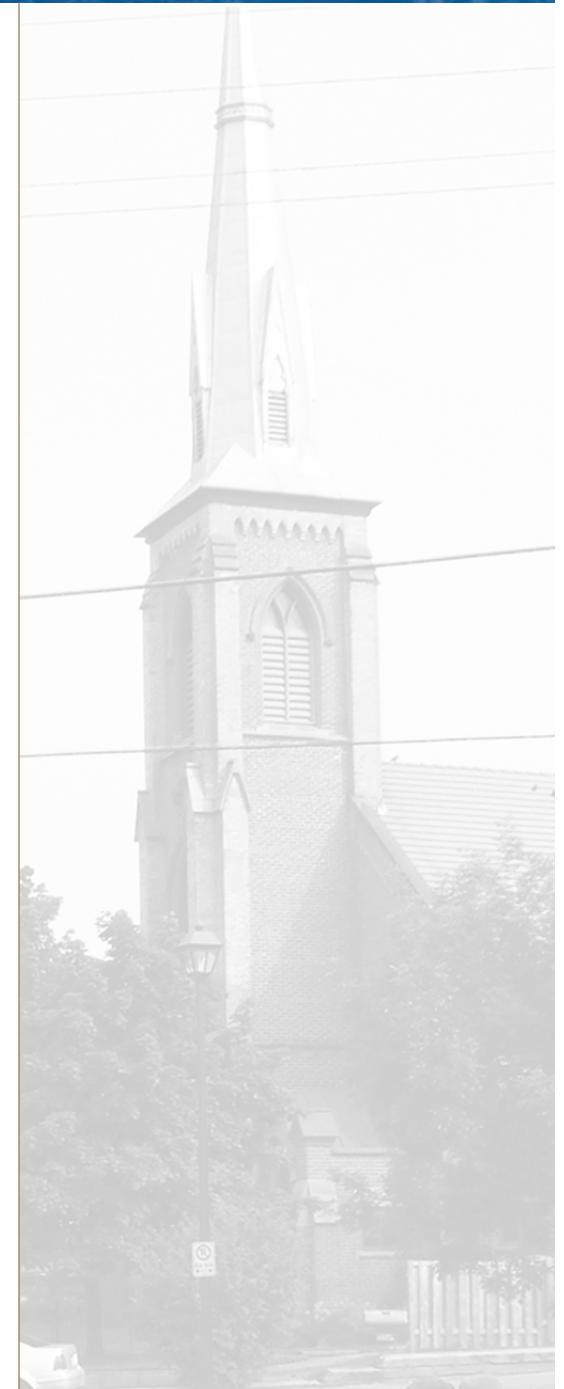
Guidelines

- BG424.** Entrances to office or residential uses on upper floors should be differentiated from retail store entrances through the use of increased setbacks, variation in main wall articulation, creation of entry courts or through the use of built form elements that accentuate the entry element as a focal point of the building.
- BG425.** The sense of arrival to a building should be celebrated through the design and detailing of its entrance. Weather protection should be provided at all principal entries to residential and commercial buildings.
- BG426.** Retail frontages should address the street with transparent storefronts and high quality signage.

Amenity Spaces

Guidelines

- BG427.** Individual projects should include amenity spaces for residents. These areas should relate to a communal space for outdoor activity such as rooftop terraces or the roofs of structured parking areas in the case of larger developments. These amenity spaces should incorporate play facilities for children.
- BG428.** Balconies or terraces may be located on building faces fronting onto side streets and to the interior of the parcel.





BG429. Balconies facing onto Main Street may not occur below the base of the building.

Parking

Guidelines

BG430. Structured parking and underground parking are encouraged.

BG431. Any exposed wall portion of an underground parking structure protruding above grade shall be appropriately finished with materials that are complimentary to the exterior building material.

BG432. Ramps to underground parking should be perpendicular to the street and should be concealed to the greatest extent possible.

Site Servicing

Guidelines

BG433. Locate and organise vehicle parking and utilities at the rear.

BG434. Integrate transformers, utilities meters and mechanical equipment into the building design and conceal them from views from the street.

6.5 Heritage Guidelines

The purpose of this section is to provide guidance in the preservation and design of the heritage character of a property. It sets out the expectation for additions, infill and reconstruction of a property from a heritage perspective.

6.5.1. Overview

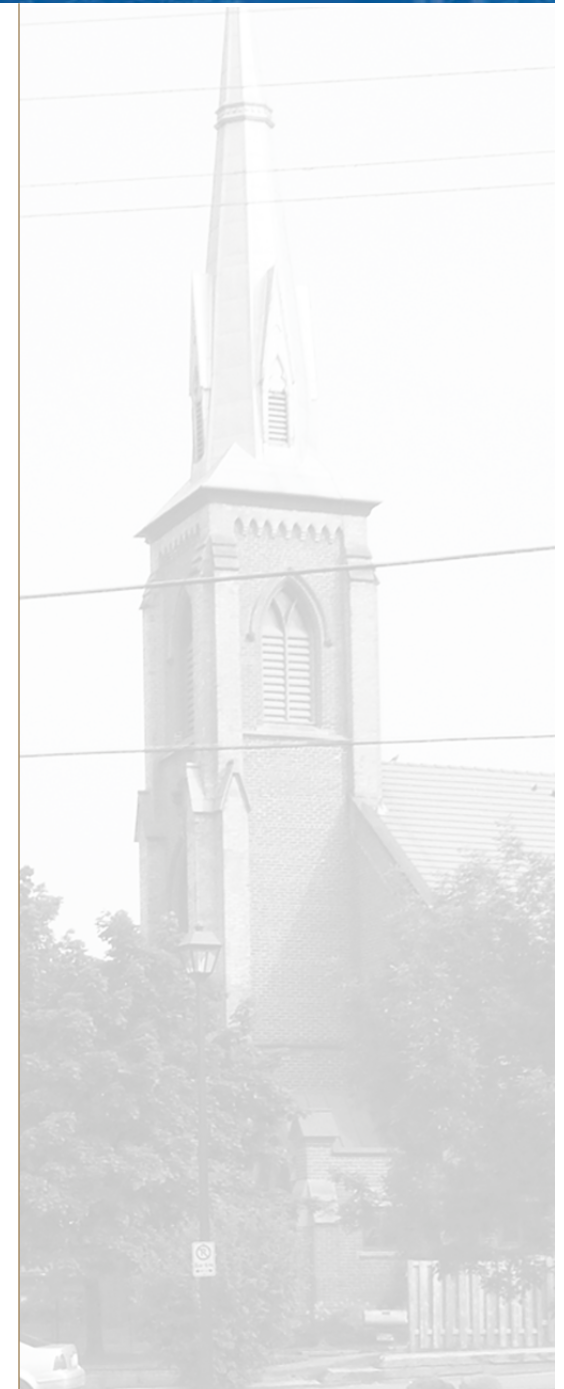
The retention and adaptive reuse of historic buildings within the Main Street North Special Policy Area is vital to the preservation of the area and its revitalization. In accordance with the applicable Official Plan Policies, heritage resources with architectural and/or historical significance shall be retained in their original locations.

6.5.2. Historical Value And Associative Value

Main Street North was originally a residential neighbourhood, similar to many others that evolved across Ontario, starting in the mid 19th century. In more recent times the street has begun to transform into a retail/commercial district. Key historical events that helped establish the Main Street North neighborhood were the arrival of the railway in the mid-1850's, and the establishment of Brampton as the County seat in 1867. The street developed as Brampton began to grow and industrialize. A relatively affluent mix of working and middle class families began to emerge and houses were built to suit their needs. A mix of large, grand homes and more modest dwellings were built along the streetscape over a 60-year period, beginning in the mid-19th century.



Figure 6-102: Historical Map of Downtown Brampton



As per the Official Plan, the City of Brampton endeavours to conserve the cultural heritage resources for the enjoyment of existing and future generations. Retention, integration and adaptive reuse of heritage resources are the overriding objectives in heritage planning while insensitive alteration, removal and demolition will be avoided. The Main Street North Development Permit System will work in conjunction with the heritage planning process and in compliance with the Ontario Heritage Act.

The close proximity of the Dale flower nurseries also had an influence on the development of Main Street North as a residential district. The Dale Estate was located at the corner of Main and Vodden streets. A group of houses were built in this area to accommodate the Dale family members and employees. Some of these homes survive and now stand as the only tangible evidence of the once massive Dale nursery complex.



Figure 6-103: Historical Streetscape of Main Street North



6.5.3. Objectives

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0: and are to be implemented to satisfy the requirements of Part 4.0 (Development Regulations). The guidelines intend to achieve the following:

- To preserve, maintain and enhance the predominate heritage architectural fabric, building form, massing, character and pedestrian scale of the Main Street North corridor through the effective use of heritage guidelines, standards, best practices and management processes;
- To preserve and maintain individual buildings and properties that have been identified or designated as being of cultural heritage value or interest;
- To encourage and foster the care, maintenance, adaptive reuse/rehabilitation and or restoration of individual buildings and properties identified or designated as being of cultural heritage value or interest;
- To ensure that new additions, infill and new construction are compatible with the predominate heritage architectural fabric, building form, massing, character and pedestrian scale of the Main Street North corridor;
- To ensure that new additions, infill and new construction projects are sympathetically and effectively integrated into the streetscape;

6.5.4. General Conservation Principles

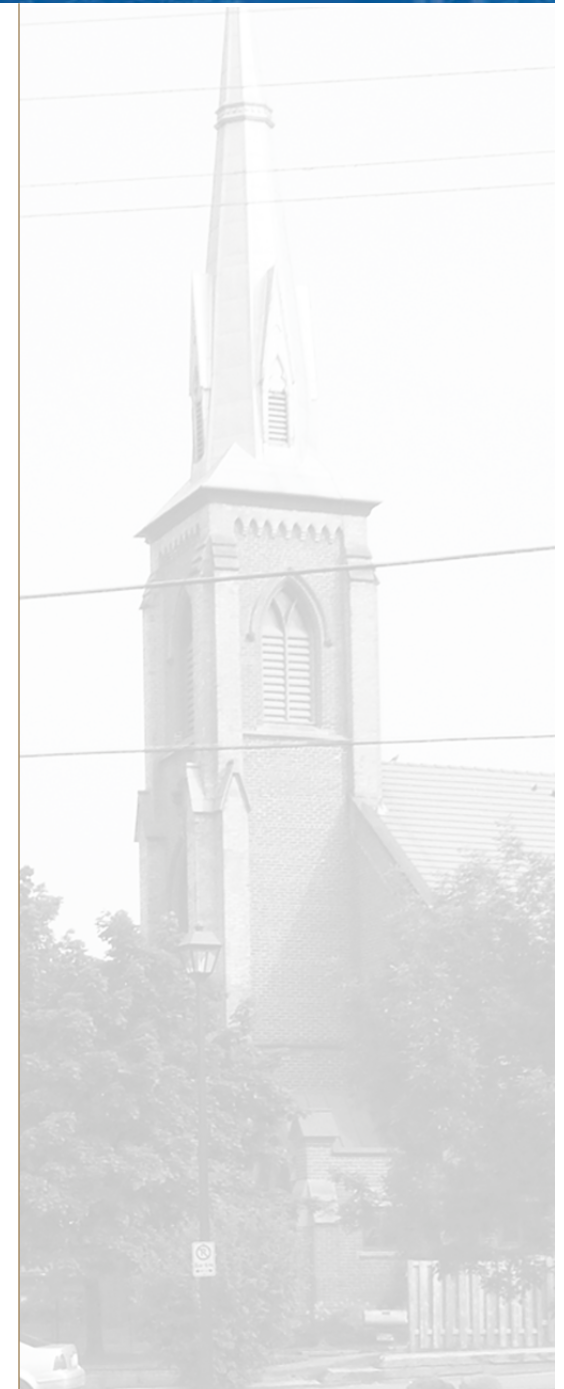
- Original, early or contributing building fabric, finishes, detailing, other heritage attributes and property features shall not be removed, replaced, obscured, covered or destroyed, where

possible;

- With regard to original, early or contributing heritage building fabric, detailing and other heritage attributes, minimal physical intervention is encouraged. Preventive maintenance and repair is always preferred over removal and/or replacement. If replacement is required, the use of like or compatible materials, details and finishes shall be encouraged;
- Adequate care and preventive maintenance of heritage buildings is the most essential element in heritage conservation. On-going care and maintenance ensures that original, early or contributing building fabric, finishes, detailing, other heritage attributes and property features are protected and it ensures that costly repairs are avoided. Minimum maintenance standards and by-laws shall be enforced;
- The correction of previous inappropriate alterations to heritage buildings is encouraged;

6.5.5. Existing Heritage Buildings: New Additions and Alterations Guidelines

- HG1.** New additions, alterations and other new construction should be physically compatible to the existing heritage building and site and shall reflect the architectural style, material choices, finishes, massing, fenestration and detailing of the existing heritage building(s) on the property.
- HG2.** New additions shall not result in widening of existing front façades.
- HG3.** New additions shall always be smaller in height and scale to the existing heritage building. Additions shall be set-back substantially from the front



façade whenever possible and must never be flush with front facades. New additions should never appear to dominate over the existing heritage building.

- HG4. New garages shall not be positioned flush or near the front façade of the existing heritage building; attached garages shall be avoided whenever possible. Detached garages are encouraged.
- HG5. Residences converted to commercial use shall retain the existing house form. Appropriate ground signage is preferred over signage affixed to the building;
- HG6. Location, form, materials of new signage must be compatible with heritage character of properties and adjacent areas;
- HG7. Retain existing heritage fabric or restore as necessary using similar materials and techniques as much as possible.

6.5.6. New Construction And Infill Guidelines

- HG8. New construction and/or infilling shall fit harmoniously with the immediate and nearby physical context and streetscape and be consistent with the predominate heritage architecture and character of the Main Street North corridor.
- HG9. Design, massing, details and finishes should accurately reflect one of the architectural styles as found in the Main Street North corridor (see Section 6.5.9).
- HG10. Long, uninterrupted facades are to be avoided.
- HG11. Massing and built form of low or mid-rise develop-

ments should be stepped back where possible, in order to minimize visual impact on the adjacent and nearby heritage buildings and to help maintain pedestrian scale.

- HG12. For low or mid-rise developments, stepped back building bases should be sufficiently deep so that upper storeys appear subordinate and are less visible from the street level.
- HG13. For mid-rise developments, stepped back building bases should be articulated with a traditional storefront form, where at-grade commercial uses are proposed.
- HG14. For low or mid-rise developments, building massing, roof profiles, width, height, fenestration, materials, design elements, finishes, colour schemes, setbacks and pedestrian interface shall be consistent with the traditional heritage character of the streetscape.
- HG15. Front facades are to be oriented to face the street.
- HG16. Additions should be generally located to the rear of main buildings.

6.5.7. Vegetation Guidelines

- HG17. Existing natural features and historical landscapes, including mature trees, shrubs, lawns, and fencing shall be conserved, maintained and/or re-established, as applicable, on both private and public lands.
- HG18. Lawns, trees, shrubs and other landscaping elements shall remain prominent front yard features.
- HG19. An appropriate tree replacement or succession

strategy shall be adopted when existing vegetation reaches the end of its natural life cycle to ensure continuation and enhancement of historically appropriate tree canopy and landscaping plan for the corridor.

HG20. Public works and private construction activities that might harm root systems, drainage patterns or the overall health and well being of existing vegetation shall be avoided to the greatest extent possible.

HG21. With regard to new construction, mature trees and other vegetation shall be preserved to the greatest degree possible.

HG22. Trees, other plant material and landscaping plans introduced along public spaces shall be native and historically compatible in species and landscaping patterns within the Main Street North corridor.

HG23. The re-establishment of the once dense tree canopy that existed along Main Street North shall be encouraged.

6.5.8. Existing Heritage Buildings: Generally Appropriate Materials and Finishes

HG24. Maintain existing exterior finishes, details, and/or other character defining elements.

HG25. Maintain original and early windows, doors, claddings, openings, fenestration, ornamentation, foundation characteristics, verandahs and other character defining elements, particularly on principle and highly visible facades.

HG26. Replication, restoration or replacement of exterior

detailing such as porch railings and windows is encouraged, and when undertaken, shall have appropriate regard for historical accuracy, architectural style and period of the heritage building.

HG27. Muted, neutral colour tones in building materials and paint colours schemes are strongly encouraged.

HG28. Appropriate Exterior Cladding includes:

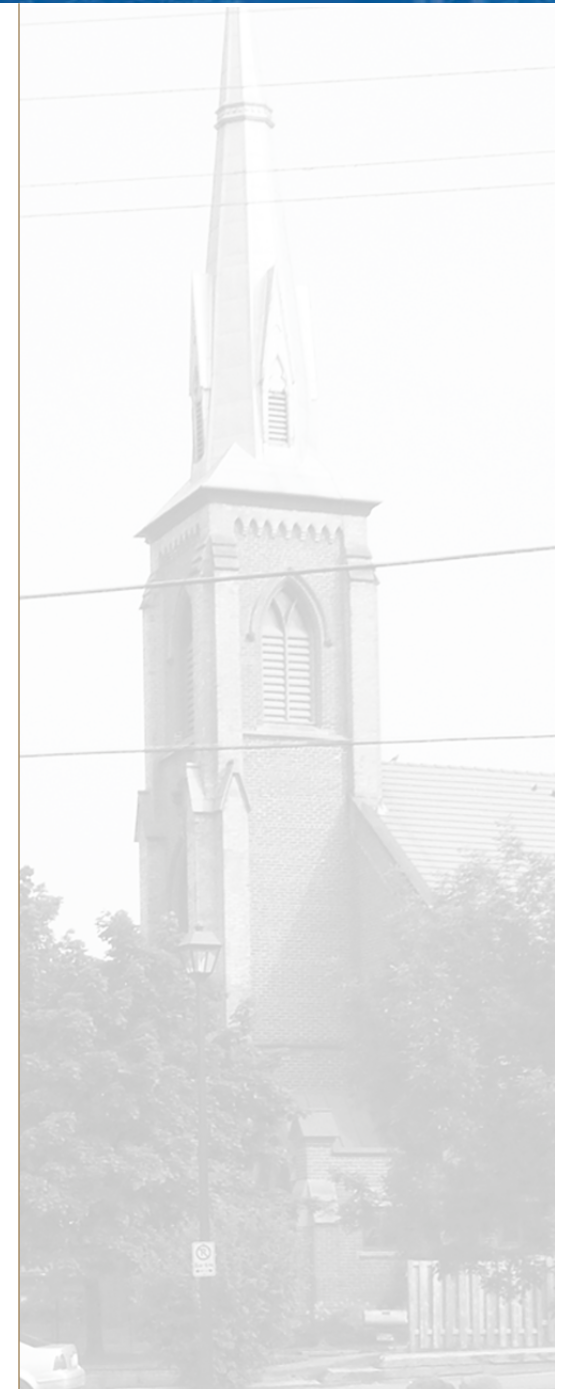
- Unpainted dark red brick (predominating exterior finish within the corridor);
- Muted buff brick for accents and dichromatic trim;
- Wood clapboard (narrow profile)
- Board and batten and pebble-dash textured stucco finishes do appear along the Main Street North corridor to some degree, and its application should remain limited to additions, outbuildings and garages – not principle buildings and facades visible to the street.

HG29. Appropriate Exterior Detailing:

- Louvered wood shutters;
- Open verandahs and porches with either turned railings and posts or squared railings depending on the architectural style of the building;
- 'Gingerbread' bargeboard trim (as appropriate);
- Wood brackets at eaves (as appropriate).

HG30. Appropriate Roofs:

- Asphalt or wood shingles;
- Hipped or gable roof profiles as appropriate;
- Dormer or gable windows as appropriate.



**HG31. Appropriate Doors:**

- Single leaf paneled wood doors and door framing;
- Transoms and sidelights as appropriate;
- Screen doors;
- Single bay paneled doors for garages.

HG32. Appropriate Windows:

- Double hung sash windows (true divided muntin bars or high quality simulated muntins are preferred);
- Casement windows (as appropriate);
- Storm windows (as appropriate);
- Existing window openings to remain intact, not blocked up or altered.

6.5.9. Appropriate Materials By Academic Styles

6.5.9.1. Gothic Revival / Ontario Gothic:

HG33. Gothic Revival/Ontario Gothic style buildings shall exhibit:

- Non-textured, unpainted dark red brick exterior walls often with muted buff brick for accents and dichromatic trim;
- Wood clapboard, board and batten and pebble dash rough stucco is sometimes used as cladding;

- Asymmetrical facades;
- Wood finials at peaks of gables are common, turned posts and balusters on porches and verandahs; open porches and verandahs sometimes with bell-cast roof profiles;
- Ornate 'gingerbread' barge board trim along eaves, brackets along eaves;
- Steep pitched roof profiles, dormers, gable roofs;
- Some use of lancet shaped windows; 1/1 and 2/2 double hung sash windows with segmental arches;
- Ground floor bay windows, wood shutters;
- Fieldstone foundations.



Distinctive Architectural Features



Figure 6-104: Gothic Revival Style

6.5.9.2. Italianate

HG34. Italianate style buildings shall exhibit:

- Non-textured, unpainted dark red brick exterior walls;
- Muted buff brick for accents and dichromatic trim; pebble dash rough textured stucco is relatively common;
- Extended eaves with repeating double wood brackets; prominent, wide cornice along eaves is common; turned posts and railings, balusters on porches and verandahs;
- Open porches and verandahs, often wrap-around in form and sometimes with bellcast verandah roofs; simple “gingerbread” barge-board trim along eaves;
- 1/1 and 2/2 double hung sash windows; ground storey bay windows sometimes two storey bays are seen;
- Wood shutters; heavy voussoirs over windows; slender twinned windows and segmental arched windows are common;
- Gable roof profiles;
- Raised or buff brick quoins are common;
- Fieldstone foundations.



Distinctive Architectural Features

Roof



Details

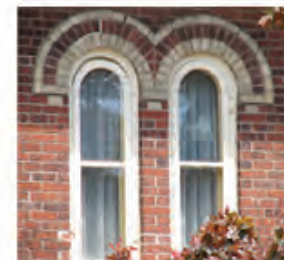


Figure 6-105: Italianate Style

6.5.9.3. Queen Anne Revival

HG35. Queen Ann Revival style buildings shall exhibit:

- Variety of window shapes including round arched and flat arched openings;
- Irregular roof profiles and massing. Towers are common;
- Partial cladding of wall surfaces with patterned wood shingles or decorative wood panels facing gables;
- Wood clapboard or dark red brick exterior walls; decorative brick courses are common;
- Porches with elaborate turned balusters;
- Balconies are common;
- Tall brick chimneys sometimes with corbelled brick detailing;
- Queen Anne windows; Stained glass windows are common;
- Wood shutters;
- Elaborate wood brackets at eaves;
- Fieldstone foundations.



Distinctive Architectural Features

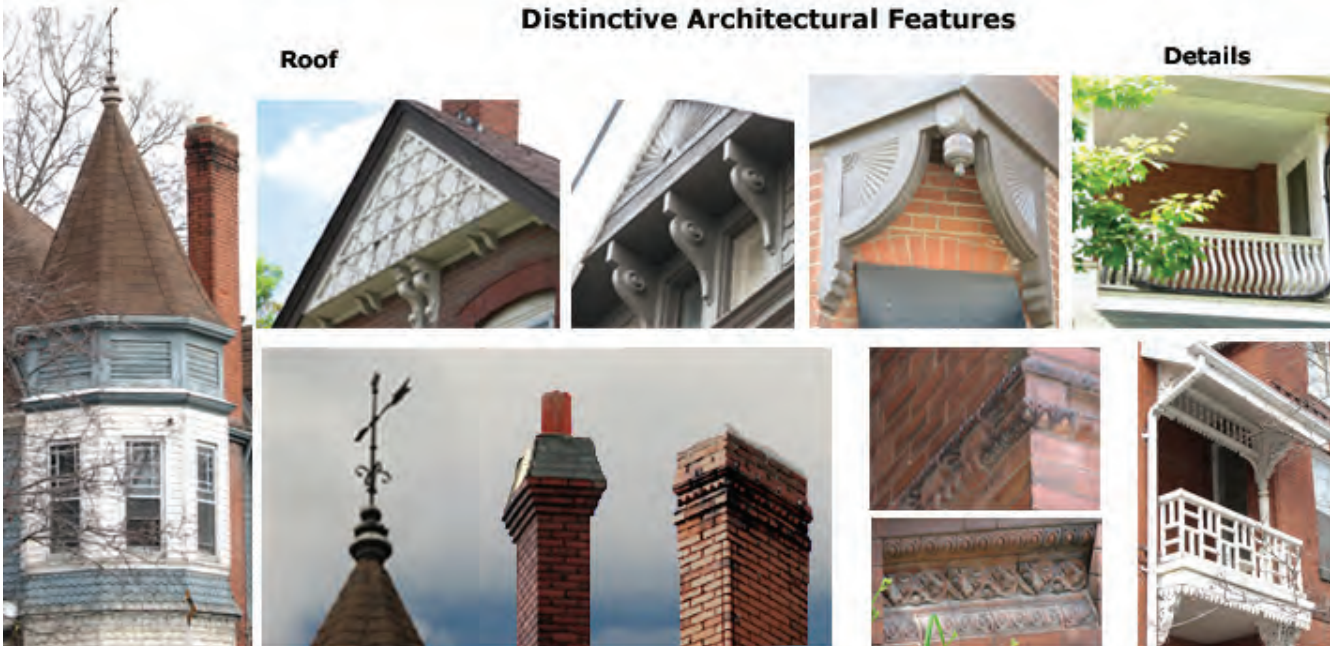
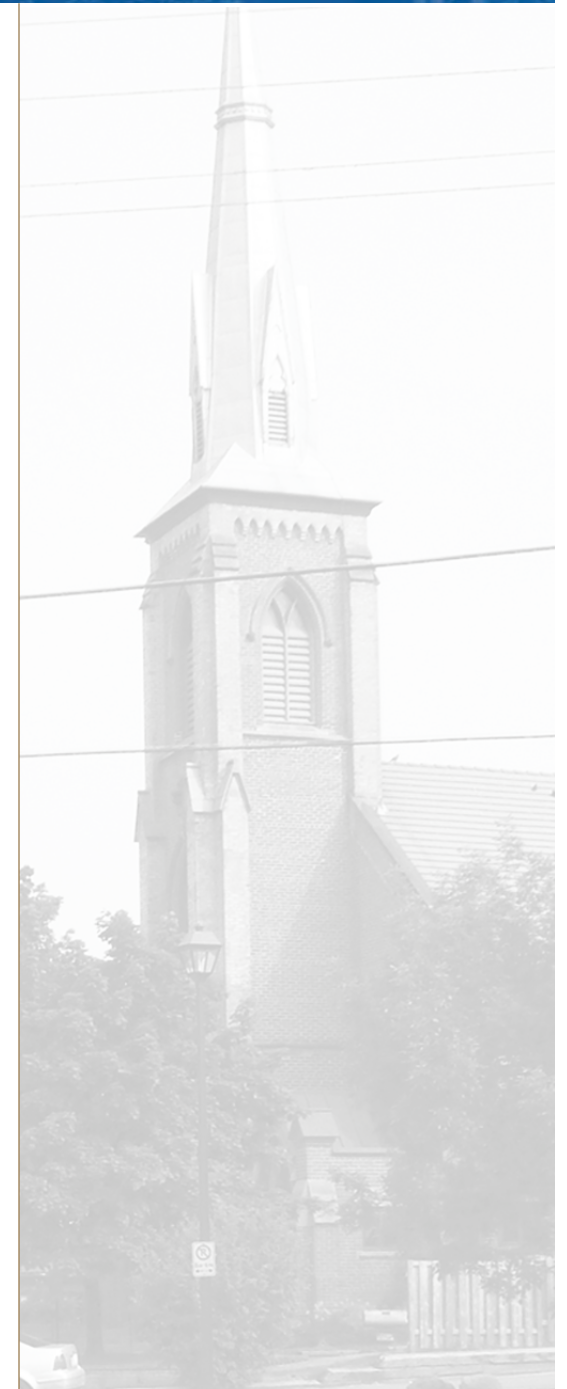


Figure 6-106: Queen Anne Style



6.5.9.4. Edwardian Classicism

HG36. Edwardian Classicism style buildings shall exhibit:

- Simple lines; non-textured, unpainted dark red brick walls are very common;
- Heavy flat stone lintels and sills; open verandahs and porches often with front facing pediments;
- Side hall plans are common;
- Front gable ends facing street are typical;

- Simple, square balusters for porch railings;
- Turned wood posts in Doric order (sometimes resting on brick piers) are used for verandahs;
- Strict avoidance of Victorian embellishments such as 'gingerbread', fretwork and ornate mill work;
- Large 1/1 or 2/2 double hung sash windows;
- No wood shutters;
- Fieldstone, rusticate stone or concrete block foundations.



Distinctive Architectural Features

Roof



Porch



Details



Figure 6-107: Edwardian Classicism Style

6.5.9.5. Loyalist / Georgian:

HG37. Loyalist/Georgian style buildings shall exhibit:

- Very simple, clean lines; rigidly symmetrical fenestration;
- Side gable orientation of massing in relation to street;
- Centre hall plan;
- 6/6 (or greater) double hung wood sash windows;
- Chimneys at side gable ends; prominent front door usually with flat arch transom and side lights;
- Front verandahs are not common; wood shutters; wood window sills; clapboard wall cladding is typical;
- Red brick cladding is also relatively common; wood cornice (sometimes with lentils) at eaves is common;
- Strict avoidance of Victorian embellishments such as 'gingerbread', fretwork and ornate mill work;
- Fieldstone foundations.



Distinctive Architectural Features

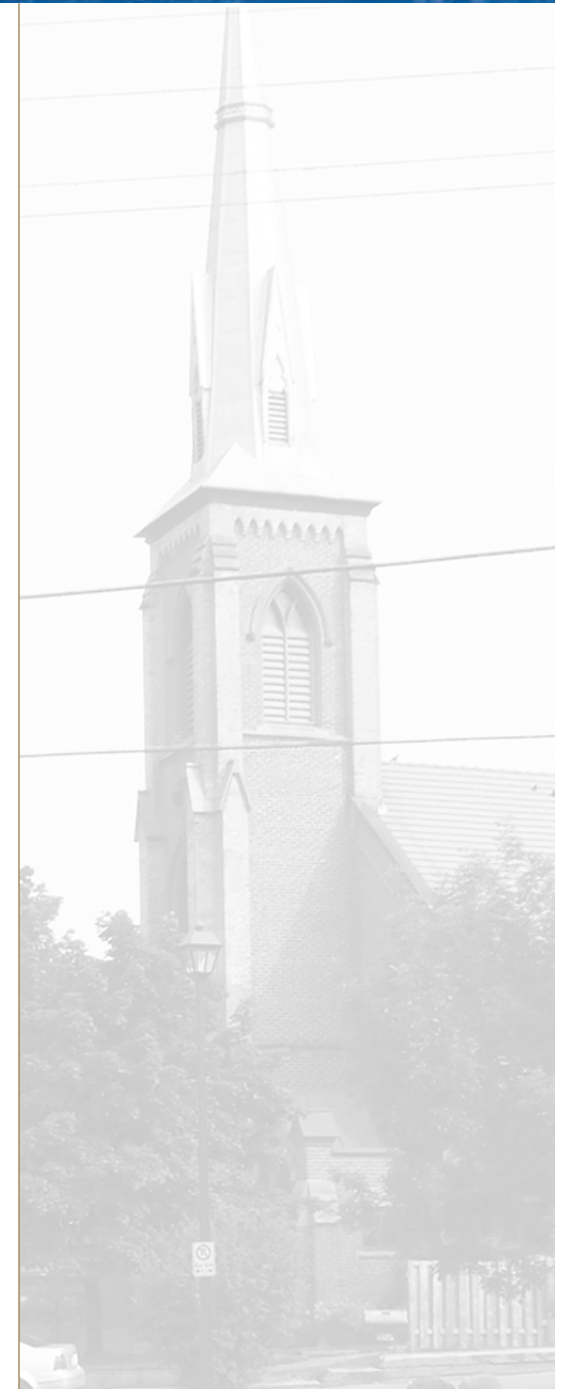
Details



Roof



Figure 6-108: Loyalist/Georgian Style



6.5.9.6. Arts and Crafts Style:

HG38. Arts and Craft style buildings shall exhibit:

- Wire cut or clinker brick is common for wall cladding;
- Low, sloping roof profiles;
- Open front verandahs sometimes with knee walls at base of steps;
- Usually square wood posts sometimes resting on brick or stone piers;
- Exposed rafter tails;
- Wood casement windows are very common; leaded glass windows and squared boxed

bay windows (oriel windows) at side elevations are common;

- Shed dormer windows along front façade;
- Strict avoidance of Victorian embellishments such as gingerbread,
- Fretwork and ornate mill work; upper storey gables sometimes clad in wood shingles;
- Concrete block foundations sometimes parged;
- Stone limited to accent elements and foundations;
- Fieldstone or rusticated dressed stone;
- Wall shingle accents.

Arts and Crafts



Porch



Details



Distinctive Architectural Features

Roof



Figure 6-109: Arts and Crafts Style

6.5.10. Inappropriate Materials And Finishes

HG39. Inappropriate exterior wall cladding include:

- No stacked fieldstone as predominant exterior wall cladding;
- Stone walls, ceramic tile, concrete block, concrete brick;
- Red brick and window siding are prevailing wall cladding materials; Some stucco, board and batten uses are limited and wall shingles can be used for accents;
- Pre-cast materials used to fabricate quoining keystones, moulded window surrounds and lintels;
- Vinyl and metal siding;
- Enclosing previously open verandahs and porches;
- Applying EIFS, 'Du Rock', stucco or other such similar finishes over masonry walls;
- Covering wood clapboard with metal or vinyl siding;
- Painting unpainted brick.

HG40. Inappropriate exterior detailing shall include:

- Metal porch railings and posts;
- Pressure-treated wood railings and posts; metal shutters;
- Metal soffits and fascia; inappropriate, historically inaccurate or "Ye Olde" decorative embellishments such as Tudor style 'half timbering' and overly ornate fretwork and trim.

HG41. Inappropriate roofs shall include:

- Metal or corrugated roofing materials;

- Modern skylights visible from public realm;
- Flat roof profiles and other non-traditional roof profiles and slopes;
- Inappropriate doors include: double-leaf doors, metal doors, metal screen doors, sliding patio style doors on front or public facing facades and double or triple bay garage doors.

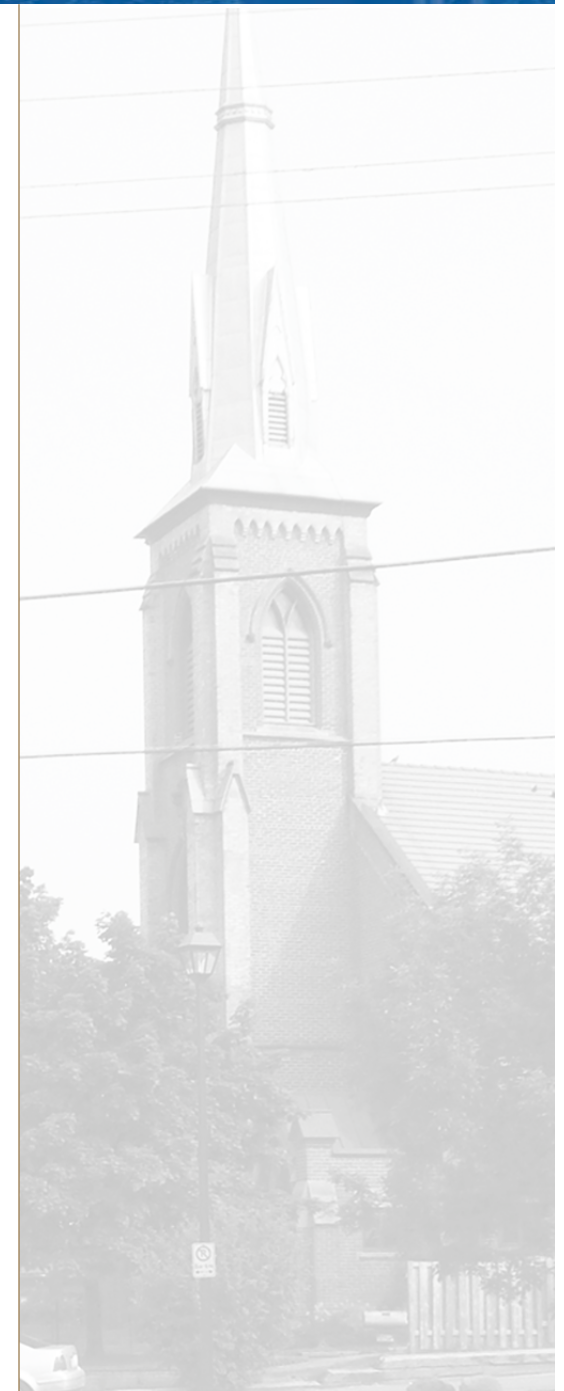
HG42. Inappropriate windows shall include:

- "Picture windows";
- "Snap in" or taped muntin bars;
- Fixed plate glass windows;
- Curtain walling systems;
- Inappropriately sized window openings;
- Metal or plastic trim and finishes;
- Side-sliding windows.

6.5.11. Heritage Permits

The existing heritage permit process shall be observed and will be required for all alteration works on properties designated under Part IV of the Ontario Heritage Act, with the exception of minor changes or maintenance.

- Heritage permits are required before building permits can be issued.
- Heritage permits shall be secured prior to seeking other required approvals such as from Conservation Authorities or other agencies and shall be secured prior to approval of a Development Permit.
- Routine maintenance and minor repairs to roofs, fences, windows, doors, eavestroughs do not require a heritage permit.



6.5.11.1. Other Considerations

- Prior to approval of new, larger-scale development along the Main Street North corridor, a Heritage Impact Assessment and Conservation Plan shall be required as part of the proponent's standard due diligence. Development proposals or new construction likely to negatively impact heritage conservation principles along or immediately adjacent to Main Street North shall be avoided.
- Minimum maintenance by-law provisions shall be enforced particularly with respect to heritage building fabric and heritage attributes. Consult with heritage staff prior to issuance of orders to comply.
- Public and private works must respect and complement the identified heritage character of the neighbourhood.
- Commercial signage shall be regulated under municipal by-law.
- Wall murals shall be discouraged.
- Demolition of heritage buildings shall be avoided; buildings exhibiting advanced structural decay, designated as having no or little heritage value, may be considered for demolition, only following a satisfactory completion of a due diligence.

6.5.12. Statement Of Cultural Heritage Value

6.5.12.1. Design Value and Physical Value

Main Street North is defined by a rich concentration of heritage residential buildings of between one and two-and-a-half storeys in height. The predominate height being two storey. The buildings are situated on square or rectangular lots. They have relatively uniform front and side yard setbacks. The buildings exhibit a variety of architectural styles and influences, suggesting a relatively lengthy pace of development along this corridor. The predominance of later Edwardian masonry buildings suggests a peak of development at the end of the 19th century and into the early 20th century. An important Queen Anne Revival landmark house and a rare Octagon style house can be found along this corridor. Representative examples of Georgian, vernacular Gothic Revival, Italianate and Edwardian Classicism are also present. Some buildings appear to have been constructed by the same builder. Many homes had prominent front verandahs or porches and those that remain are important character defining elements on the street. Many homes exhibit considerable landmark status and prominence. Others buildings are more modest in scale and form yet remain significant heritage buildings. Most of the heritage buildings exhibit a considerable degree of craftsmanship with vintage details and finishes intact on many.

6.5.12.2. Contextual Value

Archival images document the general characteristics of the street in the late 19th century and early 20th century.

Initially, the houses were situated along a narrow, unpaved rural road with no curbs and gutters and essentially no boulevards. The front yards of each



house had lawns and uniformly planted rows of deciduous trees. After the introduction of telegram poles and street lighting, curbs and gutters were introduced and very narrow grassed boulevards were also established.

Front yard setbacks are generally uniform, resulting in long, uninterrupted views up and down the streetscape. The front yard setback and relatively narrow side yard setbacks are key components that dictate building siting. They also help maintain the pattern of the streetscape.

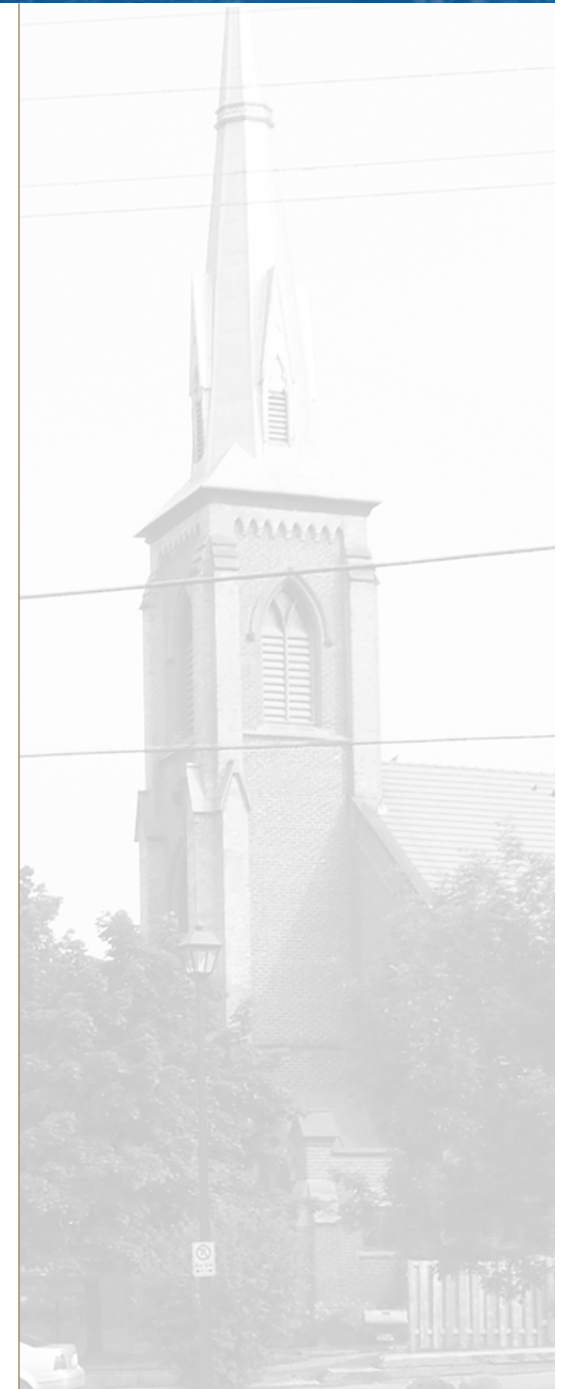
Historically, the streetscape was distinguished by a tree canopy established around the turn of the last century with plantings along the inside edges of the sidewalls. Despite some losses, mature shade trees remain an important component of the streetscape character. This is an important character defining element. Backyard tree plantings and hedges along many side yards are also important.

Originally, all houses had front lawns. This important feature has been diminished with the introduction of inappropriate front yard parking pads and wide, hard paved driveways. This practice should be curtailed and existing parking pads should be removed.

A large degree of the historical streetscape qualities remain. Breaks in this streetscape pattern occur at the northerly and southerly limits of the Permit System Area. The visual qualities of the area have been enhanced greatly with the removal of overhead wires and concrete hydro poles and with the subsequent installation of period street lighting.



Figure 6-110: Academic Building Styles Exhibited





Building Age Estimates

- Early Victorian (Before 1850)
- Mid Victorian (1850s-1880s)
- Late Victorian / Early 20th Century (1890s-1920s)
- Mid 20th Century (1930s-1960s)
- Late 20th Century / Contemporary

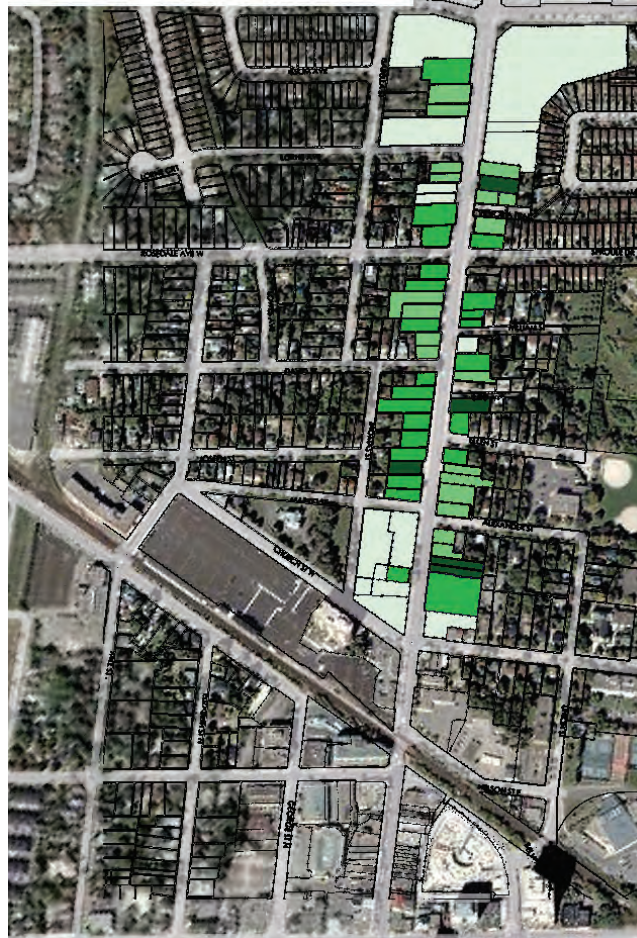


Figure 6-111: Building Age Estimates

Primary Building Construction

- Brick
- Concrete Block
- Frame
- Metal

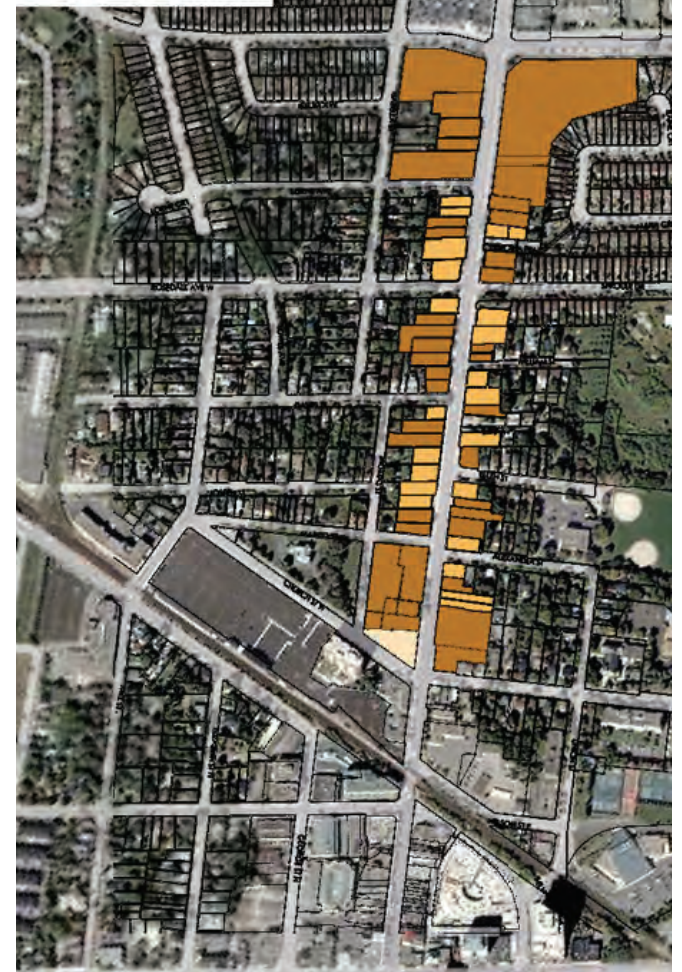


Figure 6-112: Primary Building Construction

6.6 Sustainable Design Guidelines

6.6.1. Overview

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 residents and workers, and improve the quality of the natural environment. Sustainability can be achieved through building design, site planning and servicing, landscape architectural design.

6.6.2. Objectives

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0 and are to be implemented to satisfy the requirements of Part 4.0 (Development Regulations). Consideration for sustainable development is integrated throughout the policy and regulatory framework for Main Street North. The following guidelines supplement the other policies and regulations.

6.6.3. Building Design

SuG1. The adaptation of acceptable sustainable building standards such as LEED ND, Green Building and Energy Star standards in new developments is strongly encouraged.

SuG2. Building materials should be sustainable in nature.

SuG3. Built form should be compact in massing.

SuG4. 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.

6.6.4. Site Planning

SuG5. Position infill development to take advantage of solar heat and reflected light. Create a layout where internal and external spaces benefit from solar orientation.

SuG6. Building and irrigation systems should be design to minimize and/or reuse water where possible. Irrigation systems should be selected that reduce consumption of potable water for irrigation of landscaping.

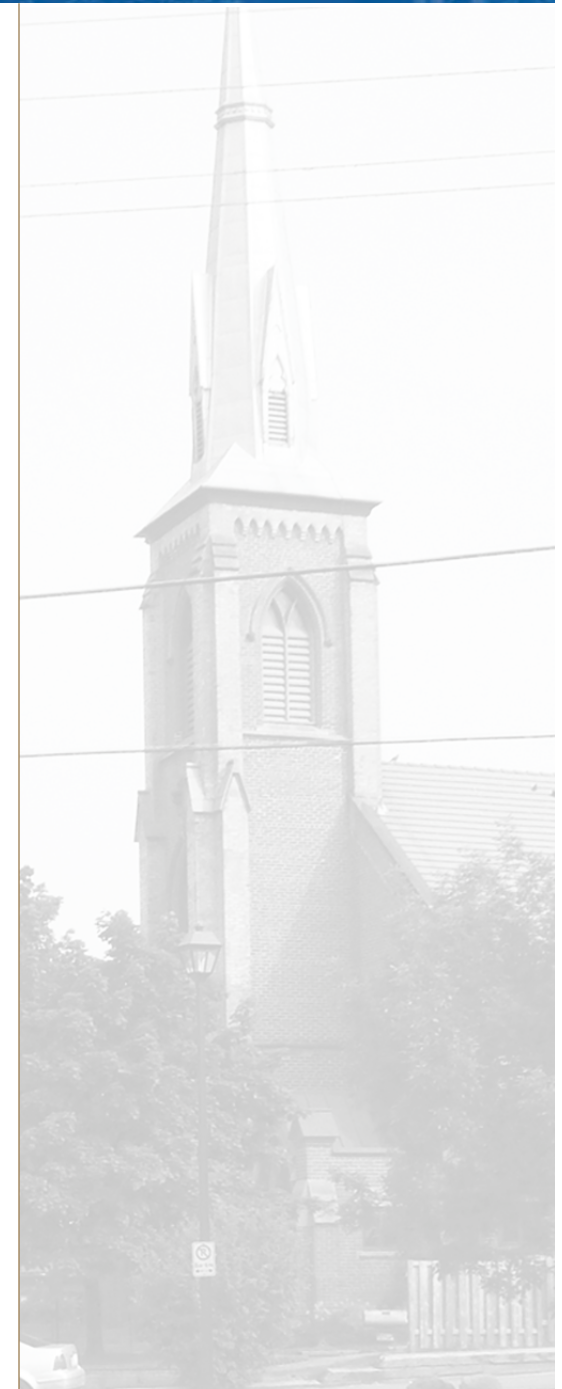
SuG7. Retain and reduce storm water discharge. Storm water systems should be selected that retain stormwater on-site where possible.

SuG8. Incorporate amenities for pedestrians, cyclists and transit riders.

SuG9. Site servicing and site design should demonstrate the implementation of acceptable Low Impact Development techniques, to the satisfaction of the City.

SuG10. 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.

SuG11. Reduce light glare from the site and improve night sky visibility.



6.7 Signage Guidelines

6.7.1. Overview

Treatment of commercial signage contributes greatly to the character of the area. Inappropriate, over-scaled or excessive signage can work contrary to other planning and urban design objectives for an area. In the case of Main Street North, where residential buildings with historic character are converted to commercial uses, signage needs to be sensitive to the prevalent architectural style and scale of the building. To achieve the overall objectives of improving the streetscape and enhancing the character of Main Street North, restrained and limited signage assists is important. Signage oriented in scale and size primarily for motor vehicle purposes would tend to be out of scale and character with the area.

6.7.2. Objectives

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0: Section 3.5 and are to be implemented to satisfy the requirements of Part 4.0 (Development Regulations). These guidelines set out a coordinated signage strategy for Main Street North and assist property owners in understanding City expectations with respect to signage. It also establishes an aesthetic standard for signs.

The guidelines will assist in providing for the visual coordination of signs for compatibility and effective communication of messages, enhance the overall visual quality of signage on building facades and ensure signs reinforce the heritage and cultural theme of the properties in the area. Where is a discrepancy between this setion and the current City Sign By-law, the latter shall dictate.

6.7.3. Design & Materials

- SG1. Exterior materials, finishes and colors should be the same or similar to those of the building or structures on site.
- SG2. Signs should be professionally constructed using high-quality materials such as metal, stone, hard wood and brass-plated.
- SG3. Internally lit plastic letters or plastic box signs are prohibited.
- SG4. The colors and lettering styles should compliment the building facade and harmonize with neighboring businesses. Colours used should earth-tone in nature and of the same family as the colours used on the building
- SG5. Excessively bright colors or over-scaled letters shall not be used as a means to attract attention.
- SG6. The design and alignment of signs on multiple use buildings should compliment each other such that a unified appearance is achieved.

6.7.4. Sign Lighting

- SG7. All external sign lighting should be down lit and focus on the sign area and shall not create glare to the surroundings.
- SG8. Blinking and flashing lights are prohibited.
- SG9. All electrical wiring/ transformer, raceway and mechanical/electrical accessories must be concealed.
- SG10. Any illuminated signage shall not create glare or spillage onto abutting residential/institutional development.

6.7.5. Permitted Sign Area

- SG11.** Signs are permitted on the front, side or rear elevations of buildings which are exposed to the public.
- SG12.** The maximum total sign area of all permitted signs shall be in accordance with Table 6-1.

6.7.6. Sign Typology

The sign typology for the Main Street North Development Permit System area consists of:

A. Portable Signs:

- ◇ A1 Temporary “A” Frame Sign
- ◇ A2 Temporary Banner Sign
- ◇ A3 Temporary Restaurant Pedestal Sign

B. Ground Signs:

- ◇ B1 CMU2 Ground Sign
- ◇ B2 CMU3 Ground Sign

C. Wall Signs

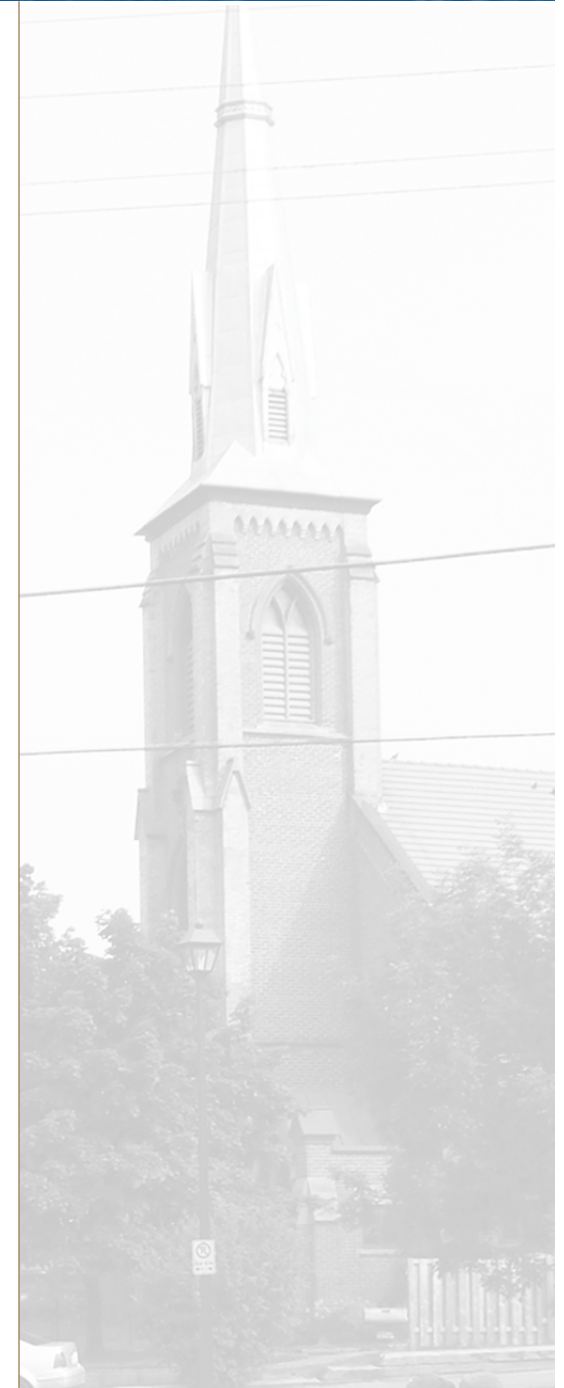
- ◇ C1 Wall Sign
- ◇ C2 Window Sign
- ◇ C3 Restaurant Menu Sign
- ◇ C4 Corporate Logo Sign

D. Overhead Signs

- ◇ D1 Projecting Signs
- ◇ D2 Permanent Banners

E. Awning and Canopy Entrance Signs

- ◇ E1 Awning Sign and Canopy Sign
- ◇ E2 Canopy Roof Sign



	Classification	Type of Signs	Maximum number of signs	Maximum Display Period days	Maximum % of Wall Area %	Maximum Total Area sf	Maximum Total Area sm	Minimum clearance from finished grade ft	Minimum clearance from finished grade m	Maximum Height ft	Maximum Height m	Upper limit of sign	Others
A1	Portable	Temporary 'A' Frame Sign	1 per 20m of frontage	30	na	16.0	1.5	na	na	4	1.2	na	
A2	Portable	Temporary Banner Sign	1 per 9m of frontage	30	10%	108.0	10.0	8	2.4	na	na	na	
A3	Portable	Temporary Restaurant Pedestal sign	1 per 20m of frontage	30	na	16.0	1.5	na	na	na	na	na	
B1	Ground	CMU2 District	1	na	na	16.0	1.5	na	na	8.0	2.3	na	
B2	Ground	CMU3 District	1	na	na	11.0	1.0	na	na	5.0	1.5	na	
C1	Wall	Wall Signs	1 per elevation	na	10%	108.0	10.0	8.0	2.4	3.0	0.9	The floor level of the second storey on a multi-storey building. Wholly contained within a gable end wall of a one-storey building	
C2	Wall	Window Signs	1	na	10% of glazed area	108.0	10.0	na	na	na	na	na	Not permitted in CMU3-DPS & I1-DPS districts
C3	Wall	Restaurant Menu Sign	1 per 20m of frontage	30	na	6.0	0.6	na	na	na	na	On the main floor of the building only	
C4	Wall	Corporate Logo Sign	1	na	2%	na	na	8.0	2.4	na	na	Logo shall be permitted at the top of the building only, but shall be contained below the roof line of the building	not permitted in CMU3-DPS & I1-DPS districts
D1	Overhead	Projecting Hanging Signs	1	na	na	9.0	0.8	8.0	2.4	3.0	0.9	3.4m	Maximum extension from wall shall be 1.3m (4.3 ft)
D2	Overhead	Permanent Banners		na	na	24.0	2.2	8.0	2.4	na	na	Roof line of the building	Maximum extension from wall shall be 1.3m (4.3 ft)
E1	Awning	Awning Sign	1	na	35% of the awning or canopy	na	na	8.0	2.4	na	na	Fully contained within the canopy or awning face	Protrude no further than 0.1m from wall or canopy face
E2	Awning	Canopy Roof Sign		na	80% of the canopy width	na	na	na	na	2.0	0.6	Attach directly to the top and front of the canopy	Not permitted in CMU3-DPS districts
Note: Total permissible sign area for all signs combined cannot exceed 20% of façade area.													

Table 6-1: Main Street North Sign Regulations

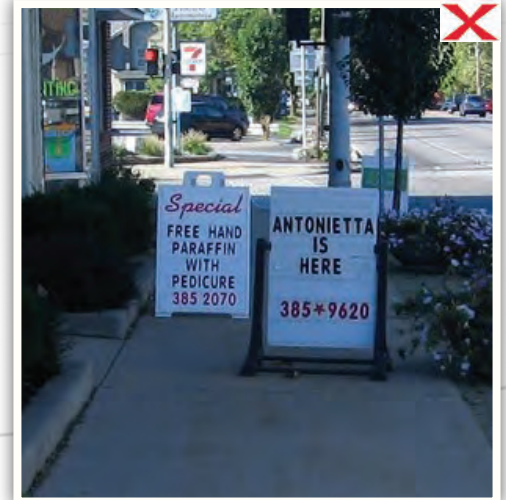
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6.7.6.A - Portable Signage

A.1 Temporary 'A' Frame Signs

- SG13. Design should be visually interesting and professionally crafted.
- SG14. Shall be displayed only during the hours of business for which it is advertising.
- SG15. No more than five permits shall be issued for a single business location or unit in a plaza in a calendar year.
- SG16. One sign is permitted per lot or 20.0 metres of street frontage.
- SG17. Maximum display period of 30 days.
- SG18. Maximum total sign area of 1.5 square metres.
- SG19. Maximum height of 1.2 metres.
- SG20. Must not obstruct pedestrian circulation.

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(NOT RECOMMENDED)

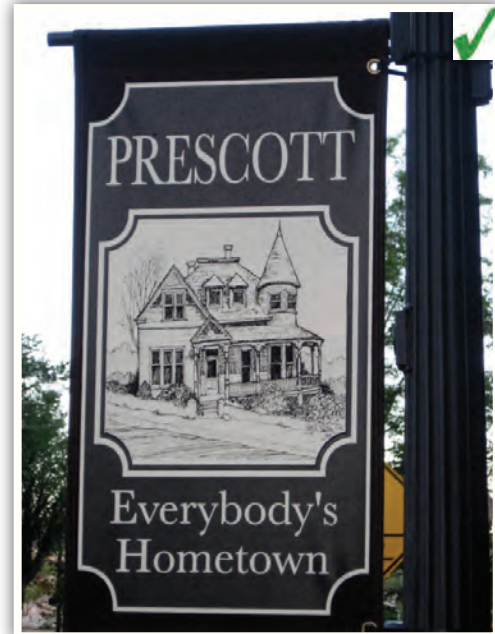
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A.2 Temporary Banner Signs

- SG21. Design should be of good quality and visually interesting.
- SG22. Banners must be constructed of durable and high quality material.
- SG23. Must be securely fastened and safe
- SG24. Fastening devices are to be hidden
- SG25. Must be properly located in comparison with the building facade and should not block any architectural details
- SG26. Maximum of one sign per 9.0 metres of street frontage.
- SG27. Maximum display period of 30 days.
- SG28. Maximum total sign area of 10.0 square metres.
- SG29. Maximum percentage of wall area to be covered is 10%.
- SG30. No more than five permits shall be issued for a single business location or unit in a plaza in a calendar year.

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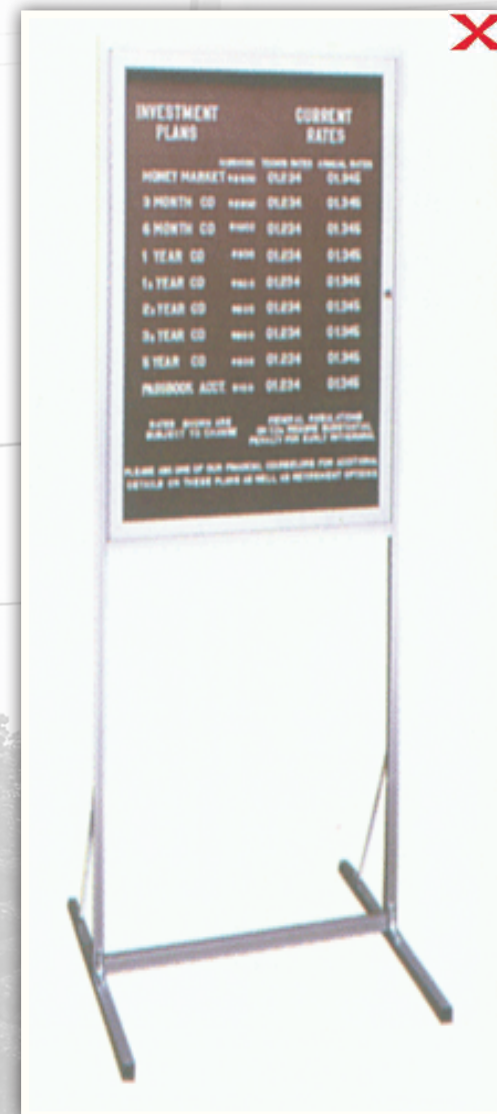


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A.3 Temporary Restaurant Pedestal Signs

- SG31. Must not obstruct pedestrian circulation.
- SG32. Must be of good quality, design and material.
- SG33. Use of animated characters are encouraged.
- SG34. No more than five permits shall be issued for a single business location or unit in a plaza in a calendar year.
- SG35. Only one sign permitted per lot 20.0 metres of street frontage.
- SG36. Maximum display period of 30 days.
- SG37. Maximum total sign area of 1.5 square metres.
- SG38. Maximum height of 1.2 metres.

INAPPROPRIATE
(NOT RECOMMENDED)

INAPPROPRIATE (NOT RECOMMENDED)



6.7.6.B - Ground Signs

- SG39. Must be of good quality, design and workmanship.
- SG40. Must not obstruct pedestrian circulation.
- SG41. Must be of a design that is coordinated with and subordinate to building design/architecture.
- SG42. Directional signage may be used to facilitate vehicular and pedestrian movements.

B.1 Ground Signs (CMU2-DPS district)

Ground signs in a CMU2-DPS district shall be subject to the following restrictions:

SG43. Maximum dimensions:

- ◇ height: 2.3 m
- ◇ width: 1.6 m

SG44. Minimum setbacks

- ◇ minimum 1.5 metres from the ultimate property line

B.2 Ground Signs (CMU3-DPS district)

Ground signs in a CMU3-DPS district shall be subject to the following restrictions:

SG45. Maximum dimensions:

- ◇ height: 1.5 m
- ◇ width: 1.6 m

SG46. Minimum setbacks

- ◇ minimum 1.5 metres from the ultimate property line

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6.7.6.C - Wall Signs

C.1 Wall Signs

- SG47. Shall be compatible with storefront scale, proportion and colour.
- SG48. Shall not have a gloss finish texture.
- SG49. Solid colours are preferred over stripped background.
- SG50. Shall be indirectly illuminated only.
- SG51. Manufactured as individual cut-out letters only or painted directly on background.
- SG52. Wall signs shall be securely fastened and protrude no more than 0.1 metres from the exterior façade plane.
- SG53. Located on the roof line of a one storey building and the floor level of the second storey on a multi-storey building.
- SG54. Maximum of one sign per elevation.
- SG55. Limited to a maximum 10 % of the building façade (exterior wall exposed to public).
- SG56. Maximum total sign area for CMU2-DPS properties is 10.0 square metres.
- SG57. Maximum total sign area for I1-DPS and CMU3-DPS properties is 1.0 square metres.
- SG58. Maximum clearance from finished grade is 2.4 square metres.
- SG59. Maximum height of 0.9 metres.

INAPPROPRIATE
(NOT RECOMMENDED)

INAPPROPRIATE (NOT RECOMMENDED)



C.2 Window Signs

- SG60. Any signage applied directly to the glazed surface of the building in a permanent manner.
- SG61. Must be constructed of good and high quality materials.
- SG62. Use of window posters applied indirectly to the interior face of the glazed surface is strongly discouraged.
- SG63. Graphics should be visually interesting and professionally crafted.
- SG64. Shall be located on the main floor of the building only.
- SG65. Maximum percentage of glazed area to be covered is 10%.
- SG66. Maximum total of sign area of 10.0 square metres for CMU2-DPS districts.
- SG67. Maximum total of sign area of 1.0 square metres in CMU3-DPS district.
- SG68. Window signs not permitted for uses in CMU3-DPS district and I1-DPS district.

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C.3 Restaurant Menu Signs

- SG69. Should be located on the main floor of the building by the entrance of the restaurant.
- SG70. Indication of menus and pricing to inform the public.
- SG71. Must be directly mounted onto the exterior wall surface.
- SG72. Shall only be permitted for restaurant uses.
- SG73. Shall be indirectly illuminated only.
- SG74. High quality materials and design.
- SG75. Maximum of one sign per 20.0 metres of frontage.
- SG76. Maximum total sign area of 0.6 square metres.
- SG77. Shall not protrude further than the property line.

INAPPROPRIATE
(NOT RECOMMENDED)

INAPPROPRIATE (NOT RECOMMENDED)



C.4 Corporate Logo Signs

- SG78. A corporate log sign is any sign directly mounted to the building face showing only the logo of the business. The following restrictions apply:
- SG79. Maximum number of one corporate logo sign per building.
- SG80. Shall be permitted at the top of the building only but below the roof line of the building.
- SG81. Minimum clearance from finished grade is 2.4 metres.
- SG82. Maximum percentage of wall area to be covered is 2%.
- SG83. Corporation logo not permitted on wall face in CMU3-DPS district and I1-DPS district.

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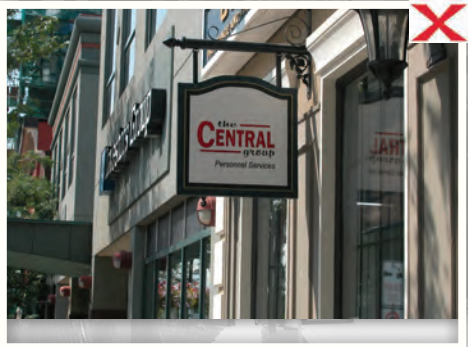
6.7.6.D - Overhead Signs

D.1 Projecting Signs

- SG84. Design should be visually interesting and professionally crafted using high quality, vandal resistant materials.
- SG85. Shall relate to design/architecture of building.
- SG86. Signs shall be mounted below second floor window level
- SG87. Mounting devices shall be attractive, decorative and compatible with building design.
- SG88. Shall be indirectly illuminated only.
- SG89. Maximum of one sign per lot frontage.
- SG90. Maximum total sign area of 0.8 square metres.
- SG91. Minimum clearance from grade to be 2.4 metres.
- SG92. Maximum height of 0.9 metres.
- SG93. Upper limit of sign of 3.4 metres.
- SG94. Maximum width shall be 0.9 metres and maximum extension from the main wall of the building shall be 1.3 metres.
- SG95. Shall not be permitted in CMU3-DPS district.

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(NOT RECOMMENDED)

INAPPROPRIATE (NOT RECOMMENDED)

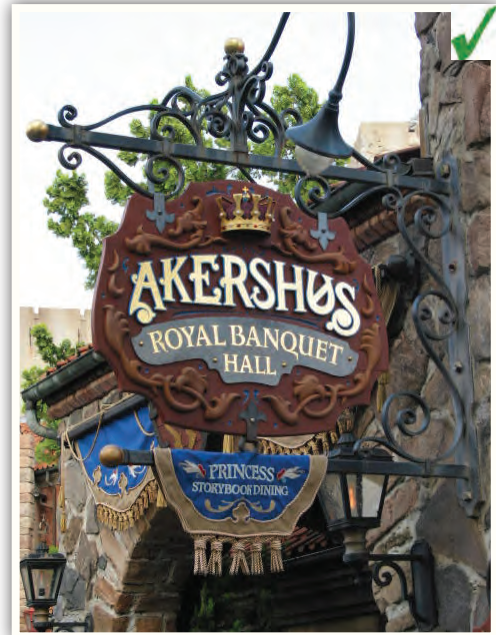
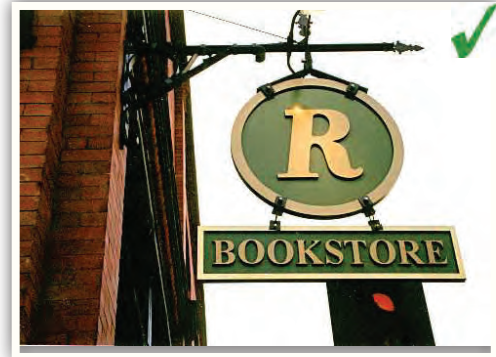


D.2 Permanent Banners

When permitted, permanent banner signs shall complement the architectural elements of the building and hang from projecting metal brackets of a size and design appropriate to the banner and the architectural character of the building.

- SG96. Freestanding banners are not permitted.
- SG97. May contain a business name and logo but they are not to contain any other written message.
- SG98. Shall be indirectly illuminated only.
- SG99. Shall hang from projecting metal brackets perpendicular to the wall face of the building.
- SG100. Upper limit of sign to be the roof line of the building.
- SG101. Maximum width shall be 0.9 metres and maximum extension from the main wall of the building shall be 1.3 metres.
- SG102. Shall have a maximum total area of 2.2 square metres.
- SG103. Shall have a minimum clearance from finished grade of 2.4 metres.

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6.7.6.E - Awning Signs and Canopy Signs

E.1 Awning Sign and Canopy Sign

- SG104. Awnings typically provide additional shade to the window opening and also act as an alternate signage opportunity for business.
- SG105. Awning signs should accent not dominate the facade of a building.
- SG106. Open ended awnings are preferred.
- SG107. Shall not be continuous over the entire length of the facade or wrap around multiple sides of a building.
- SG108. Solid colour backing is preferred over striped background.
- SG109. Maximum size of awning must comply with setback requirement.
- SG110. Maximum of 50% of the awning area to be used as signage.
- SG111. Shall have a minimum clearance from finished grade of 2.4 metres.
- SG112. Signage must be fully contained within the canopy or awning face.
- SG113. Shall be indirectly illuminated only.
- SG114. Signage must not protrude more than 0.1 metres from the wall or canopy face.

INAPPROPRIATE
(NOT RECOMMENDED)

INAPPROPRIATE (NOT RECOMMENDED)



E.2 Canopy Roof Signs

Canopy signs can be a decorative way to place signage on facades with canopies. These signs can either be supported from above, hang downward or pinned upward.

- SG115. Color and font must be compatible with the building color and architecture.
- SG116. Must be centered on canopies and special care is to be taken to avoid blocking any architectural features of the building.
- SG117. Shall have a maximum height of 0.6 metres.
- SG118. Shall cover a maximum of 80% of the width of the canopy.
- SG119. Shall attach directly to the top and front of the canopy.
- SG120. Shall be indirectly illuminated only.
- SG121. Shall not be permitted in the CMU3-DPS district.

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6.7.7. Signage within the Public Realm

SG122. Signage within the public realm shall be in accordance with the approved City's Way Finding and Signage Standards.



Figure 6-113: City of Brampton Way Finding Signage Standards

6.8 Engineering Guidelines

6.8.1. Overview

Engineering, grading and servicing shall generally be designed in accordance with the City of Brampton's Site Plan Manual (see Appendix). Notwithstanding the above, the Development Engineering Services Division recognizes the existing unique and historical character of the Main Street North area and the associated technical challenges of redevelopment to meet current City standards. Accordingly, it is noted that the applicable engineering design criteria will be evaluated on a site-specific basis.

It is strongly recommended that all applicants meet with staff as part of a pre-consultation process in order to establish the technical criteria applicable for the specific application. The pre-consultation meeting will also serve to establish the necessary engineering plans and/or technical reports required in support of the Development Permit application.

6.8.2. Objectives

These guidelines implement in detail, the policy objectives of the Development Permit Area as set out under Part 3.0: Section 3.5.7 and are to be implemented to satisfy the requirements of Part 4.0 (Development Regulations). They are intended to ensure that proposed development functions appropriately from a site layout perspective and with respect to engineering requirements. They also set out the City intentions with respect to access management and shared parking in relation to the review of Development Permit applications in order to achieve the goals and objectives set out in Part 3.0.

6.8.3. Transportation, Parking and Access Management

Creating an efficient and effective multi-modal transportation network for the Main Street North area is one of the highest priorities of the City of Brampton. Site-specific access scenarios will be reviewed on an individual basis, however, the creation of shared access driveways and parking facilities between two or more lots is encouraged.

6.8.3.1. Parking

- EG1. The provision of parking spaces permitted shall be in accordance with the Regulations (Part 4.0) of this by-law.
- EG2. Parking location shall be integrated into the design of a site and shall be screened from views from the street. Parking shall not be located between the building and Main Street North right-of-way.
- EG3. A landscape buffer, low fencing and other screening shall be used to screen parking areas from the street and the pedestrian realm.
- EG4. Access to parking areas shall be well-defined.
- EG5. Each parking space shall be designed to permit appropriate ingress and egress to and from the space.
- EG6. Parking onto a major on-site driveway is discouraged.
- EG7. The design of parking areas shall promote safe traffic flow and have consideration for safety of pedestrians.

EG8. Site accesses shall be located in such a manner as to reduce traffic conflicts and maintain clarity for vehicular movement; i.e. accesses should have sufficient distance from the intersection of roads, be in alignment with other accesses and may be restricted to right-in and right-out if necessary.

EG9. Street accesses and major internal aisles shall have a minimum width as set out in the DPS regulations under Part 4.0. In the CMU2-DPS district, where the traffic volume is high or the movement of a delivery truck is anticipated, the driveway width may be increased. Reduced driveway aisle widths will be considered in the CMU3-DPS district in accordance with the regulations set out in Part 4.0.

EG10. Access radius should be 6.0 metres for passenger vehicles and 7.5 metres where movement of larger delivery vehicles and trucks are expected.

EG11. Access roads for fire fighting vehicles shall be provided in accordance with Ontario Building Code.

EG12. Traffic circulation on the site shall be provided with a simple and functioning pattern. Dead end driveways shall be avoided, where possible for larger commercial or mixed-use developments in the CMU2-DPS district and for high or medium-density type development. Dead-end parking lots will be considered for smaller-scale developments within the CMU3-DPS district. Where dead-end aisles are proposed, the design should incorporate a “hammerhead” to assist to assist in turning of vehicles.

EG13. Internal one-way driveways shall be clearly indicated and clear signage provided.

EG14. Delivery and servicing traffic should be separated as much as possible from customer traffic.

EG15. Delivery facilities shall be located away from a visually prominent area.

EG16. Delivery areas shall be designed to accommodate movements of delivery vehicles.

EG17. The site layout should provide for on-site snow storage areas.

EG18. Access curbs should have a minimum of 1.2 metres clear setback from hydrants or utility poles.

EG19. Parking areas shall be designed such that vehicles are not required to reverse out onto City streets, in particular Main Street North.

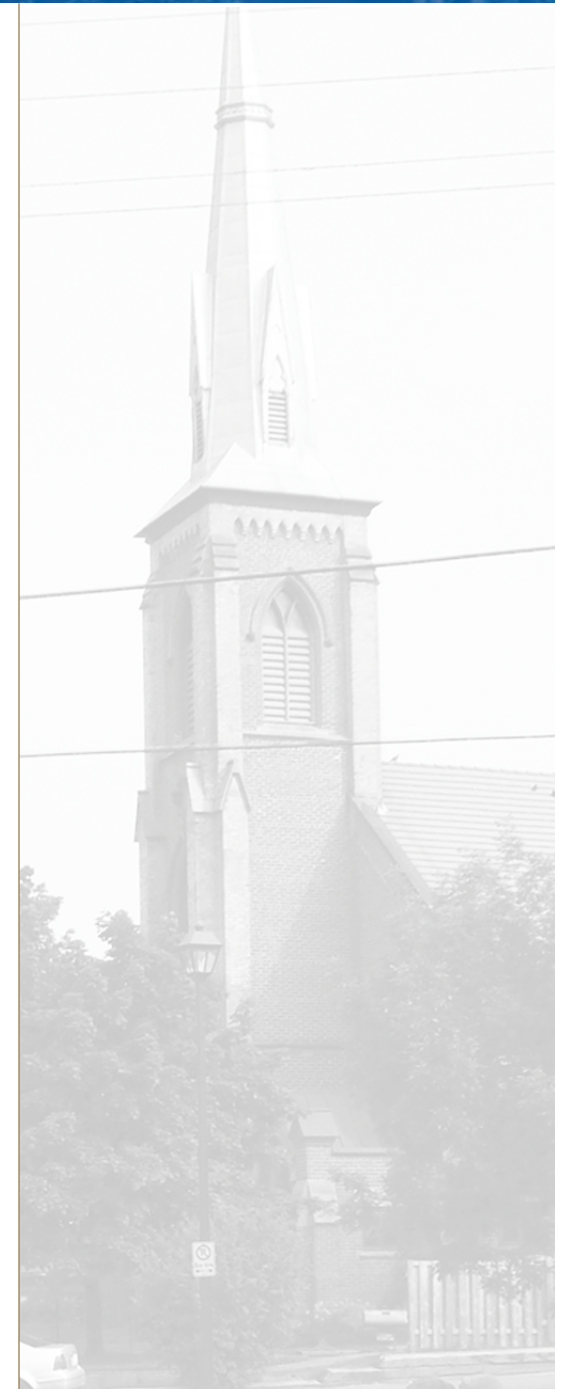
EG20. In the CMU3-DPS district, curb radius for accesses shall be appropriate for the volume of traffic from the access and its impacts on streetscape and pedestrian realm. Reduction of curb radius may be considered.

6.8.3.2. Access Management Requirements

EG21. The City shall seek the reduction of access points onto Main Street North through access consolidations, closing of accesses, sharing of accesses and connecting rear-yard parking areas, through the review of Development Permit applications.

EG22. Where opportunities currently exist to share parking and access, the City will require that the applicant explore those potential opportunities in conjunction with the review of a Development Permit application.

EG23. In conjunction with the review and approval of Development Permit applications, the City will seek that owners provide for shared access and parking easements, or not object in principle to providing for shared access and parking easements in the



future (subject to the owners agreeing to appropriate arrangements) for the purpose of shared rear-yard parking and access.

EG24. In the case where a property has two access existing points, the closure of one of these accesses shall be sought by the City. In general, each lot shall only have one access point.

EG25. Access to parking areas for corner lot properties should be from the side street. Other access locations shall only be considered if side access is not possible due to restrictions or constraints related to building location, constraints in site layout or constraints in the public right-of-way.

EG26. Property owners are encouraged to consider shared access driveways on one side of their property.

EG27. Alternatively, driveways to parking areas can be on the same side of the property but shall be restricted to a maximum of 6.0 metres at the common access point from the public road.

EG28. Parking lots and access configurations shall be designed to provide for future shared access and parking opportunities.

EG29. The preferred access location for each lot is as indicated in Figure 6-68.



Figure 6-114: Access Management

6.8.3.3. Lighting of Parking Areas and Commercial Uses

When proposing commercial activities adjacent or near residential areas, proper lighting design of parking and sites is important to balance the need to provide for safe use of properties in the evening for the security of such sites, while ensuring impacts on residential areas are minimized. The guidelines aim to ensure appropriate lighting of sites:

- EG30. Appropriate lighting arrangements shall be provided for parking areas and pedestrian walkways.
- EG31. Parking areas, public gathering places, approaches to buildings and other areas active at night should have adequate outdoor illumination. However parking areas that abut residential uses and neighbourhoods should have limited lighting to avoid adverse impacts on the residential properties, but still address site security and safety concerns.
- EG32. Lighting design for developments shall minimize the adverse impacts on public safety and comfort due to excessive glare. Lights shall be unobtrusive and designed to avoid glare onto neighbouring properties, public space and night sky.
- EG33. Lighting design shall minimize spillage of light on adjacent or nearby property. Lights should be directed downward and not to the sky.
- EG34. Lighting is to minimize the effects of sky glow. Flood lighting of an entire yard, parking or patio areas is to be avoided.
- EG35. Light fixtures that are architecturally compatible with the theme and height of the building are to be selected.

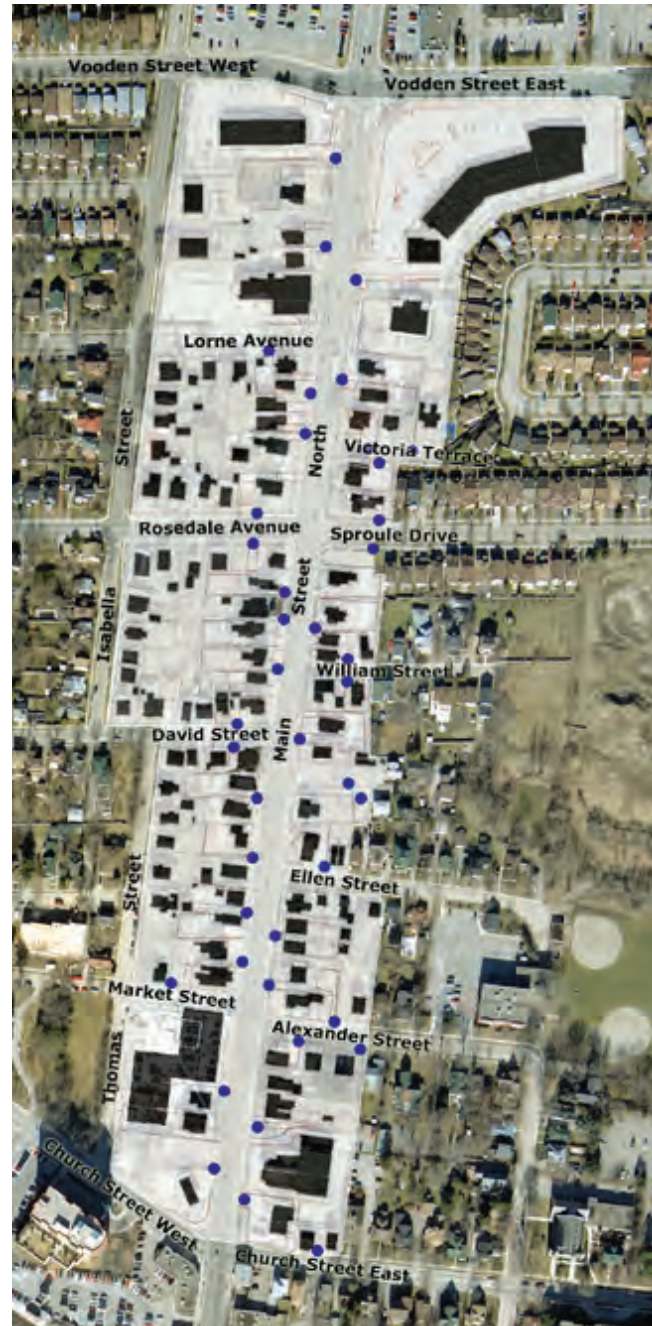
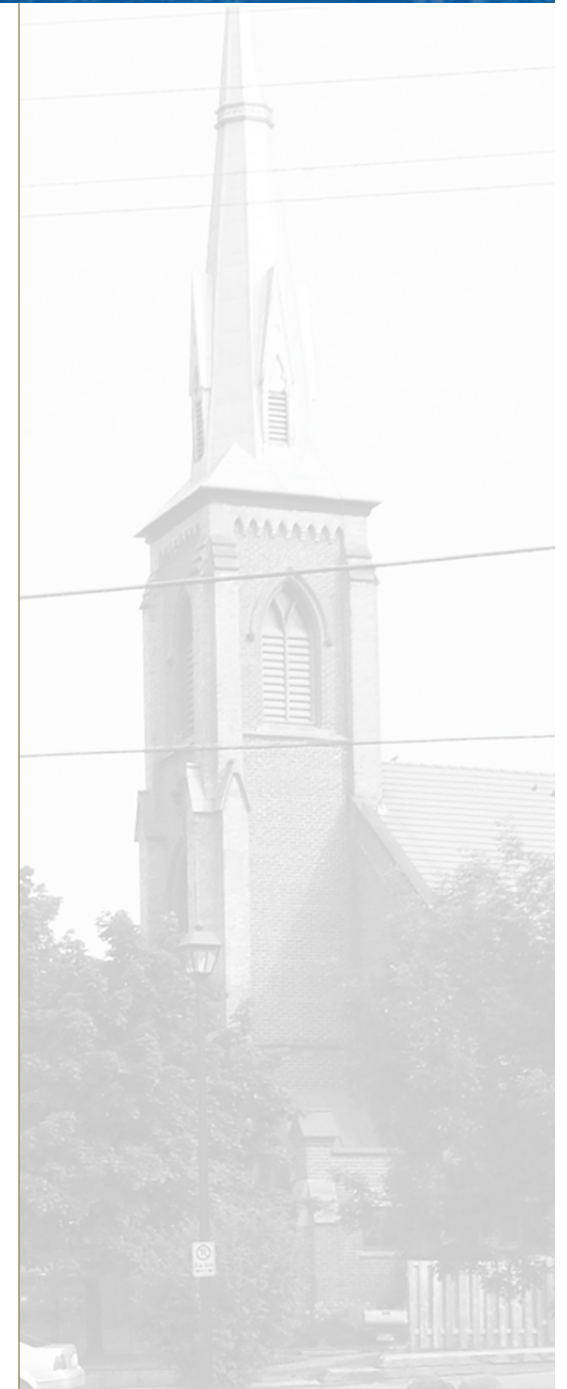


Figure 6-115: Preferred Driveway Location



EG36. Security lighting should be hooded, recessed and directed to the intended area to avoid unnecessary glare.

EG37. Efficient lighting technologies should be selected to promote energy conservation.

6.8.4. Engineering, Grading and Servicing

The following guidelines provide details with respect to engineering, grading and servicing for development within the Development Permit System Area.

EG38. To facilitate development in the CMU3-DPS districts, the City may apply alternate requirements in terms of plan preparation and submission and design standards.

6.8.4.1. Lot Grading

EG39. In general, proposed grading elevations along all property lines must be compatible with the existing or proposed elevations of the adjacent lands and municipal services. Every attempt shall be made to rectify or better the existing lot grading conditions in accordance with the City of Brampton's Lot Grading Criteria as outlined in the requirements set out in the Appendix.

EG40. Incorporating sustainable development initiatives such as Low Impact Development (LIDs) techniques into site servicing and lot grading is encouraged.

EG41. Securities for lot grading may be required. The applicable amount shall be established in accordance with the latest figures referenced in the requirements set out in the Appendix.

EG42. A Topsoil Stripping/Fill/Grading Permit may be applicable.

6.8.4.2. Stormwater Management

EG43. Stormwater management practices and facilities shall be guided by the City of Brampton's Stormwater Management Master Plan minimizing stormwater runoff volumes and improving the water quality and designed and implemented to the satisfaction of the City and the Conservation Authority.

EG44. The Stormwater management features shall be designed in accordance with the requirements in the Appendix.

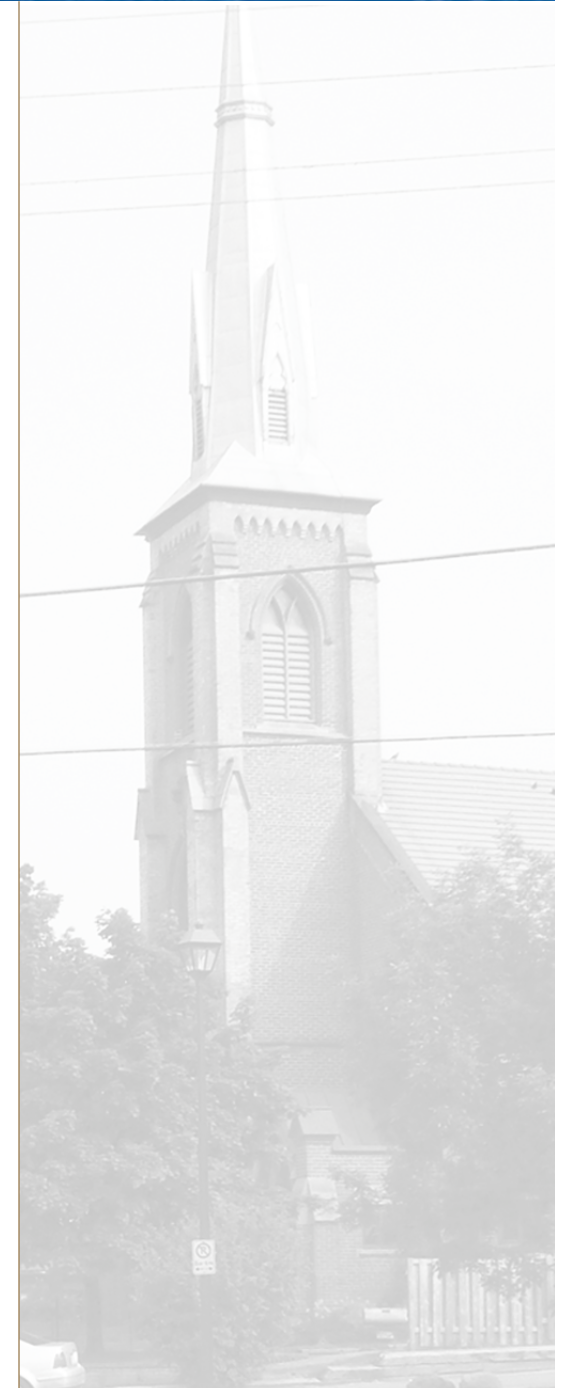
EG45. An application for development and site alteration shall include submissions to demonstrate train hierarchy for stormwater flows.

EG46. An application for development and site alteration shall include submissions to demonstrate methods to restrict the generated flows to pre-development flows and minimize flows to spill areas.

EG47. An application for development and site alteration shall be accompanied by a report that demonstrates the potential removal of Total Suspended Solids from generated stormwater runoffs. Low Impact Development measures are encouraged for water quality improvements and/or enhanced infiltration.

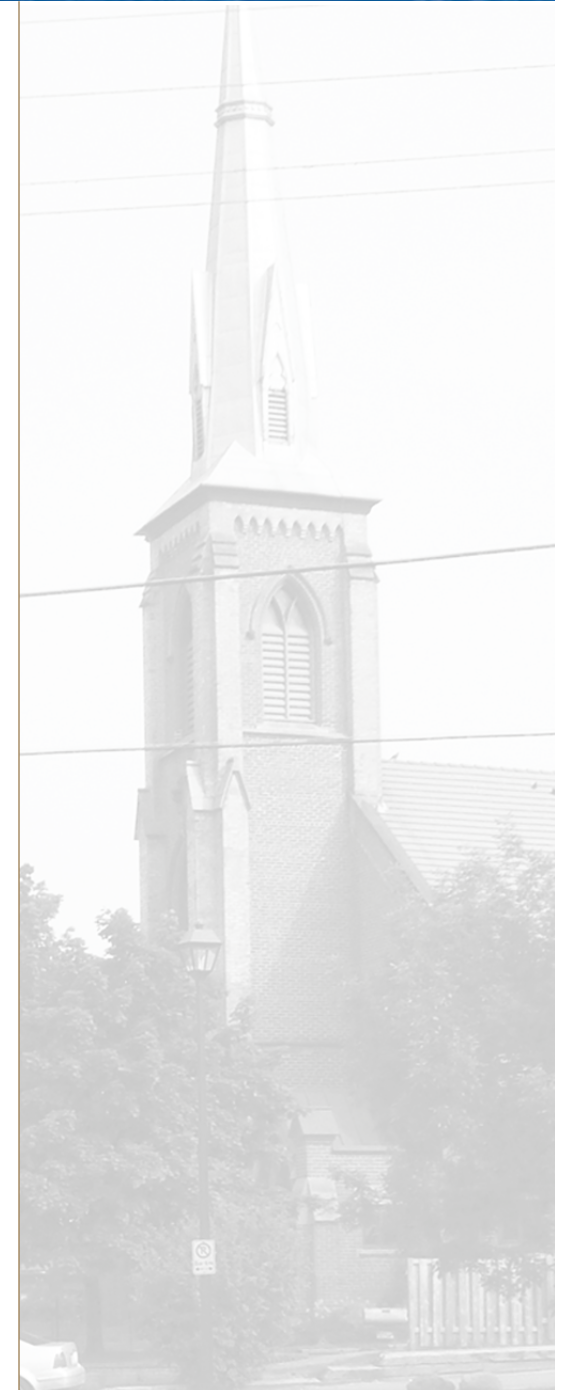
6.8.5. Noise Attenuation

- EG48. Development or re-development of properties within the Main Street North area may require, at the discretion of the City of Brampton, a Noise Feasibility Report to determine the necessary noise attenuation measures required to comply with the Ministry of the Environment's noise criteria.



APPENDIX

- A.1 Review and Submission Requirements
- A.2 Tree Protection Details
- A.3 Fence Details
- A.4 Engineering, Grading, and Servicing Requirements



A.1 Review and Submission Requirements

A.1-1. Overview

This Appendix provides additional detail with respect to the review and submission requirements for a development permit, including plan submission requirements (number, content of plans), studies and supporting materials, review fee for application type and current fee requirements (in accordance with the City's Fee By-law). The tables included in this Appendix are referenced in Part 5 of the Development Permit By-law with respect to Application Processing.

Table A1-1 lists the supporting studies, plans and materials that may be required in conjunction with a development permit application. The specific requirements will be based on the application type.

Table A1-2 generally sets out what shall be contained on each plan.

Table A1-3 provides a description of the various application types and generally defines the process requirements for each.

Table A1-4 sets out the fees related to each application type.

A.1-2. Plan Submission

For Review:

A.1-2.1. When all plans have been prepared in satisfactory manner (See Table A1-2) the following shall be submitted to the Planning, Design and Development Department as

part of a Development Permit application.

- Twenty-five (25) copies of the site plan;
- Six (6) copies of the building elevations;
- Three (3) copies of the Floor Plans;
- Five (5) sets of the landscape plans plus one 11 x 17 reduction;
- Seven (7) copies of the site servicing and grading plans; and,
- Three (3) copies of the Storm Water Management Report.

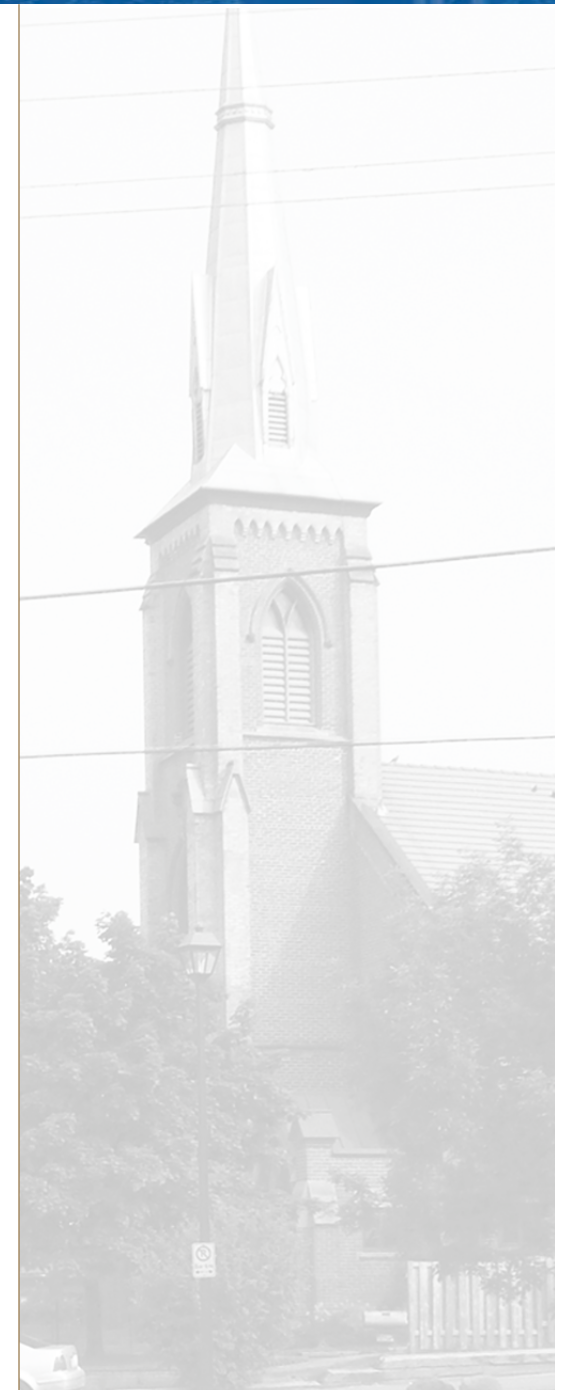
A.1-2.2. Recent property survey prepared by an Ontario Land Surveyor may be required.

A.1-2.3. The required types and amounts of plans may be reduced at the discretion of the Planning, Design and Development Department, and based on the application type and required circulation (see Table 1 of Part 5 of the Development Permit By-law).

For Approval:

A.1-2.4. When all plans are satisfactory and all relevant agency approvals have been made the following shall be submitted to the Planning, Design and Development Department for final approval.

- Seven (7) copies of the site plan;
- Seven (7) copies of the building elevations;
- Five (5) sets of the landscape plans plus one 11 x 17 reduction; and,
- Seven (7) copies of the site servicing and grading plans.



A.1-2.5. ALL PLANS ARE TO BE FOLDED RATHER THAN ROLLED.

A.1-3. Required Information on Plans

Table A1-2 provides the general required content for plans that are submitted as a part of a development permit application. The following detailed requirements are also to be provided on the plans.

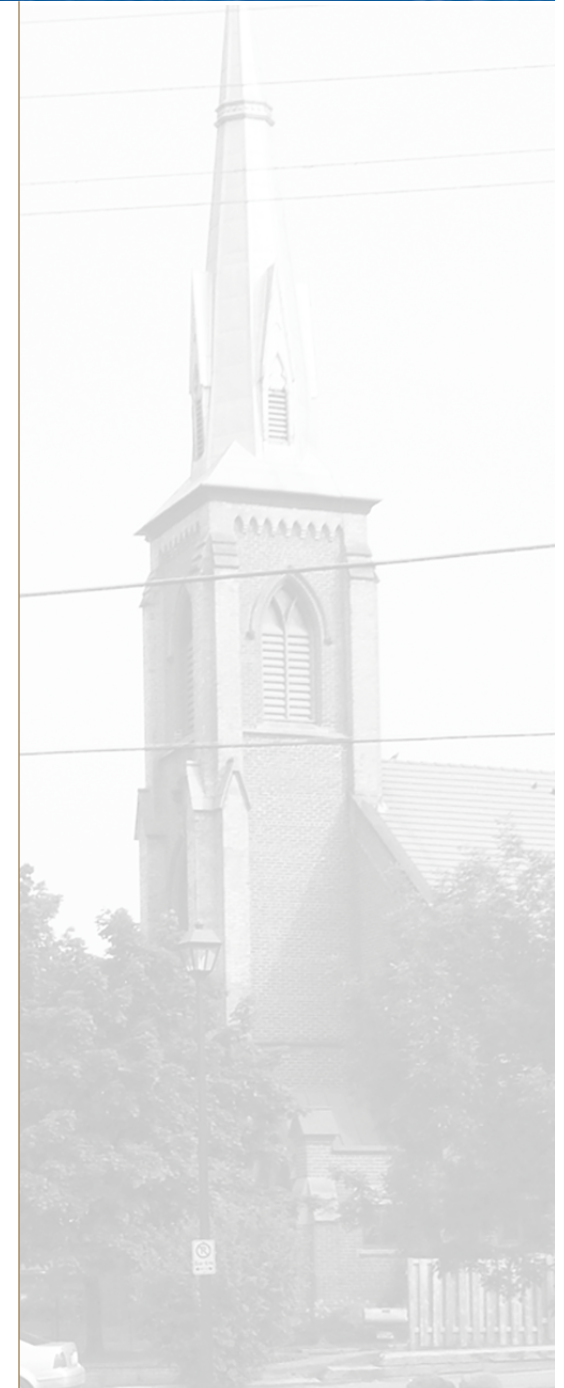
A.1-3.6. All scales and measurements shall be in METRIC UNITS ONLY.

A.1-3.7. The following information should be made available on the plans:

- A key plan showing the location of the site within the City of Brampton.
- North arrow and scale.
- Concession and lot number, registered plan, block and lot reference wherever applicable.
- Reference to the nearest intersection of public roads.
- Any existing and/or proposed street widening and 0.3 metre (1 foot) reserves.
- Abutting road right-of-way width including the location and width of traffic islands, hydro poles, fire hydrants, and sidewalks where applicable.
- All existing and proposed driveways of the subject site and existing accesses and driveways of adjacent properties including accesses and driveways of properties on the opposite side of the road to that of the subject site.
- Watercourse, swale, culvert, retaining wall, embankment, catch basin and other man-made or natural features on or adjacent to the site.
- Any easements or right-of-ways are to be shown on plan and identified as to whom the easement is in favour of and what restrictions on planting, building, etc. are in force.
- Existing and proposed contours and/or spot elevations on both the site and on adjacent properties;
- Location and dimensions of all existing and proposed buildings and accessory facilities.
- Dimension of front, side and rear yards and the distance between each building on the subject site and between buildings on the subject site and abutting properties.
- Layout of parking spaces, aisles and driveways showing dimensions and employee's parking, visitor's parking, one-way drive, fire route, etc., wherever applicable.
- Location, size, species and condition of existing trees and shrubs.
- Layout of pedestrian access and walkways to structures.
- Proposed landscape area and general treatment such as berming, planting, sodding and
- Height and design of all existing and/or proposed fences and/or walls.
- Location of all signs including regulatory or traffic control signs.
- Location and design of garbage disposal facilities.
- Summary statistics showing the gross site area, gross building floor area, building coverage ratio, landscape area ratio, density and breakdown of different uses.
- For fire protection purposes, the building code classification data, fire route, the location of any existing hydrants within 152m/500' of the pro-

posed building face and the proposed location of additional hydrants whether on public or private lands, the location of fire department (siamese) connections, and identify the principle entrance to each building.

- The size and location of existing and proposed watermain, sewers and any other services whether on or abutting the property.
- Identify abutting land uses (zoning) and occupants if applicable.
- Location of any existing or proposed Transit facilities (i.e. bus pad).



A1-1: SUPPORTING STUDIES, PLANS AND MATERIALS

i)	An Impact Study such as, but is not limited to, an assessment of one or more of the following matters: any physical, social, economic or environmental consideration such as transportation network, environmental function, sun shadowing, wind, micro and/or macro-climate, noise, recreation opportunities, heritage resources, services or infrastructure and financial considerations	xii)	Tree Inventory and Preservation Study
ii)	Environmental Implementation Report or Master Environmental Servicing Plan as appropriate	xiii)	Hydrogeological Report
iii)	Functional Servicing Report	xiv)	Market Impact/Planned Function Study
iv)	Noise/Vibration Study	xv)	Financial Impact Study
v)	Traffic Impact Study	xvi)	Top of Bank demarcation
vi)	Urban/Civic Design Brief	xvii)	Shadow Study
vii)	Archaeological Study	xviii)	Facility Fit Plan
viii)	Phase I Environmental Site Assessment	xix)	Planning Justification Report
ix)	Phase II Environmental Site Assessment-Record of Site Condition	xx)	Microclimate study
x)	Environmental Impact Report/Environmental Impact Study including sustainable design	xxi)	Other. Any other supporting information and material that may be identified by the Commissioner, as being relevant and necessary to the evaluation of the particular application
xi)	Heritage Impact Assessment		



A1-2: PLAN CONTENT

	GENERAL:		
1	<p>The City may require drawings showing plan elevations and cross-section views for each building to be erected, in accordance with the <u>Planning Act</u> and Section 4.10 of the Official Plan, which drawings are sufficient to display:</p> <p>(i) Matters relating to exterior design, including the character, scale, appearance, materials, roof top treatment and design features of buildings and their sustainable design; and,</p> <p>(ii) The sustainable design elements on any adjoining highway under the City's jurisdiction including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.</p>		
2	The following is a general description of the purpose and content of plans.		General Description:
a)	Site Plan		Shows the property boundaries, building location, proposed development, parking area, driveways, sidewalks, landscaped areas, above-ground utility locations. The site plan dimensions all these elements and provides site statistics to permit a proper zoning review. It may provide some indication of adjacent properties, buildings and site details. It may also provide details of existing vegetation, fencing and other information regarding the proposal in order to assist the review of the application.
	Grading and Servicing Plan		Shows property limits, existing and proposed grades, existing and proposed services, and any related information. May include engineering details as necessary such as for retaining walls, oil-grit separators.

b)	<i>Landscape Plan</i>	Shows property limits, building, driveway, sidewalk and parking locations. Indicates details of materials and patterns for sidewalks, driveways, parking areas, site furniture. Shows locations of existing and new plantings. Indicates planting types, amount and other information. Provides planting details and details of other site elements (such as lighting, street and site furniture).
c)	<i>Elevation Drawings</i>	Shows the existing and proposed elevations from north, south, east and west views. Provides details of materials, screening of any mechanical equipment. Perspective views may be required.
d)	<i>Road Works Plan</i>	This is an optional plan that may be required if there are extensive road works involved. This information can also be shown on the site plan and/or grading/servicing plan.
e)	<i>Combined Site Plan</i>	This shows the typical site plan, grading/servicing plan and landscape information, as the case may be within one drawing. It would be utilized for less complex applications where the necessary information to appropriately describe the proposal can combined on one plan and still maintain legibility and clarity for review purposes.



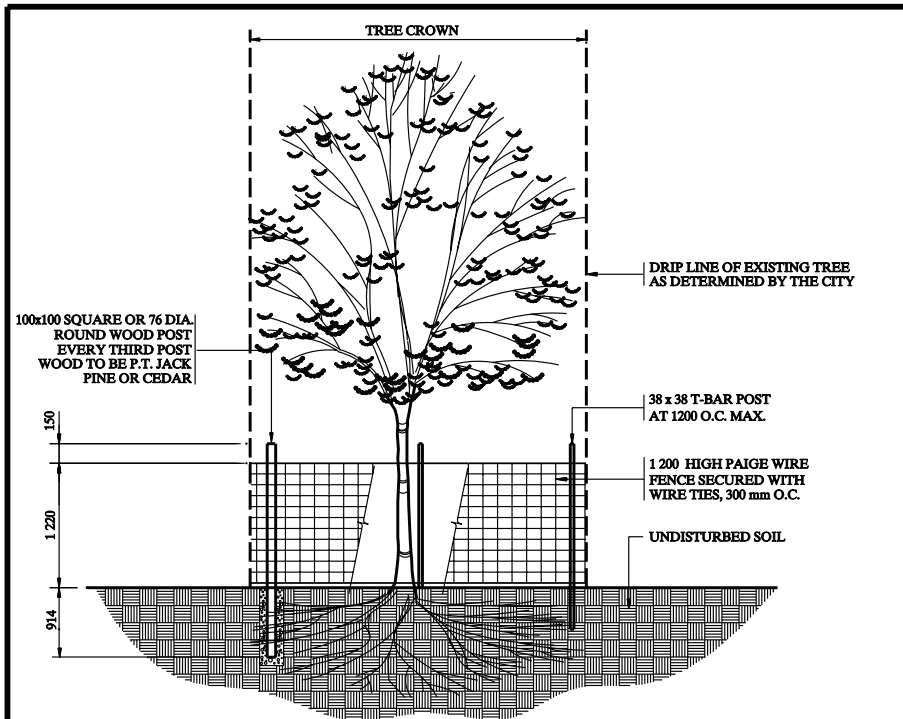
A1-3: APPLICATION PROCESS TYPES

	INTERNAL REVIEW	AGENCY CIRCULATION	NOTES
STANDARD PROCESS	Full Development Permit Review Team: <ul style="list-style-type: none"> • Planner • Central Area Urban Designer • Landscape Architect • Transportation Analyst • Engineering Analyst • Zoning Reviewer • Building Division Review • Sign By-law Co-ordinator • Works and Transportation • Heritage Co-ordinator • Accessibility Co-ordinator • Noise Impact Analyst • Others, as may be required 	<ul style="list-style-type: none"> • Conservation Authority • Region of Peel • Hydro One Brampton • Peel Regional Police • CNR • Others, as may be required 	
LIMITED REVIEW	Scoped Review Team: <ul style="list-style-type: none"> • Planner • Central Area Urban Designer • Specific Review Specialist as may be deemed necessary 	<ul style="list-style-type: none"> • Others, as may be required 	
FAÇADE REVIEW	Urban Design Review Team: <ul style="list-style-type: none"> • Planner • Central Area Urban Designer • Heritage Co-ordinator 	None	
OPEN SPACE REVIEW	OS Review Team: <ul style="list-style-type: none"> • Planner • Landscape Architect • Community Services (Urban Forestry), if necessary 	None	Tree removal

A1-4: FEES*

A1-4: FEES*			
TYPE			NOTES
1) Base DPS Fee	\$4,626.00		
2) Additional Fees De- pendent on application type			
	a) Residential, and/or For Apartments: First 25 units \$766 per unit 26-100 units \$612 per unit 101-200 units \$465 per unit 201 units and above \$684 per unit Maximum Fee: \$197,897.00 For All other Residential: \$1,574 per dwelling unit Maximum fee \$197,897.00	b) Non-Residential \$3.67 per square me- tres of site area if it is new development; \$9.28 per square me- tres of gross floor area if it is an addition, al- teration or conversion.	
3) Use Change	\$1,482.00		Use Change fee only applies to those proposals where no additions to the building are proposed. The changed use is wholly contained within the existing building and no additional parking is required. If additional parking or other site layout revisions are required to bring the site up to appropriate standards then standard fees shall apply.
4) DP Amendment	\$1,482.00		
5) Variance Only	\$1,482.00 for residential properties**, Base DPS Fee for all other properties		
6) DP By-law Amendment	The applicable City Fees for an amendment to the Zoning By-law and/or Official Plan Amendment apply to an amendment to the DP By-law.		
* Application Fees are indexed and changed on a yearly basis			
** Residential means one lot only containing a single detached, semi-detached or townhouse dwelling unit			

A.2 Tree Protection Details



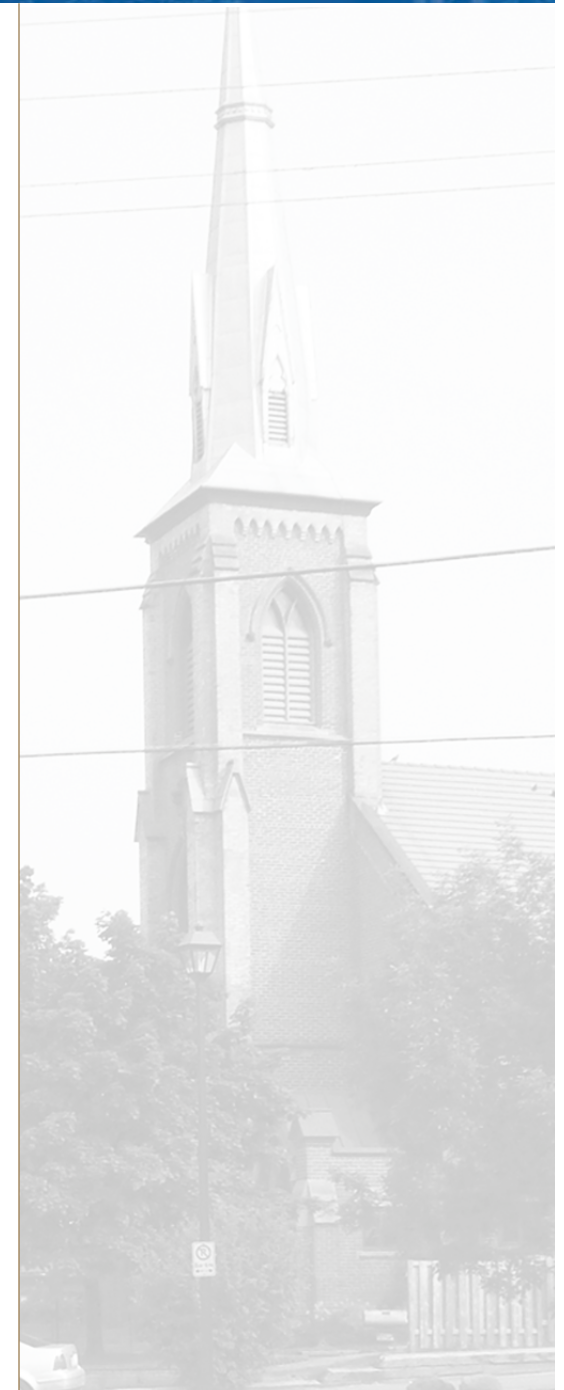
NOTES:

1. EXISTING TREES SHALL BE PROPERLY PROTECTED WITHIN THE DRIP LINE WITH TEMPORARY FENCING AS PER THE APPROVED LANDSCAPE PLAN UNTIL PRELIMINARY ACCEPTANCE.
2. MAINTAIN EXISTING GRADE WITHIN DRIP LINE OF ALL TREES TO BE PRESERVED.
3. THE AREA WITHIN THE PROTECTED FENCING SHALL REMAIN UNDISTURBED AND FREE OF DEBRIS, BUILDING MATERIALS AND EQUIPMENT.
4. PRUNE DEAD WOOD ONLY UNLESS DIRECTED OTHERWISE BY THE CITY. DO NOT PRUNE LEADERS. ALL CUTS GREATER THAN 25mm DIAMETER SHALL BE TREATED WITH APPROVED DRESSING AT THE DISCRETION OF THE CITY.
5. WATERING AND FERTILIZING PROGRAM SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY.
6. THE COST OF REPLACING DEAD AND SEVERELY DAMAGED TREES, AS DETERMINED BY THE CITY, SHALL BE BORNE BY THE DEVELOPER AND/OR GENERAL CONTRACTOR. THE SPECIES AND SIZE(S) MUST BE APPROVED BY THE CITY.
7. ALL MEASUREMENTS ARE IN MILLIMETERS.

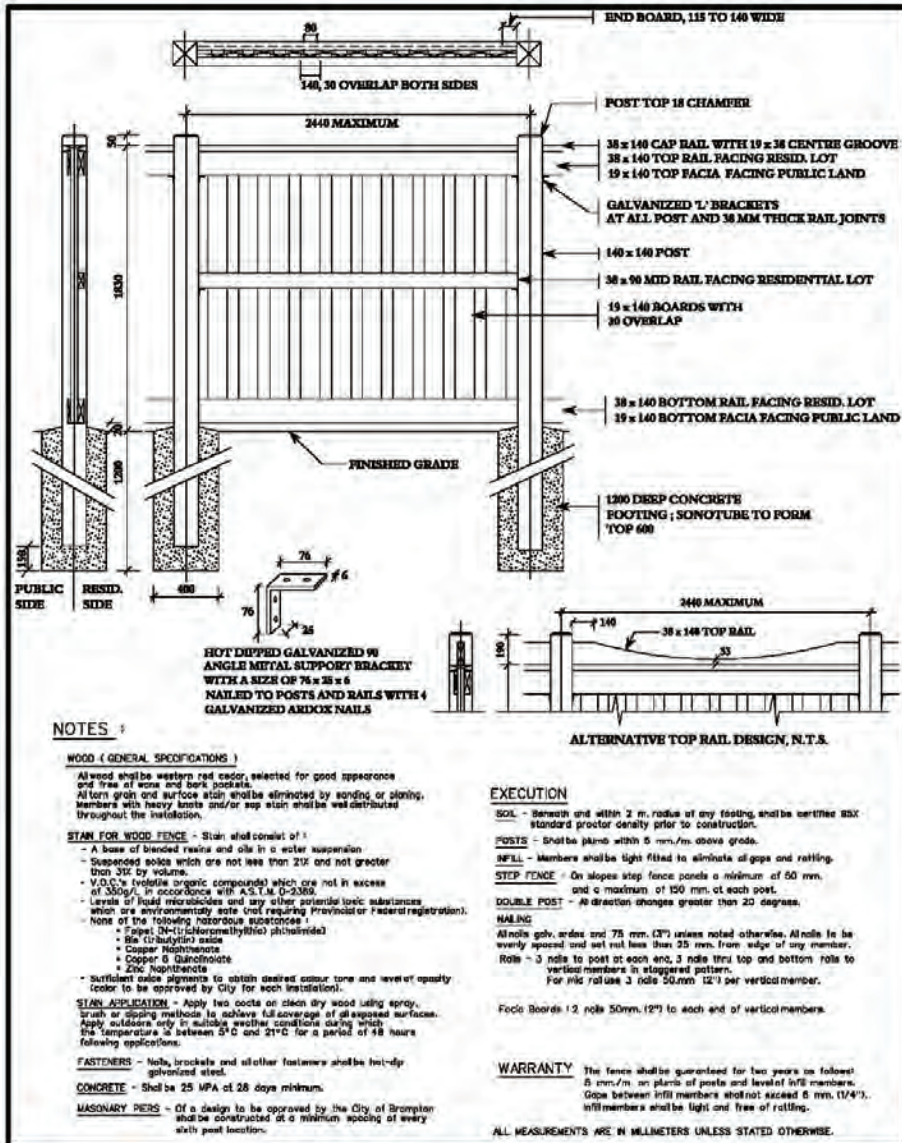


PLANNING,
DESIGN &
DEVELOPMENT
DEPARTMENT

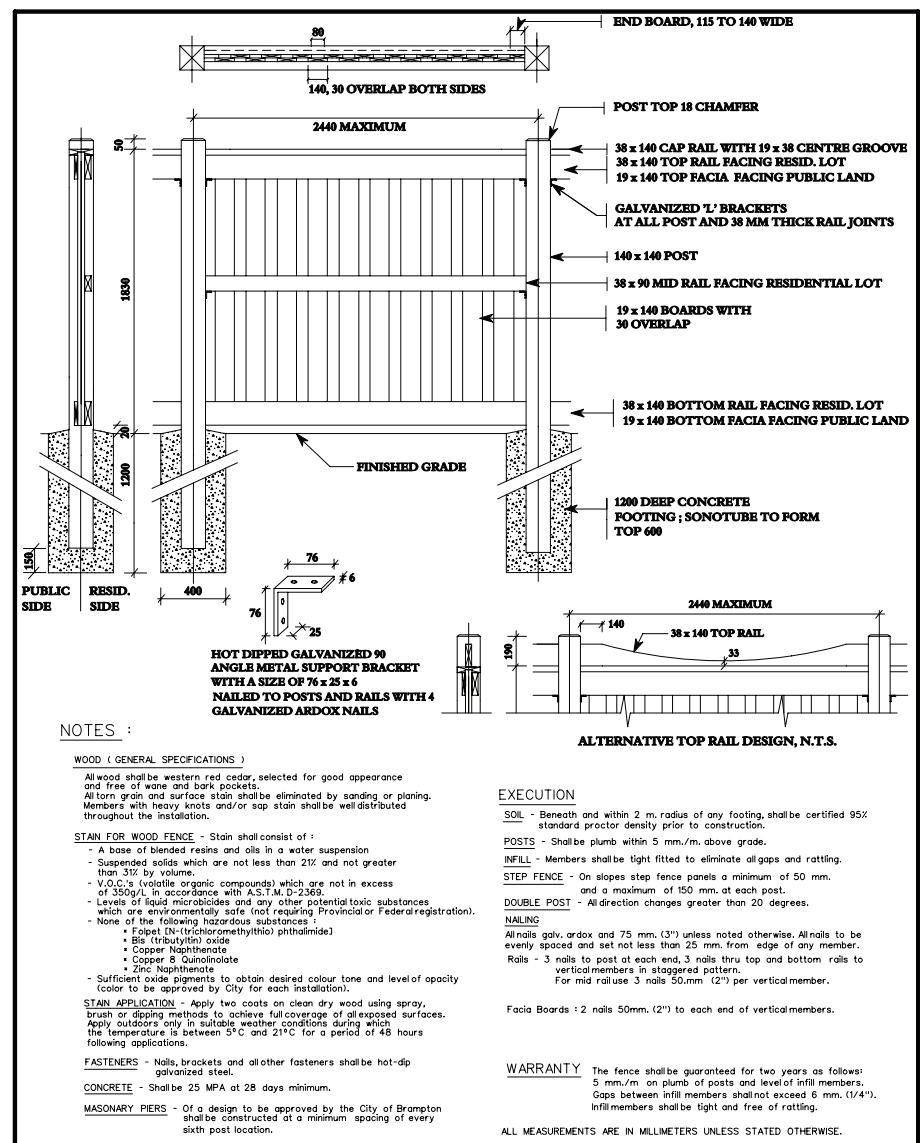
TITLE: TEMPORARY TREE PROTECTION FENCING		DRAWING NO. PDD 110	
REVIEWED BY:	<i>SP [Signature]</i>	SCALE:	N.T.S.
APPROVED BY:	<i>Ad [Signature]</i>	DATE:	JANUARY 2007



A.3 Tree Fence Details



	PLANNING, DESIGN & DEVELOPMENT DEPARTMENT	TITLE:	WOOD SCREEN FENCE (TYPE 'A')	DRAWING NO.	PDD 836
		REVIEWED BY:	<i>[Signature]</i>	SCALE:	N.T.S.
		APPROVED BY:	<i>[Signature]</i>	DATE:	JUNE 2008



	PLANNING, DESIGN & DEVELOPMENT DEPARTMENT	TITLE:	WOOD SCREEN FENCE (TYPE 'A')	DRAWING NO.	PDD 836
		REVIEWED BY:	<i>[Signature]</i>	SCALE:	N.T.S.
		APPROVED BY:	<i>[Signature]</i>	DATE:	JUNE 2008

A.4 Engineering, Grading and Servicing Requirements

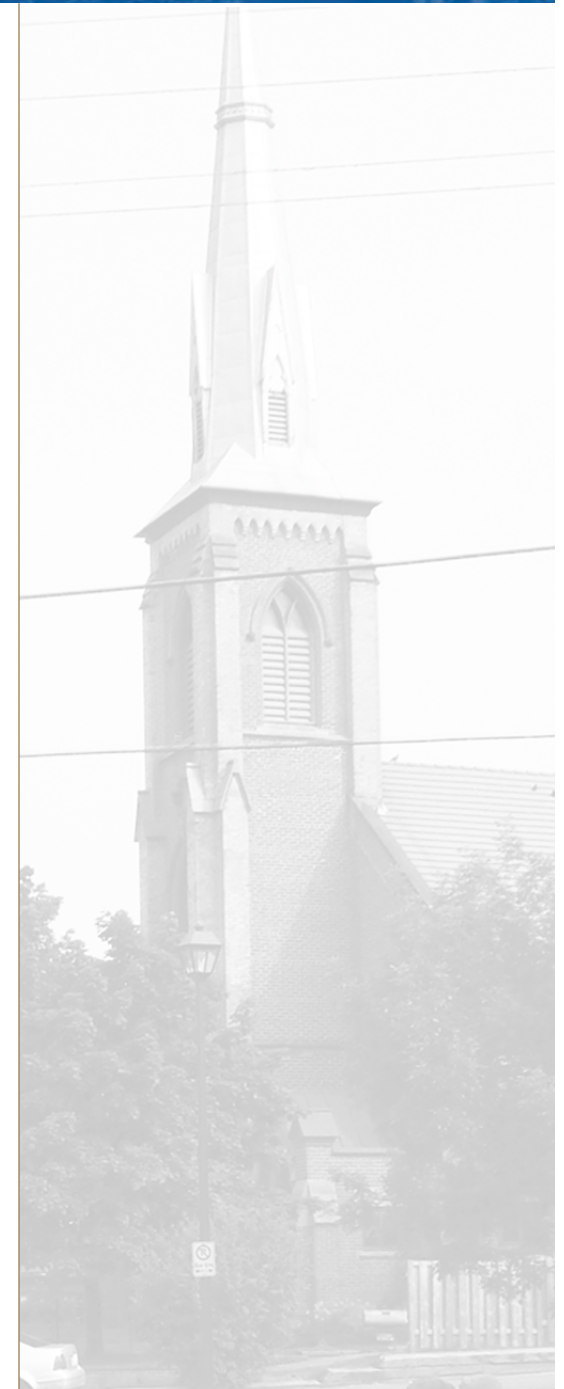
Note: The following requirements are derived from the City's Site Plan Manual. This Appendix will be revised from time to time if and when changes and revisions are made to the City's Site Plan Manual. The applicant should contact the Development Services (Development Engineering) Division of the Planning, Design and Development to obtain the most up-to-date requirements.

A.4-1. Drawing Requirements

Site servicing and grading plans submitted to the Engineering and Development Services Division for approval must comply with City Standard #422 and the following items must appear on all plans. (Note: All plans are to be folded rather than rolled).

A.4-1.8. Stamped approval is required by the subdivision Consulting Engineer if the site is located within an un-assumed plan of subdivision. The subdivision Consulting Engineer must certify that the property line grading and stormwater management design conforms to the approved subdivision engineering plans and drainage design. All drawings and the stormwater management report must include the following:

- If applicable, the following note: "The proposed lot grading and drainage is approved as being in conformity with the overall approved grading plans for the subdivision."
- Development Permit Application number, Project Name, Scale, Geodetic Benchmark, Municipal Address, Lot # and date of plan.
- Site plan must be in metric scale.
- Include a key plan, including the nearest major intersection, north arrow and legend.
- Indicate any existing above ground utilities and trees within and around the site.
- Indicate any existing 0.3 metre reserves across the frontage of the site (or flankage) and all road widening required by the relevant public authority.
- Existing and proposed entrance width and curve radii to be dimensioned.
- Location of all existing and proposed curb cuts and sidewalks must be identified.
- Existing curb cuts that are no longer required must be reinstated to O.P.S.D. or City standards, as required. All existing driveway locations adjacent to the site or across the road must be shown.
- Watercourse, swale, culvert, retaining wall, embankment, catch basin and other man-made or natural features on or adjacent to the site.
- Any easements or right-of-ways are to be shown on plan and identified as to the purpose and to whom the easement is in favour.
- Finished floor elevations of buildings on adjacent properties must be indicated on the grading plans.
- Existing road centre line and top of curb elevations of the street frontage must be shown at 20 metre intervals.
- Indicate grades with arrows and percent slope on laneways, parking/landscape surfaces and drainage swales.
- A stamp from a Civil Engineer licensed to practice in the Province of Ontario.



A.4-2. General Notes

A.4-2.9. The following notes shall be included on all Grading and Servicing plans:

- All the construction work for this project shall comply with the Standard Drawings and Specifications of the City of Brampton and the Ontario Provincial Standards and Specifications.
- All surface drainage shall be collected and discharged at a location to be approved, prior to the issuance of a building permit.
- Drainage of abutting properties shall not be adversely affected.
- Proposed elevations along site property lines must match existing elevations.
- A silt fence as per City Standard #406 must be placed around the perimeter of the site.
- At all entrances to the site, the road curb and sidewalk will be continuous through the driveway. The driveway grade will be compatible with the existing sidewalk and a curb depression will be provided at each entrance. Access construction as per City of Brampton Standard #237.
- Sidewalk to be removed and replaced as per O.P.S.D. 310.010.
- The portion of the driveway within the municipal boulevard must be paved with 40mm HL3 and 50mm HL8. Sub Base to be 150mm Granular "A" (or 130mm of 20mm crusher run limestone) and 300mm Granular "B" (or 225mm of 50mm crusher run limestone) compacted to 100% standard proctor density.
- A utility clearance radius of 1.2 metres between the proposed driveway entrance curb return and all above ground utilities must be maintained.
- Road occupancy/access permit must be obtained 48 hours prior to commencing any works within the municipal road allowance.
- The service connection trench within the traveled portion of the road allowance shall be backfilled in accordance with the requirements of the road occupancy/access permit application.
- Within the City's right-of-way, storm sewers and storm sewer connections must be concrete or approved equal with type "B" bedding throughout. The strength of the concrete pipe must be as per City Standard #341 and as follows; minimum 65-D for reinforced pipe and minimum ES for non reinforced pipe.
- The minimum catch basin lead diameter allowed is 200mm.
- Storm sewer pipes connecting to the City's storm sewer shall not be smaller than 200mm.
- All catch basin manholes and manholes with inlet control devices must have a minimum 0.3 metre sump and top, as per municipal standards.
- Foundation drains shall not be connected to the storm sewer on sites with stormwater management control.
- It is the responsibility of the design engineering consulting firm to ensure that an elevation detail of existing aerial plant is submitted when overhead cabling is present.
- Cables shall not be less than 4.7 metres from the highest point of the finished pavement to the lowest point of the aerial cable directly above the pavement area to ensure clearances are met.
- Provide this note if applicable – "The building sited on this plan has been designed utilizing controlled flow roof drains in accordance with local municipal standards."

- Provide this note if applicable – “The owner’s is hereby notified that the storm sewer proposed underneath the building is not a recommended practice of the City of Brampton – Planning, Design and Development Department. It is the sole responsibility of the owner in the event of any damages to the storm sewer or settlement of the building foundation.”

A.4-3. Lot Grading Criteria

A.4-3.10. Ensure that all drawings are consistently detailed between the servicing plan and the grading plan.

A.4-3.11. The maximum ponding depth permitted is 0.3 metres in parking areas, 1 metre in below grade loading docks and 0.5 metre in approved landscaped areas. Institutional sites shall not have ponding greater than 0.3 metres under system failure.

A.4-3.12. Municipal boulevards must be graded between 2% and 6% maximum.

A.4-3.13. Within the site, the following grading criteria is to be used:

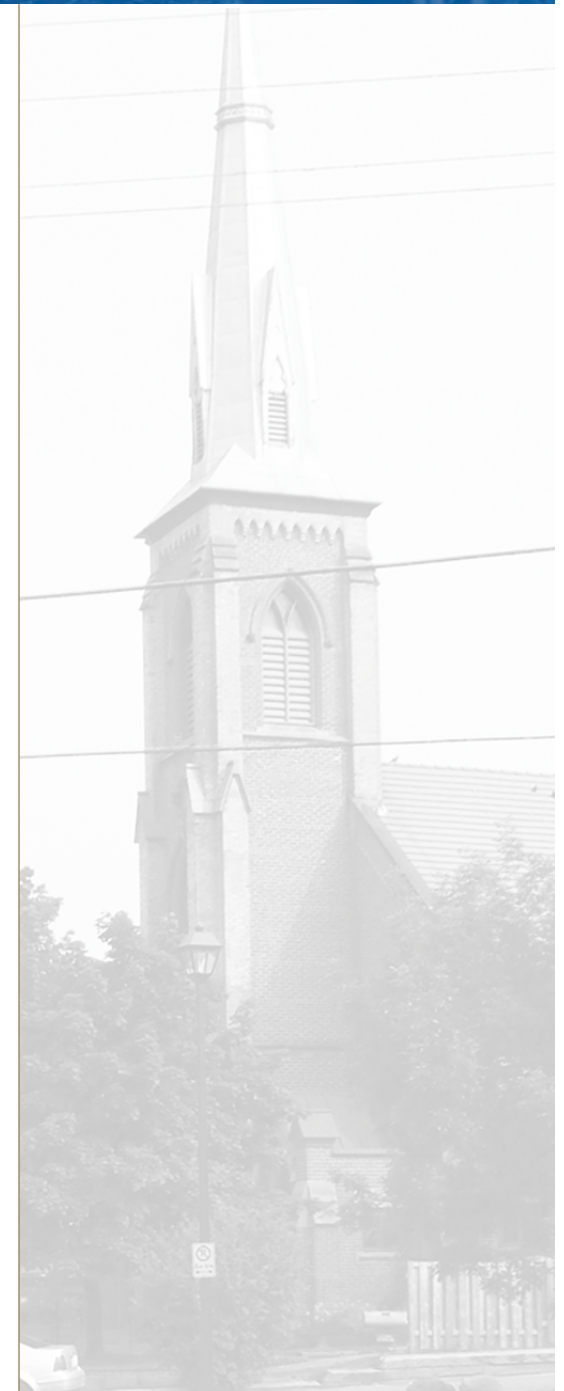
- Driveway grades 2% to 8%;
- Other asphalt grades 0.5% to 8%;
- Sodded areas 2% to 6%;
- Landscaped berms to be a maximum 3 horizontal: 1 vertical grade (3:1);
- Swales: min. 2% for institutional sites, min. 1% for commercial and industrial sites

A.4-3.14. Proposed elevations along all property lines must be compatible with the existing or proposed elevations of adjacent sites. Grading shall not extend onto adjacent properties unless written approval is obtained from the landowner previous to grading approval.

A.4-3.15. Existing ground elevations for 5 and 10 metres outside of property line, at 20 metre intervals, must be provided and the direction of drainage on the adjacent lands must be shown to the satisfaction of the Director of Engineering and Development Services.

A.4-3.16. If retaining walls are required the following criteria is to be followed:

A4-1.4.18	
Land Use	Co-efficient
Parks	0.25
Single and Semi-Detached	0.5
Multiple, Institutional	0.75
Commercial, Industrial, Road Right Of Way	0.9
Driveways / Parking lots (asphalt and gravel)	0.9





- a. All retaining walls are to be concrete or heavy block concrete products; the use of timber will not be accepted. The backfill is to be compacted free draining granular material.
- b. All retaining walls are to be designed, approved and stamped by a Consulting Engineer specializing in structural engineering. The design must be accompanied by calculations clearly demonstrating that it is structurally satisfactory for the particular location and soil type.
- c. The detailed drawing shall include the following notes:
 - i. The subject walls have been designed in accordance with accepted engineering principles
 - ii. The wall is suitable for the geotechnical condition of the site and for the type of loading.
- d. The detail drawing shall show a weeping tile and incorporate a filter cloth envelope.
- e. The installations are to be inspected during construction and certified in writing by the Consulting Engineer as to conformity to design and suitability for the site conditions.
- f. For retaining walls 0.6 metres in height or less, approved lightweight slabs using tiebacks will be permitted. A geogrid fabric or equivalent must be utilized as the tie back medium.
- g. For retaining walls greater than 0.6 metres, the following systems may be utilized:
 - i. A concrete tie-back system,
 - ii. A heavy block system,
- h. Protective fencing is required where the exposed retaining wall face height exceeds 0.6 metres. The structural stability of this wall must be able to withstand the extra force exerted by the fence as well as the earth loads.

- i. Retaining walls shall not be located less than 1 metre from noise wall footings, except where absolutely necessary, at the discretion of the City and as designed and certified by a structural engineer for both walls.

A.4-4. Storm Drainage

- A.4-4.17. The internal storm sewer system shall be designed for the 2-year post development storm event.
- A.4-4.18. The elevations along the property line should be carefully examined with respect to external drainage. The impact of external drainage must be addressed and provided for as required.
- A.4-4.19. Site drainage shall be self-contained with only the municipal portion draining onto public roads.
- A.4-4.20. Grading must be completed such that an overland flow route is maintained assuming all mechanical systems fail. This route must be clearly identified on the drawings including the ultimate outlet of the overland flow route (i.e. watercourse or roadway). The maximum ponding depths must not be exceeded.
- A.4-4.21. For storm sewers, the length, slope, size of pipe, pipe material, class of pipe and inverts at all connections must be shown.
- A.4-4.22. Frost protection is required where cover is less than 1.2 metres from the pipe obvert to grade. Delineate extent of insulation on plan and provide a dimensioned detail.

A.4-4.23. Where utilities cross, a minimum clearance of 150mm must be provided between the top elevation of the lower pipe and the bottom elevation of the upper pipe.

A.4-4.24. As a general guide, one catch basin is required per 1,000 square metres of parking lot area depending upon the layout of the site.

A.4-4.25. The storm connection to the sewer in the street must have an invert above the spring line of the main sewer. A manhole is required if the storm connection lead is greater than one half the diameter of the street storm sewer.

A.4-4.26. Drop pipes must be provided where difference in obverts between incoming and outgoing pipes exceed 500mm as per City Standard #314.

A.4-4.27. The length of the sewer between the building and the first manhole to which the building sewer connects shall not exceed 30 metres.

A.4-4.28. The storm sewer spacing between manholes shall be 90 metres.

A.4-4.29. The minimum flow angle allowed is 90 degrees.

A.4-4.30. Storm sewers proposed underneath buildings is not recommended. If proposed, a clause will be included in the site plan agreement in which the owner accepts sole responsibility in the event of any damages to the storm sewer or settlement of the building foundation.

A.4-4.31. Each property must have a separate connection to the municipal storm system as per the Ontario Building Code.

A.4-4.32. The control manhole or oil and grit separator should be located a minimum of 1.0 metre into the property.

A.4-4.33. Fee-in-lieu for quality control is available at the City's discretion.

A.4-4.34. The following runoff co-efficients shall be used:

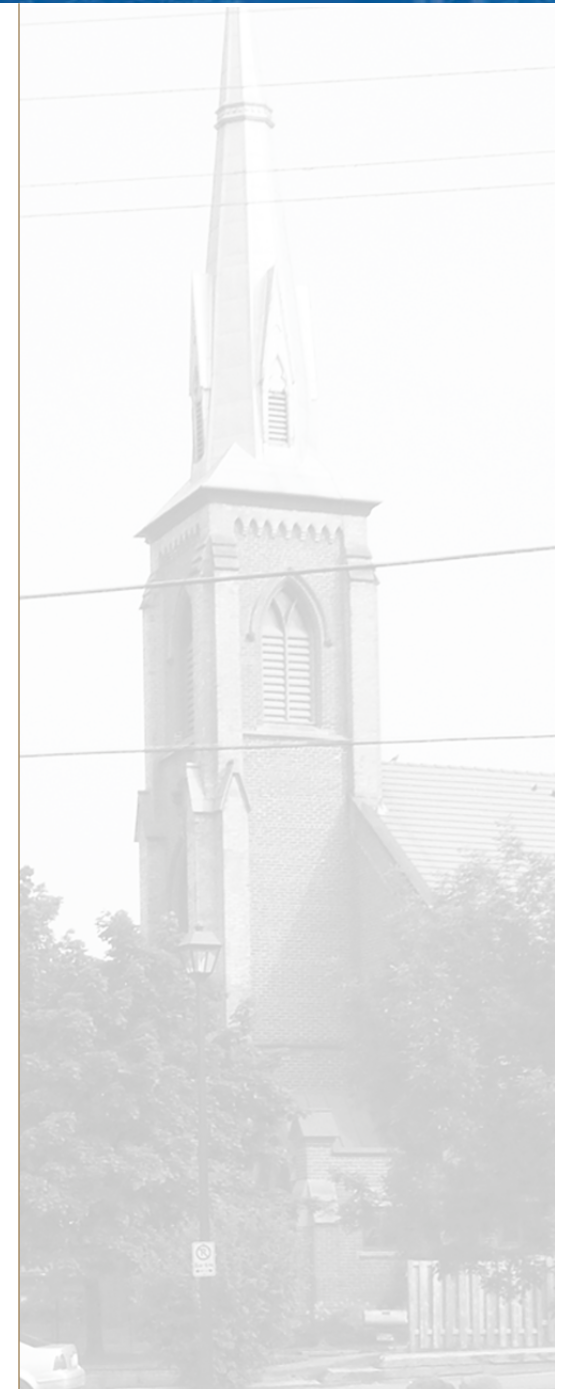
A.4-5. Storm Water Management

A.4-5.35. Stormwater Management (SWM) Reports must be submitted with the grading and servicing plans if required. The design criteria will be determined by the Engineering and Development Services Division and varies depending on the location of the site. The design criteria must be clearly stated in the report.

A.4-5.36. Stormwater management design must incorporate the City of Brampton IDF curves Std. #343.

A.4-5.37. Sites will use an inlet time of 10 minutes.

A.4-5.38. SWM reports utilizing computer modeling must be done with an accepted model by the City of Brampton with a 2 to 4 hour duration storm and a maximum 10-minute time step.



A.4-5.39. The SWM Report must clearly state which method is being used to determine peak flow and storage required (i.e. rational method, OTTHYMO, etc.). Provide calculations indicating what the allowable discharge from the site is, what volume of storage is required and what volume of storage is provided.

A.4-5.40. The SWM report must define an orifice size. This orifice design must be correctly identified and detailed on the drawings. An orifice tube will also be required. The following criteria shall be used for the design of the restrictor pipe downstream of the orifice plate as a permanent stormwater quantity control for on-site storage to satisfy the Conservation Authority.

A.4-5.41. For with an Oil/Grit Separator is proposed:

- An orifice plate, sized in accordance with the recommendation of the SWM report, shall be installed in the Control Manhole upstream of the Oil/Grit Separator.
- A restrictor pipe, with manufacturer's standard pipe size equal to or one size larger than the orifice plate design, shall be installed between the Control Manhole and the Oil/Grit Separator located 1.0 metre from the Street line within the property.
- The maximum length of the restrictor pipe shall be 5.0 metres. A manhole shall be installed at any change in pipe size within the site.
- Downstream of the Oil/Grit Separator, continue with the required design storm sewer sizing or a minimum 200mm diameter storm sewer, whichever is greater.

A.4-5.42. For sites without an Oil/Grit Separator:

- An orifice plate, sized in accordance with the recommendation of the SWM report, shall be installed in the Control Manhole.
- A restrictor pipe, maximum 5.0 metres in length with manufacturer's standard pipe size equal to or one size larger than the orifice plate design, shall be installed downstream of the Control Manhole. If the restrictor pipe is less than 200mm in diameter, the restrictor pipe shall extend 1.0 metre into the City right-of-way and increase to a minimum 200mm diameter pipe size with an eccentric increaser.
- Note: If the design of the orifice plate diameter is the same size of a manufactured standard pipe, an orifice plate will not be required upstream of the restrictor pipe.
- The orifice control device must be installed on the outlet pipe from the control manhole and conform to City of Brampton Standards. The control manhole must have a minimum 0.3m sump.
- If permitted, roof top storage details including control device type/ model (vandal proof), maximum depth, maximum flow, volume and number of notches per drain must be included in the SWM Report and shown on the Servicing Plan.
- Ensure that the required ponding areas are shown on the plan, and indicate ponding volume and elevation.
- Ponding (if permitted) is allowed in the following areas:
 - ii. Rooftops (150mm max.)
 - iii. Paved areas and parking lots (300mm max.)
 - iv. Landscaped Industrial areas (500mm max.)(Only if the Parks Planning Division has approved the location. It is the

Applicant's responsibility to obtain this approval in writing.)

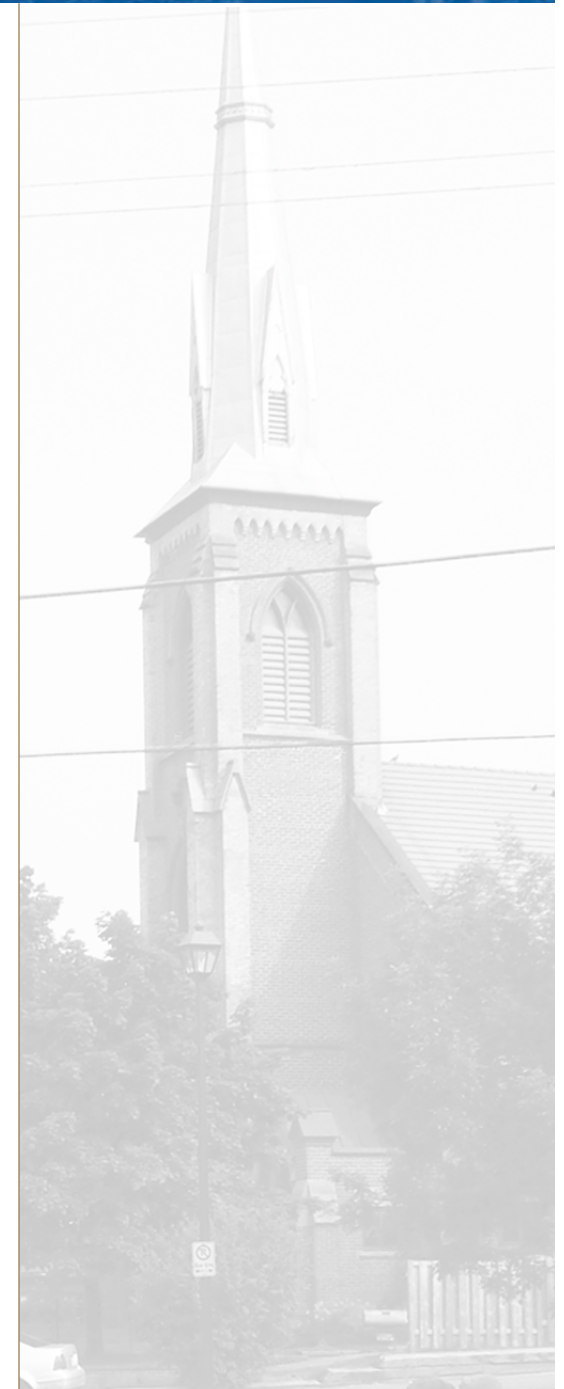
- v. Below grade loading dock (1000mm max.)
- The ponding depths on the site must be reviewed under the following two conditions:
 - i. A properly functioning stormwater management system.
 - ii. A failed stormwater management system, where the system has become sur-charged or blocked.
- The resultant site ponding shall not exceed City of Brampton's specifications (as outlined in section 4.2.2.).
- Quality control for all site plans shall be designed to the M.O.E.'s enhanced level of protection (Level 1).
- Ensure the Oil/Grit Separator is shown and properly detailed on the downstream side of control MHs (where required).
- Specify the name of manufacturer and model number. Fee-in-lieu for quality control is available at the City's discretion.
- The finished first floor elevation at each building must be compatible to the road and the adjacent buildings. (I.e. the F.F.E. should be a minimum 0.15 metres higher than the maximum ponding depth). One hundred-year basement protection must be achieved.
- No foundation drains are to be connected to the storm sewer on sites with stormwater management control.

A.4-6. Condominium Townhouses

A.4-6.43. Condominium townhouse projects must be designed and built to the City of Brampton's Subdivision Design Standards and Specifications.

A.4-6.44. If the site is a plan of condominium or cooperative housing project, the owner will have the option of posting the full security value for the project or may post the securities as follows:

- Prior to execution of the development permit agreement, the developer, in addition to the normal security for work on public lands and landscaping and fencing, would post an initial engineering security of \$10,000 and sign a pre-servicing agreement.
- The developer could then proceed to construct the common element works in accordance with approved engineering plans without posting additional security up to the time the road is constructed to base course asphalt.
- Once the road has been constructed to base course asphalt, before any building permits are issued, the developer's Consulting Engineer shall certify to the City that the completed works have been constructed in accordance with approved engineering plans.
- The developer would then be required to post full engineering securities for the value of the remaining common element works to be completed plus 10% maintenance for works completed. This could take the form of applying existing engineering securities that might otherwise be available for reduction to the remaining common element works.



A.4-6.45. The developer's consulting engineer shall be required to provide certification that the top of foundation wall has been constructed as per the approved plans. This certification shall include the as constructed elevation of the foundation wall and shall be sent to the City of Brampton immediately after construction of the foundation wall.

A.4-7. Engineering and Development Approval Process

A.4-7.46. If submissions are deemed incomplete in terms of the applicant's failure to provide all the necessary documents, then the department will return the submission.

A.4-7.47. Two copies of the required drawings and reports shall be submitted with the initial submission for review.

A.4-7.48. The drawings will be returned with redline comments, if required, to the applicant who submits the plans to the Engineering and Development Services Division.

A.4-7.49. No redlined revisions will be accepted. All drawings shall be fully completed by the applicant and all notes and approvals shall be included on the drawings prior to the approval by the Engineering and Development Services Division.

A.4-7.50. At the time of approval, the Engineering and Development Services Division requires seven copies of all site servicing and grading plans and two copies of the SWM report and related calculations.

A.4-7.51. All plans, reports, and calculations shall be stamped, signed and dated by a Civil Engineer licensed to practice in Ontario prior to Engineering and Development Services Division approval.

A.4-7.52. The following are the current applicable security amounts required by the Engineering and Development Services Division:

- \$25 per linear metre of site frontage
- \$15,000 lot grading deposit for sites less than or equal to two (2) hectares in size.
- \$20,000 lot grading deposit for sites greater than two (2) hectares in size.
- \$300 per square metre of retaining wall or toe wall face.