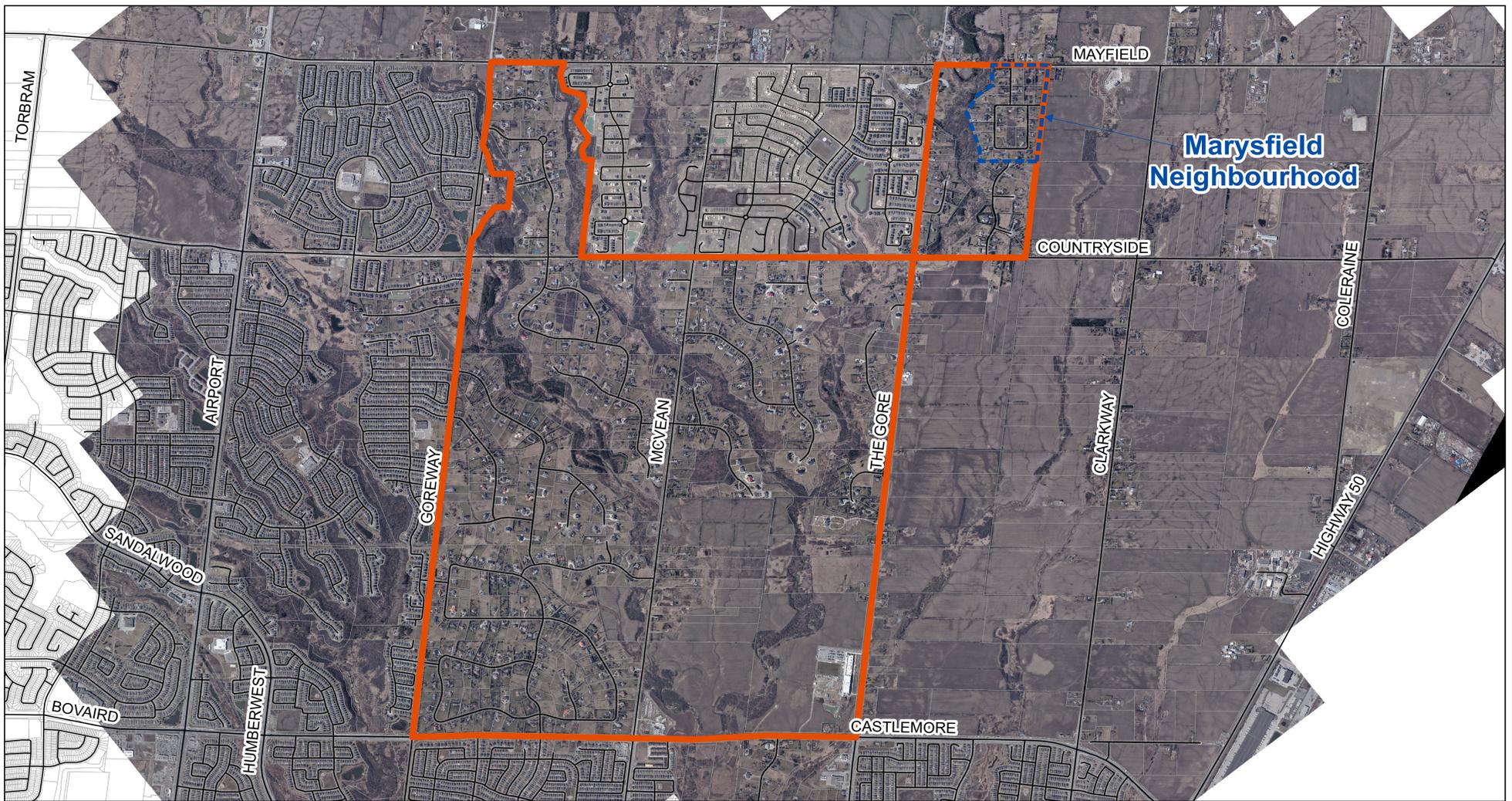
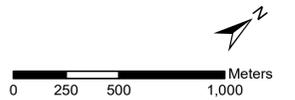


MARYSFIELD NEIGHBOURHOOD



Toronto Gore Study Area



BRAMPTON
Flower City

STUDY PROCESS

Background and Policy Options



First Public Open House
September 13, 2018



Recommendations



We
Are
Here →

Second Public Open House
December 5, 2018



Statutory Public Meeting



Council Adoption

PROPOSED POLICY RECOMMENDATIONS

Residential Character Areas

It is recommended that the City identify “Residential Character Areas” within the Unique Communities policies of the Official Plan. “Residential Character Areas” are meant to recognize the defining public and private realm characteristics of an area that distinguish it from other communities.

Marysfield Residential Character Area

The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its unique history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a unique street and lot pattern of smaller lots than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, contributing to the rural-like setting of the community. New development and redevelopment within Marysfield shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the scale, height, massing, setbacks, building orientation, building separation distances of dwellings and the landscape open space characteristics of lots.

Criteria For Severances

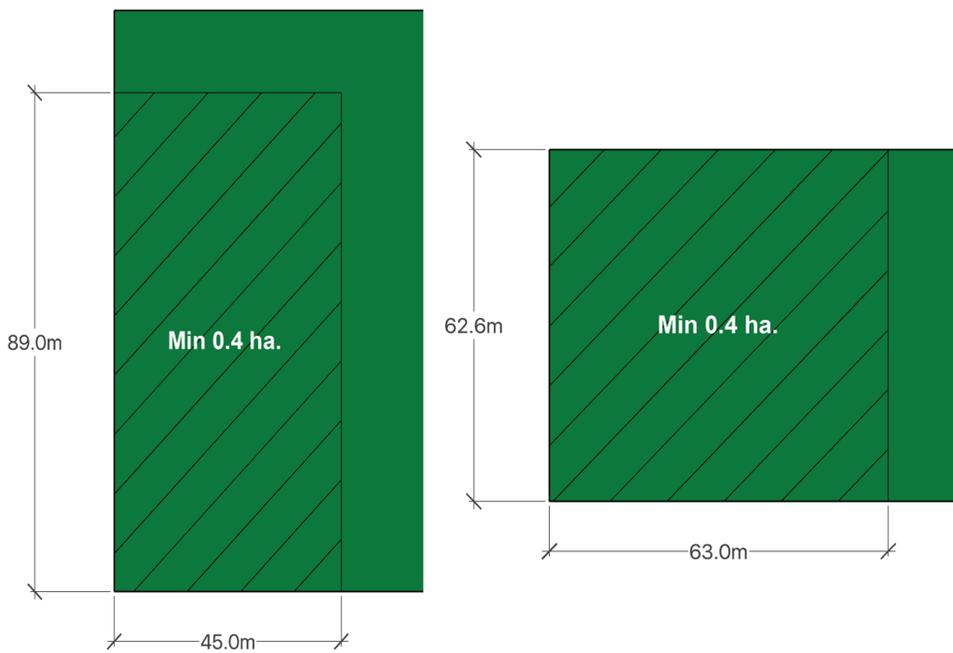
It is recommended that severances only be permitted where minimum lot area and lot width requirements are met, and where adherence to “Residential Character Area” policies can be achieved.

Cultural Heritage Landscape

It is recommended that a policy be included to direct the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape within Brampton.

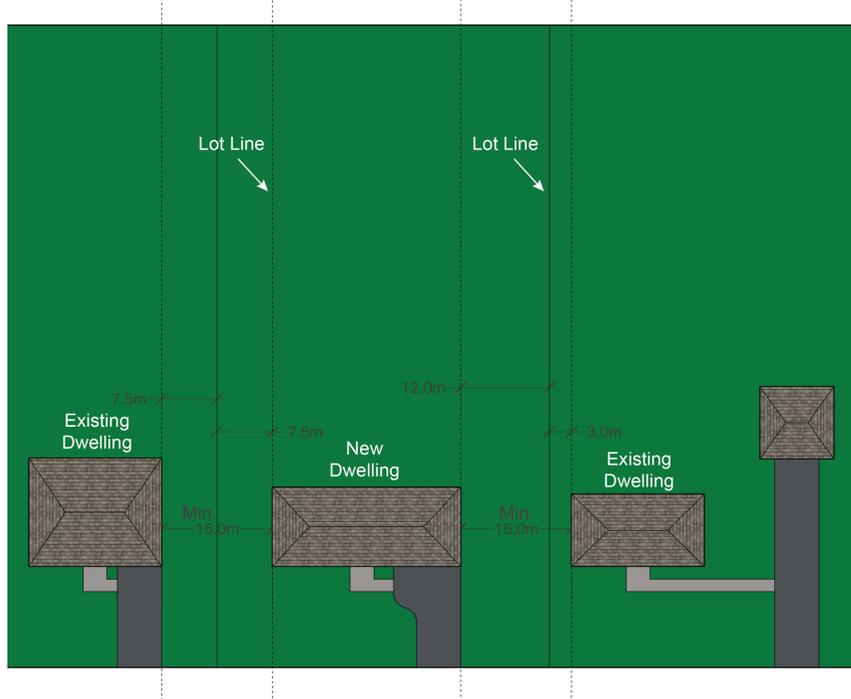
PROPOSED ZONING RECOMMENDATIONS

Minimum Lot Area



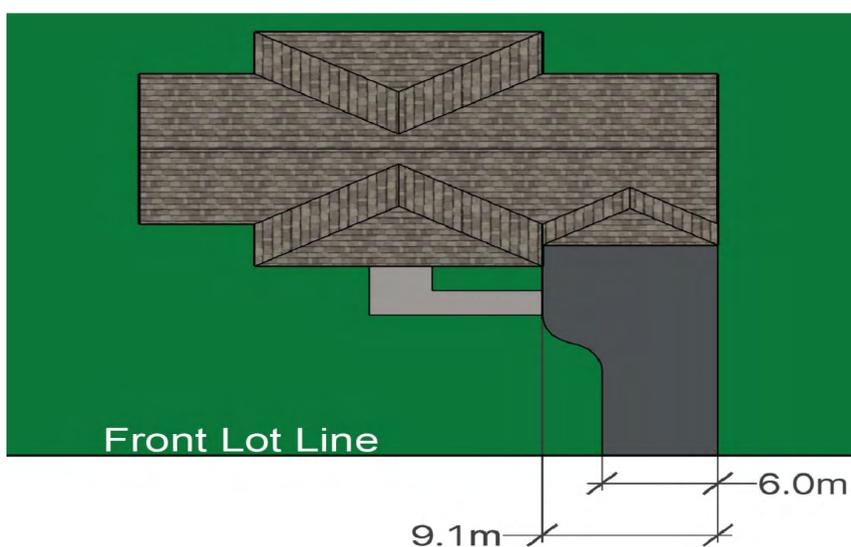
Identify a minimum lot area of **0.4 hectares (1.0 acre)** for new lots

Minimum Dwelling Separation



Minimum separation distance between dwellings of **15 metres (49.2 feet)**

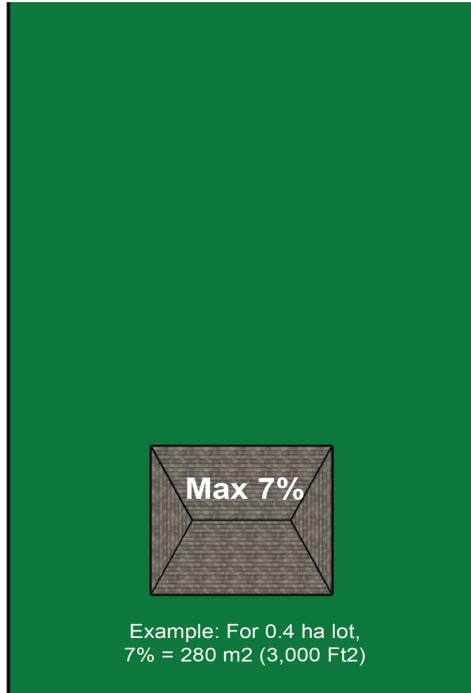
Maximum Driveway Width



Maximum driveway width of **6 metres (20 feet)** at the front lot line, with a maximum of **9.1 metres (30 feet)** for the rest of the driveway

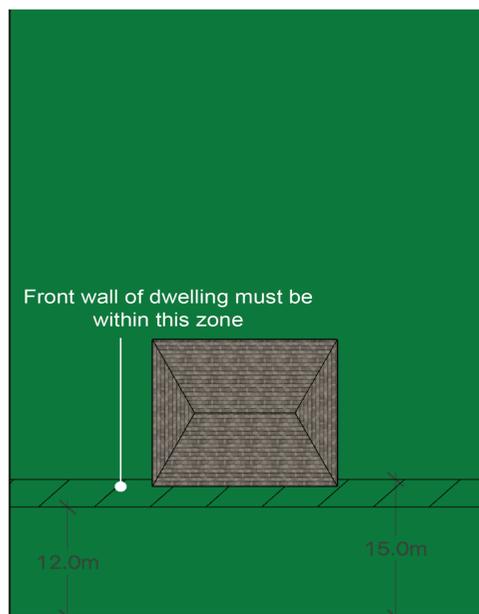
PROPOSED ZONING RECOMMENDATIONS

Maximum Lot Coverage



Maximum **7%** of a lot may be occupied by a dwelling

Maximum Front Yard Depth



Identify a maximum required front yard depth of **15 metres (49.2 feet)** to ensure consistent setbacks from the street

Minimum Front Yard Landscaping



Identify a minimum amount of soft landscaping in the front yards **(75%)** of minimum required landscaping

PROPOSED ZONING RECOMMENDATIONS

Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 - Special Section)
Minimum Lot Area	0.8 hectares (2.0 acres)	0.4 hectares (1.0 acre)
Minimum Lot Width	45.0 metres	45.0 metres
Minimum Lot Depth	No requirement	No requirement
Minimum Front Yard Depth	12 meters	12 metres
Maximum Front Yard Depth	No requirement	15 metres
Minimum Interior Side Yard Width	7.5 metres	7.5 metres
Minimum Exterior Side Yard Width	7.5 metres	7.5 metres
Minimum Dwelling Separation	No requirement	15 metres
Minimum Rear Yard Depth	15 metres	15 metres
Minimum Building Height	10.6 metres	10.6 metres
Maximum Lot Coverage	No requirement	7%
Minimum Landscaped Open Space	70% of the front yard	70% of the front yard
Minimum Soft Landscaped Open Space	No requirement	75% of the minimum required front yard landscaped open space
Minimum Driveway Width (For lots having a width equal or greater than 18.3 metres)	9.1 metres	6 metres at the front lot line and shall be permitted to flare/ taper from the front lot line to a maximum width of 9.1 metres, provided that the width of the driveway at the front property line maintains the maximum allowable driveway width of 6 metres

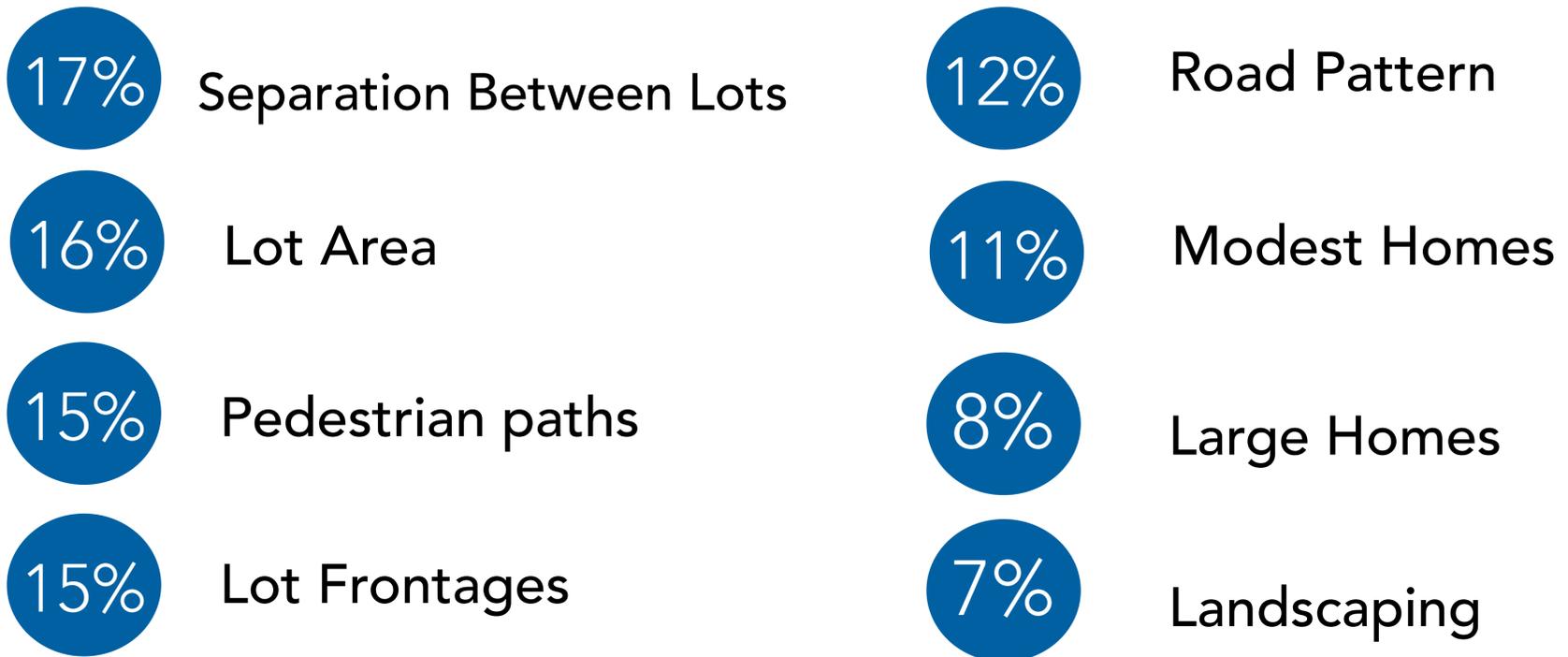
NEW OR CHANGED PROVISION:



PUBLIC FEEDBACK

48% of respondents said they feel that Marysfield Neighbourhood has a **distinct, recognizable character** that is different from other neighbourhoods in Brampton.

THE IMPORTANCE OF DEFINING ELEMENTS:



52% said a severance would change Marysfield's Character

ISSUES MENTIONED AGAINST SEVERANCES:



Increased traffic and general busy-ness



Inconsistent look of the street and housing



Multiple families living in one dwelling

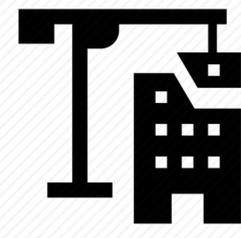
ISSUES MENTIONED IN SUPPORT OF SEVERANCES:



Many lot sizes already don't respect the current zoning



The lots are too big as is



Surrounding new subdivisions will eventually impact Marysfield's character

PUBLIC FEEDBACK: ZONING

59%

agreed the Zoning By-law **should not** be amended to include a **maximum size for a house**

57%

agreed the current **minimum lot width** of 45 metres **should be changed**

83%

agreed the **maximum height for a house** of 10.6 metres **should not be changed**

85%

agreed the zoning **should be amended** to include a **minimum distance between dwellings**

NEXT STEPS

Interim Control By-law 15-2018
Local Planning Appeal Tribunal Hearing
January 9 - 11, 2019



Report to Council to Extend Interim
Control By-law for a Second Year
January 23, 2019



Statutory Public Meeting
February 11, 2019



Final Report & Implementing Documents
to Council (Official Plan Amendment
& Zoning By-law Amendment)
April/May 2019