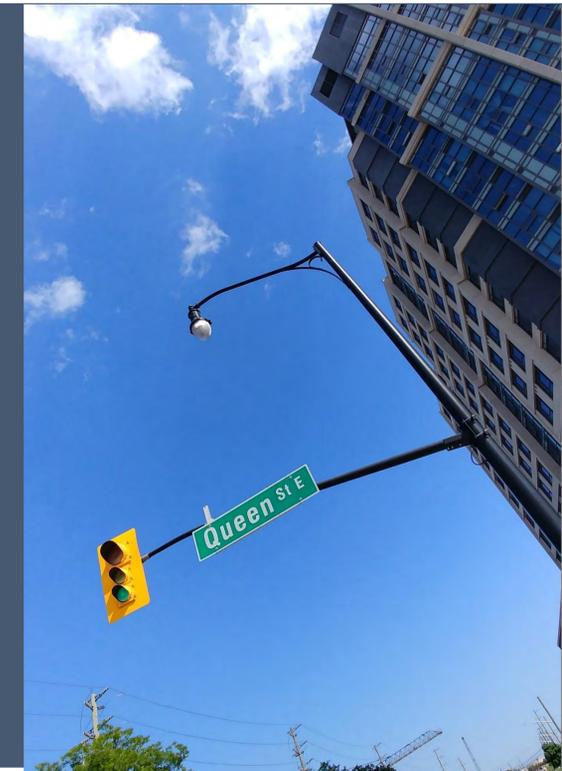




# Queen Street Corridor Land Use Study

**PUBLIC OPEN HOUSE #2**  
**June 12, 2019**

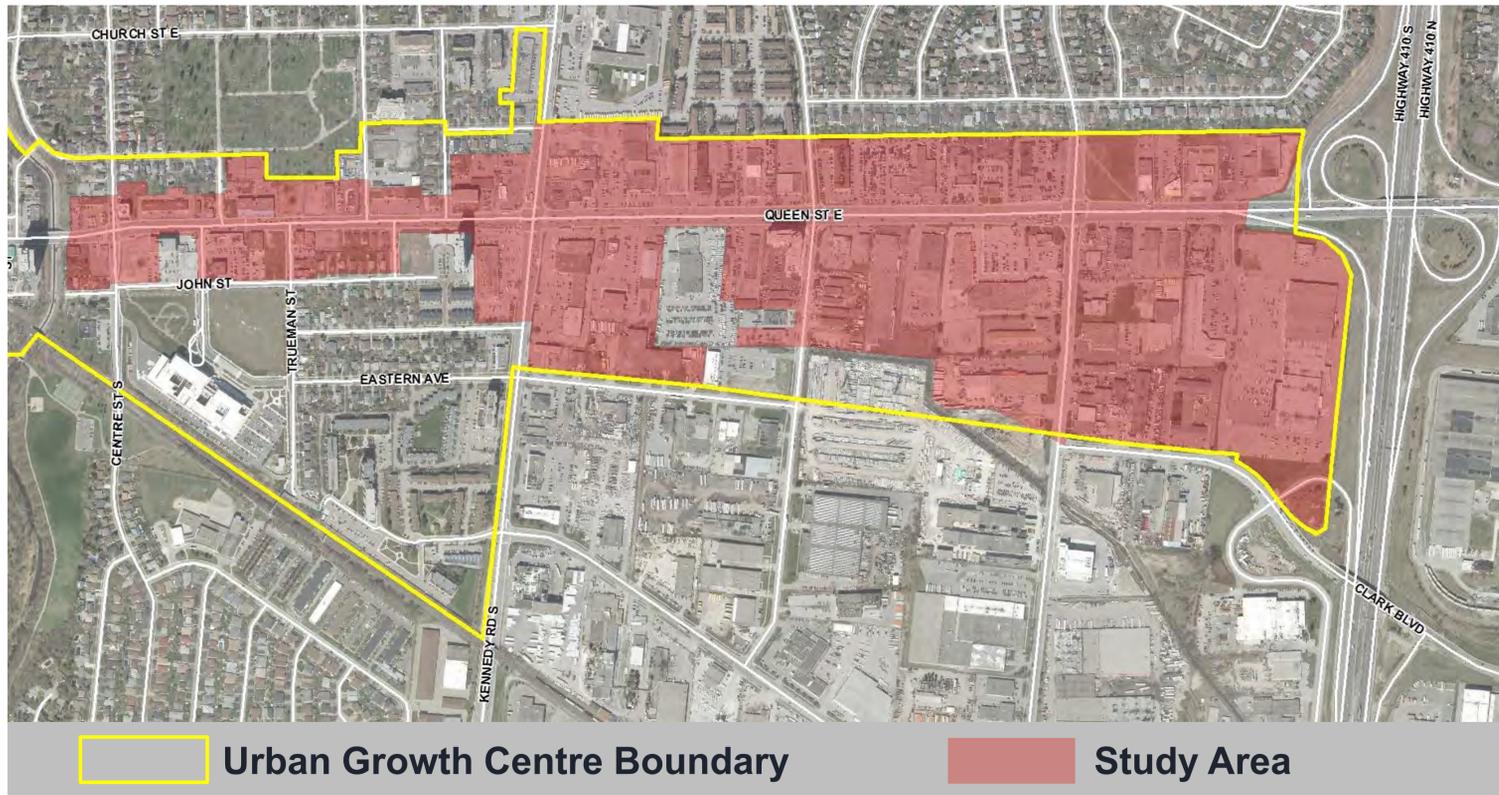


Welcome!

1. Please sign in.
2. Feel free to review the boards.
3. Staff are available to answer questions.
4. Please submit comments by filling in a questionnaire.

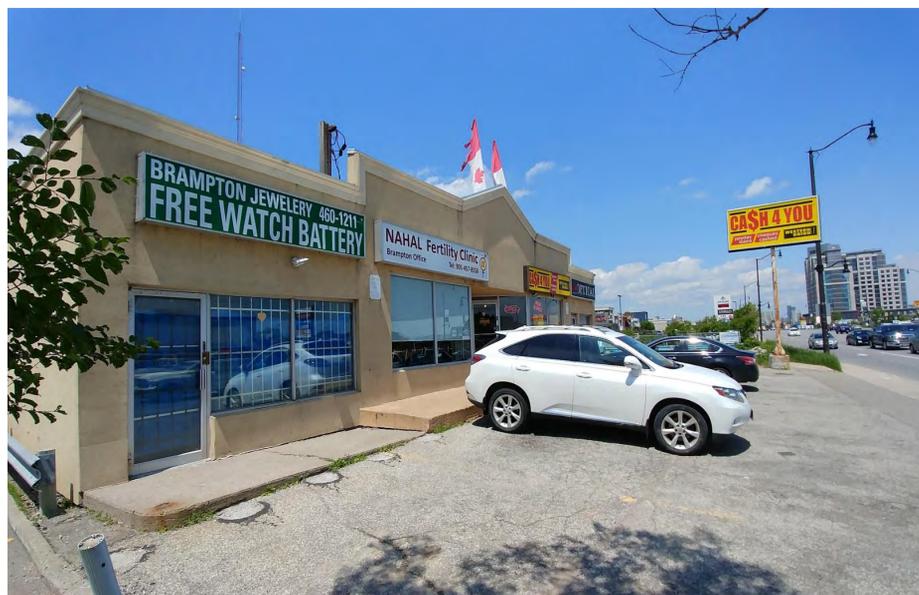


# 1. STUDY PURPOSE



## Why is the City of Brampton undertaking this study?

- Queen Street East is part of the City's **Urban Growth Centre** (see left). This area is planned by the City's Official Plan to become a vibrant, mixed-use area, including higher density development.
- The zoning in place in the Study Area (see the red area on the map) is largely out of date and would allow for more low-rise commercial development if it is not updated. This could preclude achievement of the vision for the corridor.
- This study also examines current policies in the Queen Street Corridor Secondary Plan and the Urban Design Guidelines to ensure they provide adequate guidance to enable to transition to take place appropriately.
- The outcomes of this study will represent an interim solution to address the inconsistency between the zoning and the area's vision and policy.
- The City will continue to finalize the work required to achieve the ultimate build-out of its vision.



▲ Much of the Queen Street Corridor consists of single-storey commercial uses. These types of uses are not part of the City's vision for the future. These uses will be allowed to continue but there is a need to ensure that the City's long-term vision is not impacted by similar development.

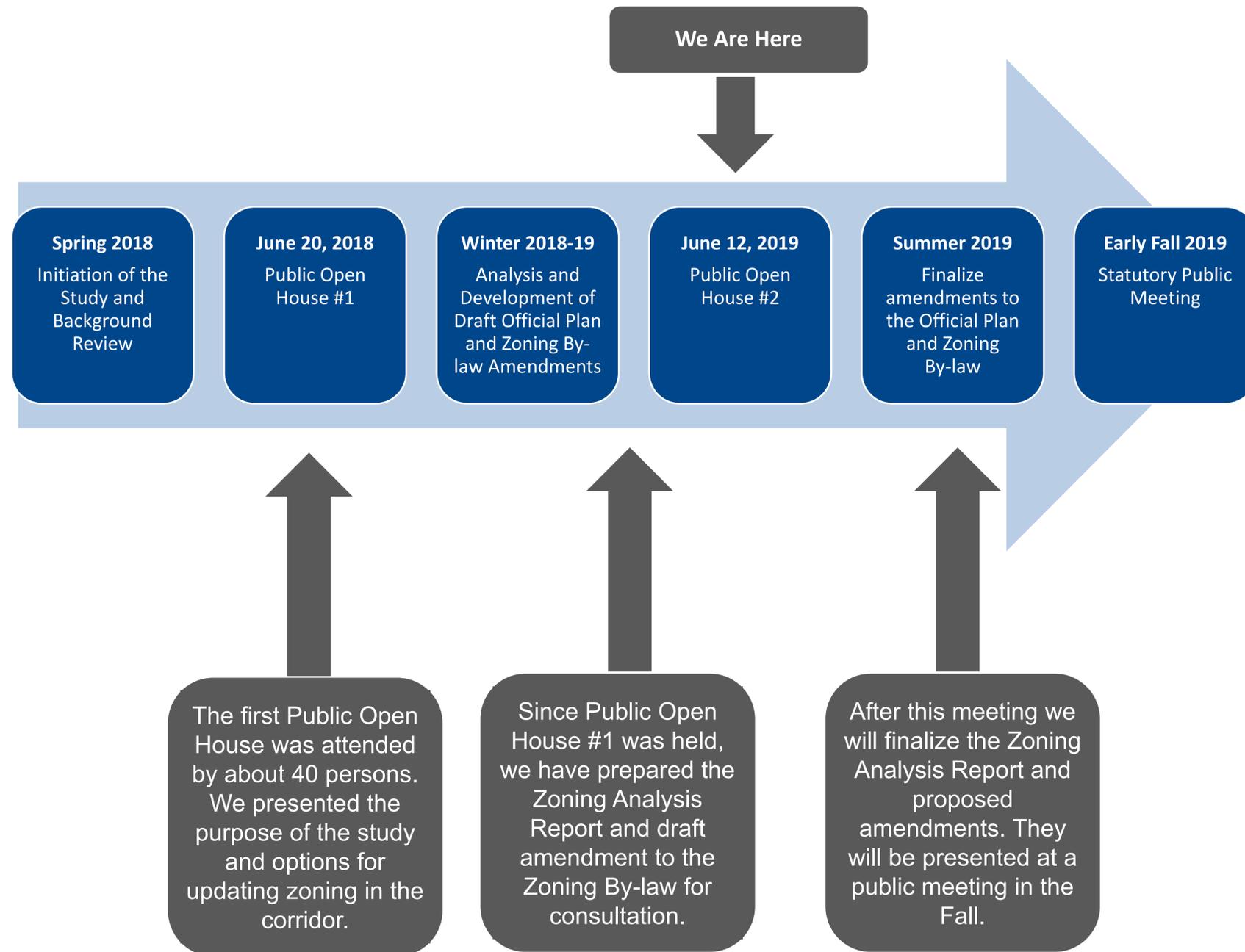


▲ Some mixed-use development has been occurring in the corridor, which is more in line with the City's vision.

# 2. STUDY PROCESS

## What is the process and timeline for completing this study?

- The study was initiated in 2018 and is planned for completion in the early fall of 2019.



## What is the purpose of this Public Open House?

- The purpose of this Public Open House is to present the work that the Study team has completed since the first Public Open House was held in June 2018.
- These boards include information about the existing policy/zoning, the analysis and findings of the study and recommendations, including:
  - The **Draft Queen Street Land Use Study – Zoning Conformity Analysis Report** that provides a detailed description of the study area, the issues, options and recommendations;
  - The key proposed **amendments to the Zoning By-law** that address inconsistencies with zoning and the policy/vision for the Corridor are described; and
  - The proposed new policies to the **Queen Street Corridor Secondary Plan and Design Guidelines** that will implement the findings of the study.

# 3. OTHER RELEVANT CITY STUDIES

Brampton is currently conducting or has recently completed other relevant studies, projects and initiatives for the Queen Street corridor.



## Brampton 2040 Vision: Living the Mosaic and Official Plan Review

- The Vision sets the stage for a new Official Plan for the City as well as other actions and programs.
- The Queen Street Corridor is envisioned as Queen's Boulevard – a grand boulevard with continuous mixed uses along its length. This Corridor will connect the anchors of Downtown Brampton, west of the Study Area, and Bramalea, east of the Study Area.



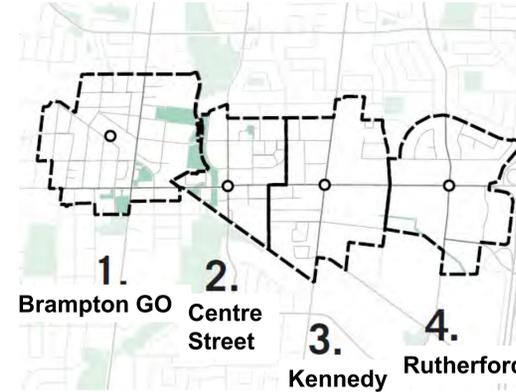
## Queen Street Bus Rapid Transit

- The City is considering options for improving Bus Rapid Transit along the Queen Street Corridor.
- This Queen Street land use study can help better support the potential for improved transit in creating a vibrant boulevard.



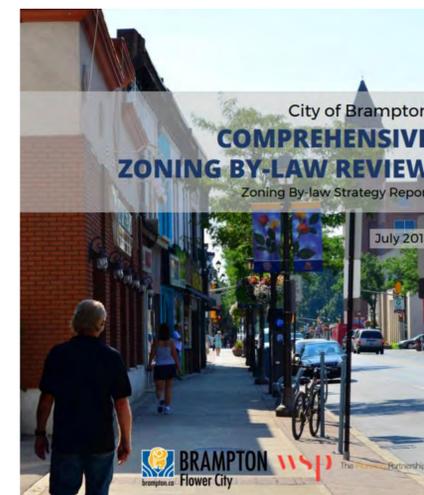
## Riverwalk Project

- The City and Toronto and Region Conservation Authority are undertaking a Study to eliminate flood risks from Etobicoke Creek. This would unlock new opportunity for new development and the potential to create vibrant new public space.
- The Study and design work is ongoing. Construction is planned to occur starting in about 2021.



## Major Transit Station Areas

- Major Transit Station Areas (MTSAs) are areas around higher order transit stations or stops. These areas must be planned with a mix of uses and meet targets for density and growth.
- The City is looking at its MTSAs to determine land use, density and plan for their potential growth. There are 16 MTSAs on the Queen Street Bus Rapid Transit Corridor, 4 of which are located in the Study Area (see map).
- The Queen Street Land Use Study is an important first step in the MTSA work because it will resolve the inconsistencies in the current zoning and policy and enable the City to focus on identifying the long-term policies and densities. It is anticipated that the City will recommend further policy and zoning changes as an outcome of the MTSA work.



## Zoning By-law Review / Development Permit System By-law

- The City is conducting a review of its Comprehensive Zoning By-law. This involves a thorough review and modernization. The Queen Street Land Use Study's recommendations will be carried through into the new By-law.
- The City is also examining potentially utilizing a Development Permit System By-law (DPS) in certain areas of the City, including the Queen Street East corridor. A DPS is an alternative approach to more traditional development approval tools used by municipalities. It replaces zoning, minor variances and site plan control with one, more streamlined process.

# 4. THE CORRIDOR – TODAY AND THE VISION

Today, the Queen Street Corridor has a lot of variety in uses and buildings. There are many different lot types and types of businesses, vacant lots, a range of residential uses and some industrial uses. Generally, much of the Corridor is in an automobile-oriented form.

The Corridor is planned to evolve into a mixed-use, high density urban boulevard. As shown on Display Board #3, the ultimate build-out, transit infrastructure and uses are subject to a number of on-going City studies.



# 5. CURRENT POLICY AND ZONING

## Current Policy Context

- The City's Official Plan and the Queen Street Corridor Secondary Plan guide the future vision for the Study Area and sets out policies to guide Council's decision-making on development applications.
- Most of the Study Area is designated "Central Area Mixed Use" by the Secondary Plan. The Central Area Mixed Use designation intends for development to achieve a higher density of development and to combine commercial, retail, office, residential and other uses. Residential and office uses are restricted or are focused within certain areas, as detailed in the Secondary Plan.
- The Official Plan intends for the buildings in this area to achieve a minimum height of 4 storeys. The Secondary Plan includes some requirements for density and Interim Design Guidelines to guide the form, location and massing of new buildings and other matters.
- Currently, the Secondary Plan permits existing lower-order commercial uses, subject to providing landscaping. This was intended as a transitional policy.

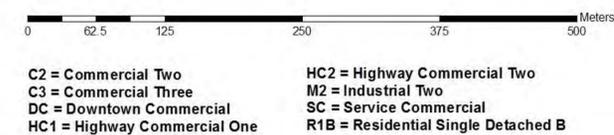
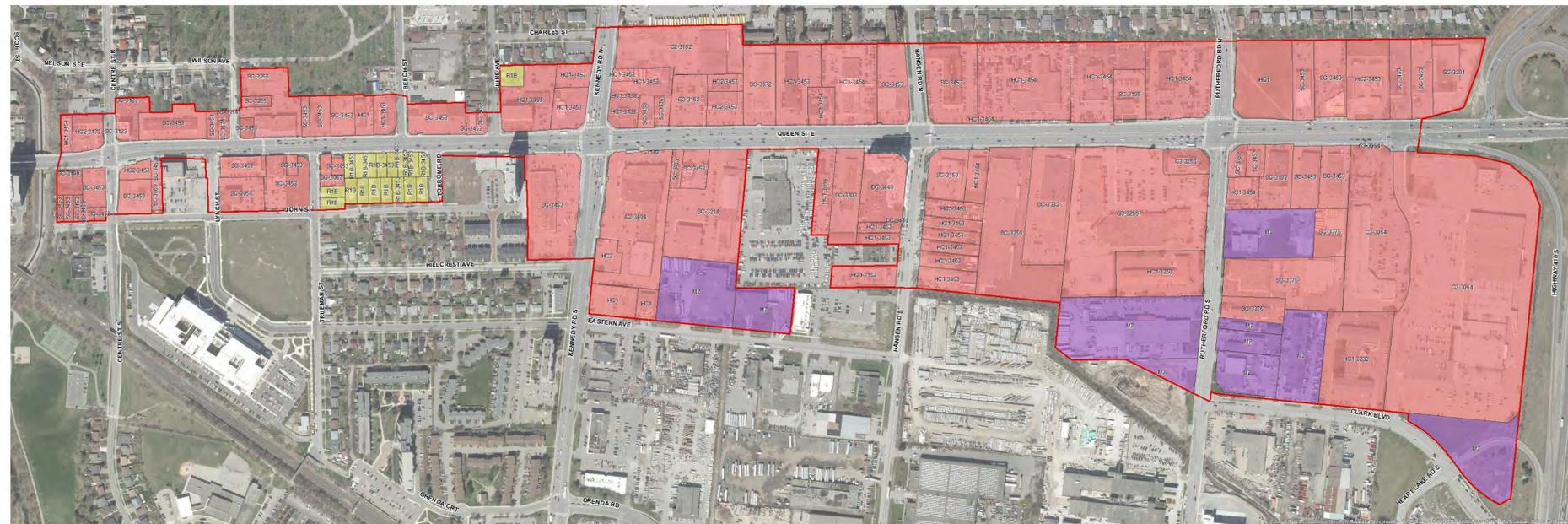
## Current Zoning Context

- Most of the properties in the Study Area are zoned with various "Commercial" or "Highway Commercial" zones.
- This zoning largely permits low-rise commercial buildings with large setbacks, which is not consistent with the policy framework or vision for the Corridor described above.
- Under the current zoning, low-rise commercial development would be permitted to occur – this could compromise the long-term vision for the Corridor.
- Additionally, a few properties in the Study Area are zoned for low-density residential (yellow) and industrial (purple) uses, which are similarly not consistent with the vision for this Corridor.

## Current Land Use Designations in the Study Area



## Current Zoning in the Study Area



# 6. ZONING CONFORMITY ANALYSIS REPORT

## Overview

The Draft Zoning Conformity Analysis Report compiles the Study team's review and analysis of the study area. The report is a draft and we are seeking your input on the proposed recommendations.

CITY OF BRAMPTON

QUEEN STREET CORRIDOR  
LAND USE STUDY  
ZONING CONFORMITY ANALYSIS

JUNE 03, 2019

DRAFT



wsp

## Recent Development in the Corridor

- There have been several significant mixed-use redevelopments, including mixed-use, high-rise buildings, as well as townhomes.
- There have been many instances where permits were issued by the City to allow an existing commercial tenant to change to a different type of tenant (e.g. from retail to a restaurant).
- There have been no building permits issued for an expansion of an existing commercial building. One restaurant (McDonald's) was reconstructed and the building was relocated.

## Key Findings of the Zoning Issues and Analysis Report

1. The zoning must be updated to ensure that low-rise commercial development, as is currently permitted in the zoning, does not preclude the long-term vision for the Corridor.
2. The Corridor is very large, with many large properties. Its transition will take time.
3. There are many existing, operating businesses in low-rise commercial buildings that will continue. Some flexibility must be provided to existing businesses to support their continued operation while still protecting for the long-term vision of the corridor to be achieved.
4. In the foreseeable future, the City could receive applications for new commercial uses or reconstruction of existing commercial plazas. New policies are required to guide these proposals in a manner that best contributes to the vision for the Corridor.
5. The long-term vision for this Corridor cannot be finalized within the scope of this Study. The City's other initiatives, including the Major Transit Station Areas (MTSAs) and the Queen Street Bus Rapid Transit Study (see Board #3) will likely affect the planned density, height and mix of uses in the Corridor,
6. The outcomes of this study are considered to be a temporary, or interim, solution.

# 7. OPTIONS TO UPDATE ZONING

At the first Open House, which took place in June 2018, the following four options were presented with respect to updating the zoning in the corridor:

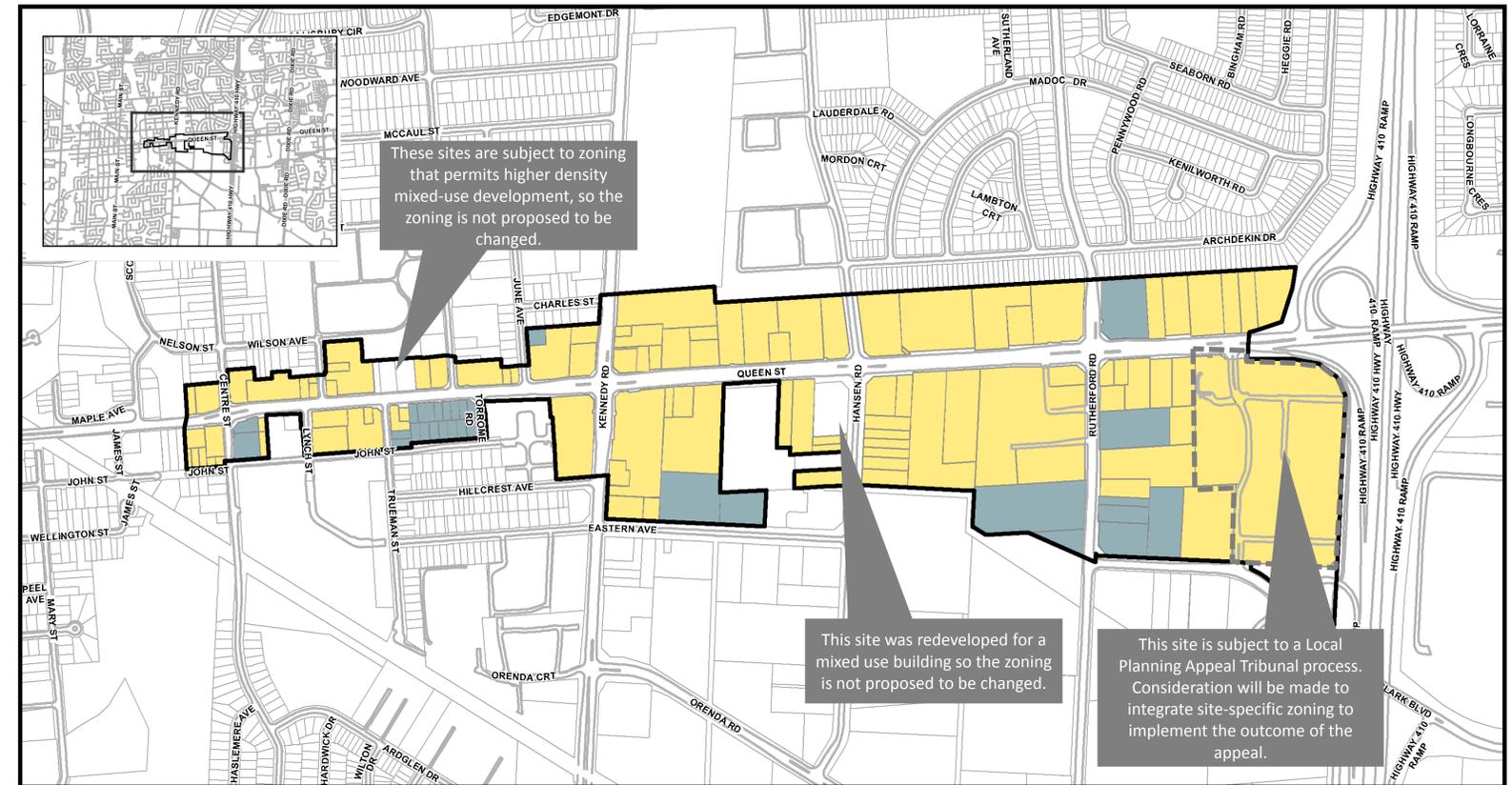
	<b>Option 1: “Pre-Zoning” (with or without Holding Symbols)</b>	<b>Option 2: “Future Development Zoning”</b>	<b>Option 3: “Transitional Zoning”</b>	<b>Option 4: “Template Zones”</b>
<b>Overview of the option</b>	Re-zoning the corridor with new zones that reflect the Official Plan’s mixed-use vision.	Rezoning the entire corridor with a “Future Development” zone that only permits existing uses and buildings.	Existing land uses and buildings are permitted, and they are only allowed to expand only by a specified amount (e.g., percent of floor area).	Create mixed use zones which are applied in the future to redevelopment proposals. The zones are applied through a rezoning process, initiated by the landowner/developer.
<b>What this option means for future mixed use development</b>	<ul style="list-style-type: none"> <li>• Can be an incentive to development by eliminating the need for rezoning and associated risks/costs to future developers.</li> </ul>	<ul style="list-style-type: none"> <li>• Any future development, including expansions of existing buildings or land use conversions, would require a rezoning or minor variance approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Development in line with the Official Plan would require rezoning. Major expansions or changes would also require planning approval.</li> </ul>	<ul style="list-style-type: none"> <li>• The City would have a standard by which to review and evaluate development applications.</li> </ul>
<b>What this option means for existing uses</b>	<ul style="list-style-type: none"> <li>• Existing uses and buildings would be legally existing uses under this option.</li> </ul>	<ul style="list-style-type: none"> <li>• Establishes the City’s vision for change but is highly restrictive for existing land uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Allows existing businesses some degree of expansion opportunity while ensuring the development does not preclude the ultimate implementation of the vision for the corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• Creating a template zone in itself does not affect existing zoning.</li> <li>• However, the template zone approach can be combined with the other options.</li> </ul>

It is recommended that the zoning be updated using the **“Transitional Zoning” Approach (Option 3)** for most of the Corridor. The **“Future Development Zone” (Option 2)** is recommended for vacant properties and for existing residences and industrial uses.

# 8. PROPOSED ZONING UPDATES

As noted, an update to the zoning is required to bring it into conformity with the policy in the Official Plan and Secondary Plan.

- The existing commercial zoning is mainly proposed to be replaced by a new **Queen Street Mixed Use Transition (QMUT) Zone**.
- The existing residential zoning and industrial zoning are proposed to be replaced with a **Future Development Zone (FD)**.



## Proposed Queen Street Mixed Use Transition Zone (QMUT)

- The purpose of the QMUT zone is to allow existing commercial uses to continue and provide some ability to expand, while ensuring the Corridor's vision is not precluded. A range of commercial uses are permitted.
- Allows for existing uses where the use is permitted to expand its ground floor area by up to 10%.
- Commercial tenants could be changed without the need to change the zoning, as long as the new use is permitted.
- Major redevelopment proposals would require the submission of an application to amend the Zoning By-law.

## Proposed Future Development Zone (FD)

- Properties with a Residential and Industrial Zone are proposed to be replaced by the FD Zone.
- The FD Zone will only permit existing uses, buildings and structures.
- The purpose of the FD Zone is to ensure that any development does not undermine the vision for the area.
- Existing uses would be permitted to continue and can be repaired/reconstructed.
- To expand floor area, change use or redevelop, an application (minor variance or re-zoning, depending on the circumstances) would be required.

# 9. PROPOSED SECONDARY PLAN POLICIES

The Zoning Conformity Analysis Report has also identified a need to update the Secondary Plan policies and the accompanying Interim Design Guidelines.

## Why is there a need to update the policies and Interim Design Guidelines?

- The current policies and the Interim Design Guidelines do not provide the City with sufficient guidance to guide development proposals for lower-order commercial uses, expansions of existing uses and the reconstruction of existing uses.
- As the build-out of the Corridor is anticipated to occur over many years, it is likely that the City could receive a wide range of development applications.
- While the City encourages mixed use, higher density development, it may receive applications for other forms of development such as:
  - Proposals to expand existing low-rise commercial uses
  - Proposals to reconstruct or redevelop existing low-rise commercial uses to similar formats
  - Proposals to change uses and tenants.
- There is a need to elaborate on the policies so that the City is equipped to review all types of applications and best ensure the vision for the Corridor is achieved.

## What policies and design guidelines are being proposed?

- A proposed amendment to the Queen Street Corridor Secondary Plan is proposed to provide a **transitional and interim development framework**, balancing needs of existing businesses while ensuring the overall, long-term vision is not compromised. Additionally, some modifications to the Interim Design Guidelines are proposed to provide additional design guidance.
- Elements of the proposed policy and design framework include:
  - As a priority, the proposed policies support and promote the development of higher density, mixed-use development which advance the overall vision for the Corridor.
  - Existing uses are permitted to expand, in order to give businesses some flexibility.
  - Where reconstruction of an existing low-rise building or development is proposed, there is a need for the City to work closely with the applicant to arrange the buildings and development in a way that best achieves the vision for the Corridor. This could include considering developing internal streets or locating buildings in a way that best facilitates a vibrant pedestrian experience on the Queen Street frontage.
  - Priority is placed on ensuring that Queen Street is framed by multi-storey, mixed-use buildings as much as possible. Multi-storey buildings should be located close to Queen Street and surface parking should be located in the rear of buildings.
  - Any building expansions or development should be located to support the long-term planned road network as currently shown in the Secondary Plan.
  - Lot consolidation is encouraged and condominium / fragmented ownership of existing commercial plazas is discouraged to ensure that long-term development is not inhibited.
  - These transitional policies are expected to be reviewed and updated through the other studies the City has ongoing in the Study Area.

# 10. HOW COULD THE CORRIDOR TRANSITION?

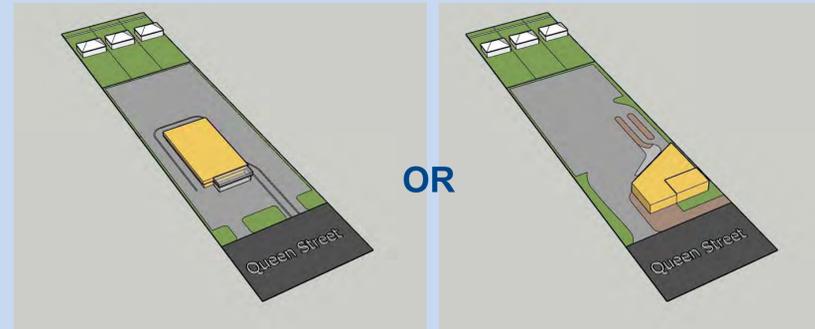
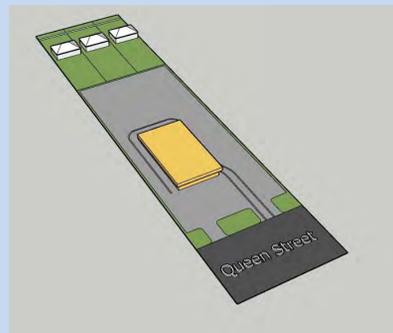
The proposed zoning and policy updates will help facilitate the evolution of the Corridor in the interim. Note that the illustrations below are not proposed development applications but are illustrative in nature. They are not intended to depict detailed design requirements but to conceptually illustrate the general purpose of the proposed zoning.

## Existing Site

## Interim Development (Permitted by the Proposed Zoning)

## Medium to Long Term Development (Subject to Re-Zoning)

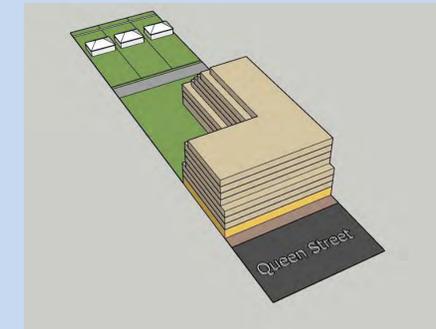
**Example #1:**  
Standalone  
Commercial Use  
(Proposed QMUT Zoning)



Expansion of ground floor up to 10% is permitted by the proposed zoning.

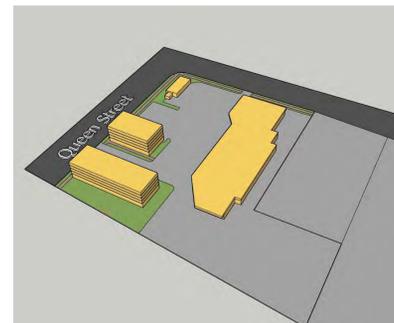
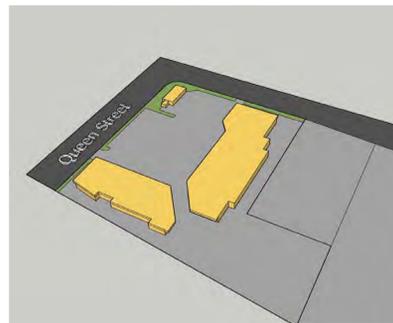
OR

The reconstruction of a new building close to Queen Street is permitted by the proposed QMUT zoning.

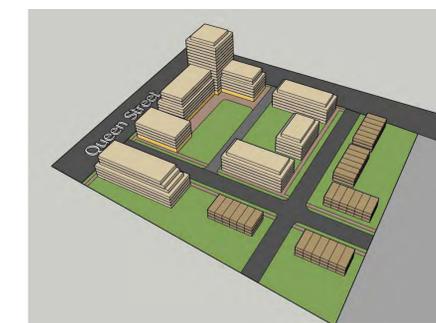


A rezoning would be required to permit higher density development as envisaged by the Secondary Plan.

**Example #2:**  
Existing  
Commercial Plaza  
(Proposed QMUT Zoning)

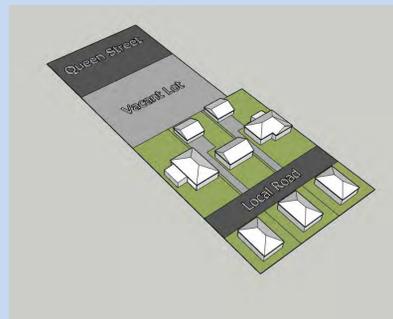


The QMUT zone permits infill commercial/office development up to 4 storeys and up to an increase in 10% of ground floor area.

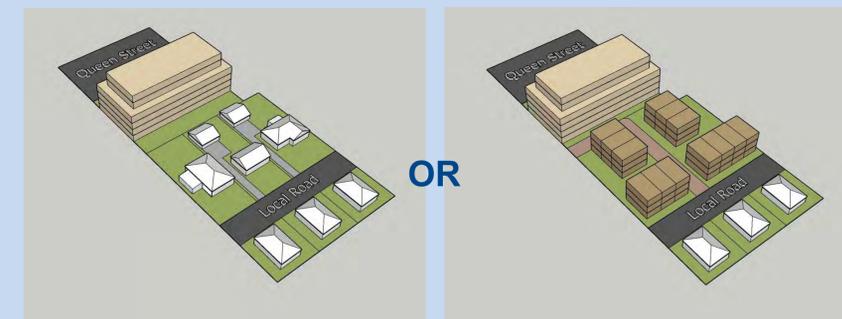


The introduction of mixed-use buildings over the long-term would require a rezoning.

**Example #3:**  
Vacant Lot  
(Proposed FD Zoning)



The proposed FD zoning only permits existing uses, so a rezoning is required to permit any development on this vacant site.



The proposed FD zoning would require a re-zoning for any development to occur. This allows a site-specific review of the application to occur.

# 11. COUNCIL PRIORITIES (2018 - 2022)

The proposed zoning represents an interim solution to correct inconsistencies between the zoning and policy. In the long term, consideration must be made to integrate a long-term approach to guide development in the Corridor. One of Council's priorities for the 2018-2022 term is to expand the Development Permit System, including along the Queen Street Corridor.

Some of the Term of Council Priorities that are relevant to this study include:

## Attract Investment & Employment

- Invest in the Brampton brand and nurture a creative, innovative, and entrepreneurial environment
- Expand Development Permit System (i.e. along the Queen Street Corridor)

## Prioritize Jobs within Centres

- A comprehensive plan to encourage a range of employment opportunities in urban centres

## Incorporating Sustainability

- Improve transit and active transportation opportunities
- Focus on energy efficiency

## Streets for People

- Continue to ensure safety and well-being of Brampton citizens



# 12. CONCLUSIONS AND NEXT STEPS

## Conclusions:

- There is a need to update the zoning and policies to ensure that the long-term vision for the Queen Street Corridor will be achieved as the Corridor continues to develop and evolve.
- The proposed zoning and policy framework presented tonight will help guide development on an interim basis. In the future, the City will need to reexamine the zoning and policies to align them with the outcomes of other studies, such as the Major Transit Station Areas.

## Next Steps:

- Please provide your input on the information presented in this meeting by **July 15, 2019**.
- Based on input, we will finalize the Official Plan Amendment and Zoning By-law Amendment and Urban Design Guidelines.
- A status report will be provided to the Planning & Development Committee on **July 10, 2019**.
- The Statutory Public Meeting will be held in **early fall 2019**.
- The Study is planned for completion in **fall 2019**.
- A report to the Planning & Development Committee is expected in **fall 2019** on implementing a Development Permit System for Queen Street East. This is a Term of Council Priority for 2018-2022).



## More Information

- For more information, and to download materials presented today, please visit [www.Brampton.ca/Business/Planning-Development](http://www.Brampton.ca/Business/Planning-Development)

*(Navigate to **Projects and Studies** and then click on **Studies**)*

## Contact

- To submit comments or request additional information, please contact:

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