

A2 PURPOSE OF THE DOCUMENT

THE CITY-WIDE URBAN DESIGN GUIDELINES (2025)

The purpose of the City-Wide Urban Design Guidelines (The Guidelines) is to update and consolidate the 2003 DDGs, coordinate with other City documents and align with Brampton Plan. The Guidelines provide one of the frameworks for city-building; its purpose is to clearly articulate the City's expectations with respect to street and block pattern, the location of community focal points, the interface with natural heritage, the development of parks and open space, and the development of the public realm. The Guidelines also address a full range of development forms and building types including Low-, Mid- and High-Rise forms as well as Mixed-Use Development.

The Guidelines promote and encourage design excellence in public and private development with a focus on the physical elements that make up the City, what they are individually and how they work together, from the community scale to the site-specific and individual lot scale.



Rendering of Brampton Riverwalk - Recipient of Brampton Urban Design Award 2023

IMPLEMENTATION AND ALIGNMENT

The Guidelines are a non-statutory document that helps implement the urban design policies of Brampton Plan and complement the City's new Comprehensive Zoning By-Law (CZBL):

- As the overarching document that expresses Brampton's vision for creating attractive and well-designed communities, Brampton Plan establishes broad policies and principles for urban design. Brampton Plan intends that the CZBL and the Guidelines will be the primary tools that will be used to help implement the urban design policies. Brampton Plan sets out a framework of designations and overlays to help realize the vision and City Structure for the City and sets out high-level intentions for design and built form in different areas of Brampton.
- The Guidelines will play an integral role in realizing the design vision for the different areas that make up Brampton and, in conjunction with the CZBL, lend shape, form and character to the policies and regulations outlined in those respective documents.



'BRAMPTON WILL BE A CITY 'BY DESIGN''

- The CZBL helps implement Brampton Plan and the Guidelines by incorporating certain minimum design expectations, such as minimum building and lot requirements. Zoning is the legal tool used to regulate land use and development. Not all of the Guidelines are implemented in zoning, as the CZBL focuses mainly on setting minimum expectations to allow for some flexibility in the design process. As such, the CZBL and the Guidelines are considered complementary implementation tools. If there is a conflict, the CZBL takes precedence.
- The Guidelines establish the City's design expectations; however, there is inherent flexibility within the document. City staff will work collaboratively with applicants and design professionals to ensure that the intent of the guidelines is achieved, while recognizing site-specific considerations, context, feasibility and the practicalities of implementation.
- The Guidelines may be updated periodically, with approval from the Director of Planning and Development Services, to address operational or technical refinements, reflect evolving industry standards and best practices, respond to legislative or regulatory changes, and maintain consistency with Brampton Plan, the CZBL, and other approved City policies and programs. As these updates are administrative in nature, they do not require Council approval.
- Where site-specific Urban Design Briefs (UDBs), Urban Design Guidelines, Precinct Plans, or Community Design Guidelines (CDGs) have already been approved by the City, those documents will continue to guide development within their respective areas. In cases where approved site-specific guidelines are approved following the adoption of the Guidelines, the approved site-specific documents will serve as the primary reference for design direction in those areas and take precedence in the case of any conflict with these Guidelines.



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