



INTRODUCTION

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C1.1 BUILT FORM POLICY FRAMEWORK

In the past, growth in Brampton has been focused primarily in its suburban communities, and characterized by single-use, low-rise building forms supported by surface parking solutions and suburban park models.

Today, urban intensification is an important part of Brampton's growth management strategy and supports the Province's objectives for sustainable development, and complete communities. As Brampton continues to grow, intensification and higher density forms, along with infill housing will become more common forms of development.

With new and emerging forms of development on the horizon, the importance of creating suitable buildings that reflect the needs of the community and that 'fit' within their context, are crucial for the City's evolution.

More intense forms of building development will become increasingly prominent in residential and mixed-use areas, as well as along or near the City's higher-order transit corridors, stations, stops, and employment areas - underscoring the need to guide and shape this growth.

GENERAL NOTES

- Where mid-rise or high-rise buildings are proposed outside of the permitted areas (Brampton Plan), or within sensitive contexts, angular planes can be applied.
- The design of mid-rise and high-rise developments for specific uses, whose specifications deviate from these Guidelines (e.g., hospitals), will be evaluated on a case-by-case basis to ensure they align with the City's urban design objectives through a thoughtful and alternative design approach.
- The design of any type of development should align with the goals and targets of the City's Community Energy and Emissions Reduction Plan (CEERP).

**C1.1.1
2040 VISION: LIVING THE MOSAIC**

In 2018, the City of Brampton endorsed the Brampton 2040 Vision, an aspirational document shaped with the input of more than 13,000 residents, to transform Brampton into a future-ready city of dynamic, complete, and urban communities.

As part of the ‘Brampton 2040 Vision: Living the Mosaic’, the City has identified key locations where intensification is promoted and desired. These locations include Brampton’s Central Core, which encompasses Brampton’s Downtown, Uptown, Bramalea community and Queen Street Corridor.

The historic Downtown and the new centrally located Uptown will become Brampton’s hub for promoting economic development and creating complete, transit-supportive communities. Together, this will form a new and improved, enlarged Brampton core. It is anticipated that these areas will rapidly grow with an increase of jobs, attractions, and services. Rapid Transit will link the neighbourhoods together as well as connect to the regional transit system, reducing the need for private car usage. Healthier modes of transportation, such as walking and biking, will be encouraged through supportive urban design.

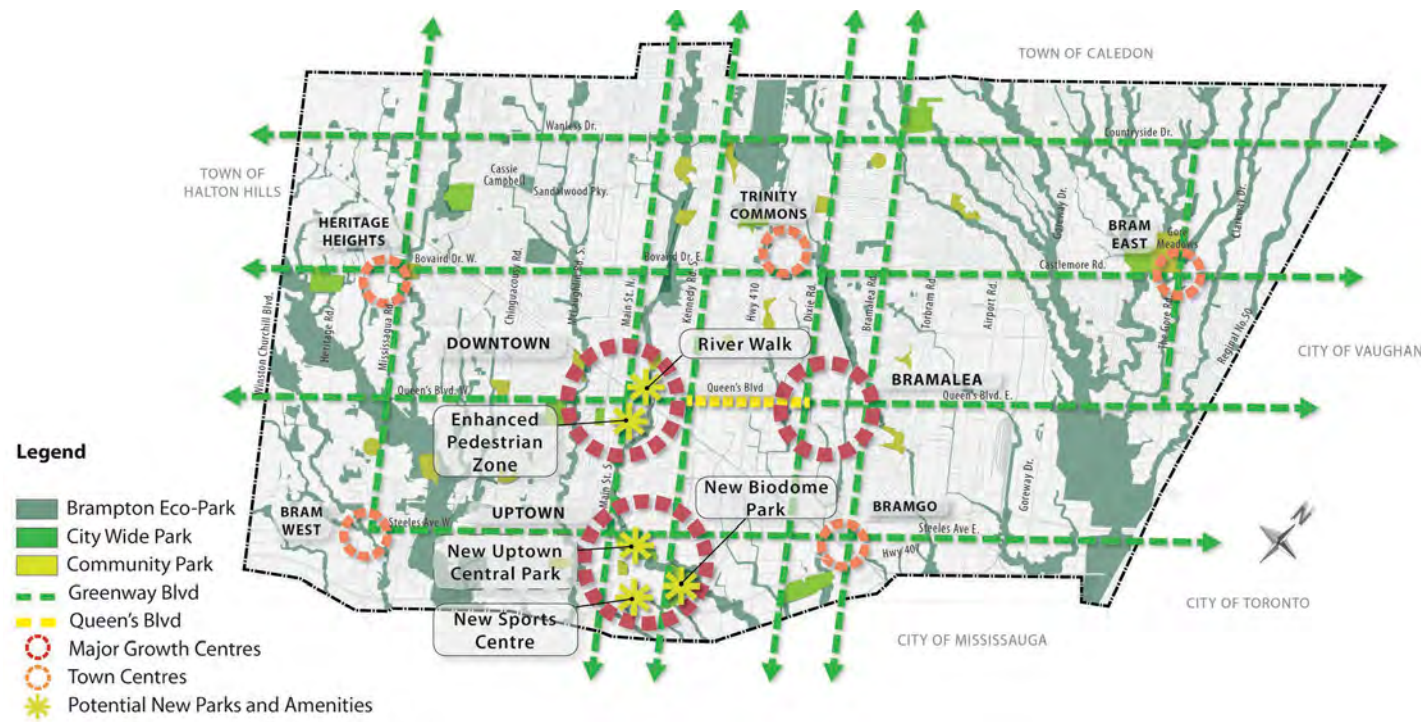
A refreshed Bramalea and Queen’s Boulevard are part of a group of complete neighbourhoods surrounding the core area. Bramalea will stay true to its mid-century image, but with an updated feel unique to its character; Queen’s Boulevard will offer an urban lifestyle for its residents, workers and visitors.

Altogether, the redefined Central Core will offer the ideal conditions for Mid-Rise and High-Rise development to happen in a sustainable and cohesive way, while enriching the livability of the City core and achieving its growth ambitions for the future.

**C1.1.2
BRAMPTON PLAN (OFFICIAL PLAN)**

Brampton Plan carries forward and implements the 2040 Vision. Emanating from the 2040 Vision, Brampton Plan’s vision statement will provide focus and direction for all planning decisions and directions.

The table below identifies where Mid-Rise and High-Rise buildings are permitted and expected to achieve design excellence in conformity with the Urban Design policies of Brampton Plan.



Not a plan - for illustrative purposes only. All areas will be subject to full planning/co-design programs with citizens.

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The “Centre Core” as per ‘Living The Mosaic: Brampton 2040 Vision’ identifies the areas where intensification is envisioned and High-Rise development is expected

Brampton Plan recognizes many clusters of apartment buildings in the city’s neighbourhoods that were designed as “towers in the park”. This form of development and approach to land use is no longer appropriate in today’s context.

In these established apartment neighbourhoods, improving walkability to transit, shops, and services, enhancing amenities, accommodating sensitive infill, and promoting environmental sustainability are all key considerations.

These Guidelines provide a framework that is based upon the Brampton 2040 Vision, Brampton Plan, and guiding principles. This framework will guide the ‘look and function’

of both lower and higher density forms of development with respect to site organization, building design, landscaping and the public realm.

As such, the Guidelines reflect aspirations for good urban form, compact development, pedestrian friendly environment, sustainability, and a connected public realm. Well-designed buildings and sites have a fundamental responsibility in defining the scale and character of streets, providing opportunities for animating the public realm, promoting civic life and contributing to place-making. These aspirations will continue to underpin all forms of development in Brampton.

Designation (Schedule 2)	Building Typology	Additional Permissions
Mixed-Use	Low-Rise Plus	Additional Planning Studies may identify appropriate locations for Low-Rise Plus, Mid-Rise, and High-Rise buildings
Neighbourhoods	Low-Rise	Low-Rise Plus within 400-800 metres of a Support Corridor shown on Schedule 3B
Overlay (Schedule 1A)	Building Typology	Additional Permissions
Urban Centres	Low-Rise Plus, Mid-Rise, High-Rise	Determination of the appropriate height of High-Rise buildings will be determined, subject to the required planning studies, through a Secondary-Level Plan and in accordance with the applicable policies in this Plan/
Town Centres	Low-Rise Plus, Mid-Rise	High-Rise buildings may be permitted subject to additional planning studies and other applicable policies in this Plan
Neighbourhood Centres ⁽¹⁾	Low-Rise Plus	Mid-Rise buildings may be permitted subject to additional planning studies and other applicable policies in this Plan
Primary Urban Boulevards	Low-Rise Plus, Mid-Rise	High-Rise buildings may be permitted subject to additional planning studies and other applicable policies in this Plan, and where located within a Major Transit Station Area
Secondary Urban Boulevards	Low-Rise Plus, Mid-Rise	High-Rise buildings may be permitted subject to additional planning studies and other applicable policies in this Plan, and where located within a Major Transit Station Area
Corridors	Up to Mid-Rise	
Support Corridor	Up to Low-Rise Plus	

⁽¹⁾ Neighbourhood Centres are not identified on Schedule 1A; however, they will be identified through subsequent Secondary-Level Plans.

Brampton Plan: Summary of Building Typologies by Designation and Overlay

C1.2 GUIDING PRINCIPLES



1 Create **vibrant and street focused built form** that frames and spatially defines the public realm.



2 Create **pedestrian-scaled and animated streetwalls** that enhance a meaningful and inviting relationship between the public realm and building interior.



3 Provide **higher density built form options** that increase and support foot traffic and transit ridership.



4 Ensure development that is **compatible** with its surroundings and contribute to **placemaking**.



5 Ensure **adequate sun penetration** into the public realm and avoid adverse/extreme wind impacts.



6 Support **appropriate transitions** from high-rise and mid-rise to low-rise developments and contexts.



7 Support **mixed-use, mixed-tenure communities**.

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