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DESIGN GUIDELINES COMMON TO ALL BUILT FORM

C2.1 PRIVATE OPEN SPACE

C2.1.1 GENERAL GUIDELINES

1 Maximize opportunities for open/green spaces, especially at grade.

a. Provide setbacks that can accommodate tree planting and landscaping while enhancing the public realm at street level. Where larger setbacks are required, consider incorporating invisible green infrastructure

b. Incorporate private open spaces at grade, wherever possible.

c. Provide enhanced soft landscaping and tree planting along perimeter buffers.

2 Maximize planting and landscaping opportunities along setbacks and buffers, as well as at private open spaces and around building.

3 Enhance biodiversity through planting of native, non-invasive trees and shrubs.

a. Ensure at least 50% of new plantings are native species that support pollinators. For developments adjacent to the NHS, ensure plantings are 100% native, non-invasive species.

b. Encourage low maintenance landscape materials that retain and absorb stormwater.

c. Favour naturalized, low maintenance, resilient plantings/gardens.

d. Consider perennial ground covers or ornamental grasses.

e. Consider evergreen plantings for all season screening.

f. Encourage minimal water consumption through the use of mulches, compost and alternatives to grass, as well as the implementation of rainwater collection strategies.

g. For larger sites, provide a variety of tree species to avoid deforestation in the event of a species-specific affliction.

4 Provide meaningful private open spaces that complement the proposed development while enhancing the community.

5 Minimize the extent of hard surface areas based on site context and intended use. Ensure all hard surfaces serve a functional purpose, and incorporate permeable paving where possible.

6 Encourage community permeability by providing pedestrian connections across the site and linked to the adjacent pedestrian system of sidewalks and trails, as well as transit stations and stops.

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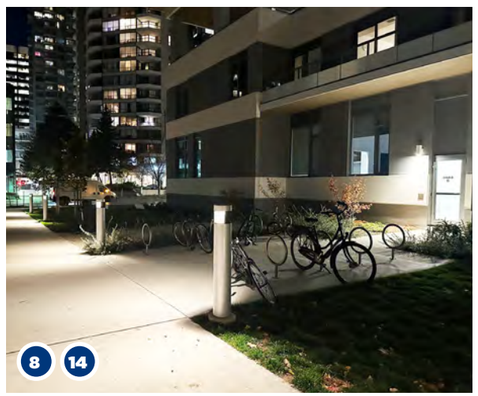
7 Aim for AODA access and design compliance, and ensure it is provided in mid-rise, high-rise and non-residential developments.

8 Clearly demarcate and enhance pedestrian walkways through the use of distinctive paving, planting, and pedestrian-level lighting.

9 Ensure all pedestrian connections and entrances are universally accessible. Where ramps are required or mandated, integrate them seamlessly into the building, elevation, or landscape design.

10 Ensure appropriate planting conditions (i.e., soil depth, volume and growing mediums), for successful soft landscaping.



11 Locate and design shared private outdoor amenity spaces to:

a. Balance sun and shade needs to create a comfortable micro climate environment.

b. Avoid the need for noise walls by carefully considering location and orientation.

12 Reduce impacts on air quality and noise from site servicing, mechanical equipment, etc.

13 Incorporate, as appropriate:

a. Universally accessible, environmentally sustainable and high quality materials.

b. Four season landscaping and trees.

c. Seating, pedestrian-level lighting, shade structures, weather protection, screening, water fountains, cooling/misting stations etc.

d. Bike facilities.

e. Programming opportunities.

14 Provide ample, accessible, secure bicycle parking and supporting facilities.

a. Encourage distributing bicycle parking areas throughout the site to maximize visibility, promote use, and provide convenient access to building entrances, adjacent public spaces, and on-site amenities at grade.

b. Locate bicycle parking near building entrances to enhance convenience for residents and visitors.

c. Provide short-term bicycle parking areas/racks outside and, where feasible, incorporate weather protection (e.g., by locating such facilities under the building's canopy).

d. Provide long-term bicycle storage inside the building, preferably on the ground floor with at-grade access.

e. Incorporate complementary wayfinding signage to direct cyclists and pedestrians to secure indoor bicycle parking facilities.

15 Locate private patios and gardens to access direct sunlight and minimize overlook from neighbours to the greatest extent possible.

16 Locate interior amenity facilities adjacent to shared outdoor amenity areas and provide windows and doors for direct physical and

C2.2 AMENITY AREAS

Communal amenity areas for multi-unit developments have an important role in meeting the recreational and social needs of residents. The CZBL defines the types of amenity space that is required for Townhouse, Mid-Rise and High-Rise developments and establishes minimum space requirements based on a per unit calculation. It is noted that the zoning standards provide some flexibility in these requirements that address the relationship of these spaces to landscaping requirements and distinguish standards for different contexts. For example, with respect to the latter, consideration is given to reduced standards in higher density areas with a concentration of public amenities, reduced standards in areas that are in close proximity to parks and the permission of rooftops, terraces and green roofs to be counted towards the required space.

Amenity space shall be provided as per CZBL requirements.

C2.2.1 OUTDOOR AMENITIES (O)

The following guidelines address the outdoor type of communal amenity areas, and provide direction for their:

- Location on the site;
- Configuration; and,
- Component elements.

1 Provide required outdoor amenity areas as a single, contiguous space within the development site, preferably.

2 Locate amenity areas in easily accessible and prominent locations on the site, while considering sun/shadow, and wind impacts.

3 Provide visibility from amenity areas to the public realm.

4 Ensure amenity areas are generally rectangular in shape.

5 Recommended components for amenity areas include seating, landscape, paths and play areas. For specific amenity areas sizes/ requirements, refer to CZBL.

6 Design amenity spaces:

a. For a range of users, with particular consideration for residents occupying the building(s).

b. To incorporate features that promote year-round, all-weather usage and enjoyment.

7 Provide secure direct access to amenity areas from the sidewalk, mid-block connections and other on-site walkways.

8 Separate and screen private amenity areas (i.e., related to units) from abutting/ adjacent common amenity areas through a combination of fencing and planting; where feasible, a minimum 2m-wide landscaped buffer is recommended to support privacy and visual separation.

9 Maximize contiguous open areas to accommodate a wide variety of activities.

10 Provide private or semi-private outdoor amenity spaces, such as courtyards, gardens and terraces, at grade, rooftops, or where a substantial stepback provides for enough space to appropriately accommodated these spaces. Encourage weather-protected spaces to promote activity year-round.

11 Maximize every opportunity for on-site greening, including:

a. Tree plantings on front and side setbacks along public streets.

b. Fully planted buffers/green spaces where complementary landscaping might be used to create seamless transitions between blocks.

c. Plantings at rooftops, stepbacks and terraces to add visual appeal to the building from the street.

12 Consider incorporating, as appropriate and suitable:

a. Communal BBQs and outdoor dining within the amenity space, either at-grade or on a podium/terrace.

b. Urban agriculture/allotment gardens.

c. Pet relief areas and enclosed dog-runs.

d. Recreational and fitness areas such as yoga/wellness gardens, sundecks, swimming pools, multi-use courts.

C2.2.2
COURTYARDS (C)

1 Incorporate forecourts to break up long building elevations (typically those over 60m in length), and/or to complement main entrances for large mid- or high-rise developments.

2 Provide courtyards to take advantage of the required building separation distance.

3 Design courtyards as an amenity space, with soft and hard landscaping.

a. Provide for seating areas.

b. Ensure pedestrian circulation throughout and beyond the development.

c. Incorporate appropriate furniture and equipment to complement the adjacent ground-level uses.

d. Incorporate features that support year-round, all-weather use and enjoyment.

C2.2.3
BALCONIES, TERRACES AND GREEN ROOFS (B)

1 Design rooftops as terraces or green roofs.

2 Incorporate common amenities on the rooftop of the base (podium) where substantial stepbacks provide for enough space to appropriately accommodate such areas.

3 Design terraces as outdoor amenity areas which include soft and hard landscaping, as well as appropriate lighting and shaded seating areas. Incorporate features that promote year-round, all-weather usage and enjoyment.

4 Consider green rooftops for building bases and tops where planting could thrive and enhance the building appeal from the street, to reduce urban heat island effects, to improve air quality and to contribute to noise insulation.

5 Provide private balconies of a size/dimension that is functional for residential uses on upper levels, and integrated into the building design.

a. Consider micro-climate conditions when locating balconies.

b. Provide enough usable space to accommodate, at a minimum, a small table and chairs.

c. Refer to guidelines for windows and balconies on 4.2 Design Guidelines and 5.4 Built Form for more details.

C2.3 LIGHTING

Building lighting can enhance the overall quality and character of the development. It should be fully integrated within site and building designs, make a positive contribution to the sense of safety and security of pedestrians, and provide supplementary lighting to street lighting.

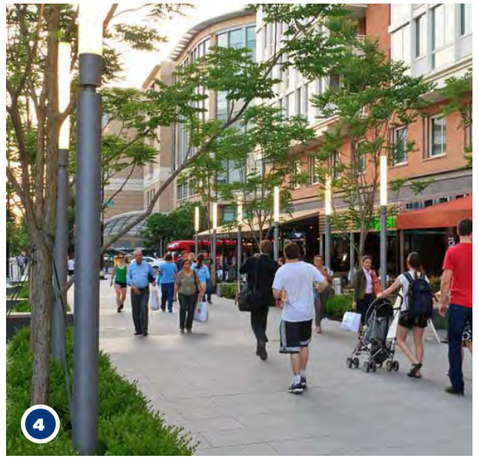
1 Promote Dark Sky/Nighttime Friendly and bird friendly lighting practices to minimize light pollution and the intrusion of unwanted lighting on natural areas, as well as residential dwellings.

2 Illuminate storefronts, decorative building facades and architectural features by providing lighting on the face and/or interior of buildings.

3 Ensure lighting is sensitive to nearby residential uses and that there is no light trespass on adjacent properties. Avoid visible, glaring light sources by using down-and/or up-lights with full cut-off shields.

4 Ensure all walkways and entrances are well lit.

5 Limit the height of pedestrian-level lighting to 4.6m.



C2.4 ACCESSIBILITY

Buildings and spaces open to the public must be accessible and usable by people regardless of age, ability or situation. Everyone should have access to goods, services, facilities, employment social activities and opportunities to move freely.

1 Ensure new development meets the accessibility requirements of the Accessibility for Ontarians with Disabilities Act (AODA), the Planning Act, the Integrated Accessibility Standards Regulation, any applicable Zoning By-law(s) and the Ontario Building Code (OBC).

2 Ensure pedestrian routes including those leading to building entrances are safe and easy to use by all people, including those using mobility devices and service animals. Routes should be direct, level, obstacle free, easily identifiable and physically separated from vehicular routes.

3 Provide accessible options for site furnishings, including seating and waste/recycling bins. Accessible seating will include armrests for assistance, backrests, and clear areas in front and to one side for people using mobility devices.

4 Locate accessible parking spaces close to building entrances, and provide clear and direct pedestrian routes into the building, whether the parking spaces are at grade or within an underground garage.

5 Avoid standalone ramps, wherever possible, and carefully consider site-grading alternatives. Where ramps are required due to challenging site grades, ensure ramps are:

   a. Setback a minimum distance from the lot property line as per CZBL.

   b. Integrated into the design of the building/ landscape, and with the entry stairs, preferably.

C2.5 SAFETY

Building siting, orientation, and the design of spaces open to the public, should enhance feelings of personal safety and security.

1 Ensure CPTED principles are applied to exterior spaces open to the public.

2 Ensure structures, landscaping and plant materials maintain an open field of vision between 1m and 2.5m above ground level, and do not provide for hiding places. If elements such as fencing are within this range, ensure it is visually permeable.

3 Strategically organize ground-level uses, and place entrances, windows and balconies to ensure the design of new development contributes to “eyes on the street”, and allows for casual surveillance of streets, parks and open spaces, and children’s play areas.

4 Avoid blank, windowless walls that do not permit people to observe the street from inside buildings.

5 Provide lighting at all common entrances, in parking areas, along all internal walkways, and in laneways. Refer to 2.3 Lighting.

6 If necessary for security purposes, security measures such as fencing or gates should be ornamental and complement the architectural expression.

7 In parking areas, ensure clear views and sightlines are maintained, that there are multiple points of pedestrian and/or vehicular entry, that there are well-defined pedestrian routes, and that adjacent buildings have windows to provide overlook.

8 Avoid exterior stairs along walkways, wherever possible, to minimize trips and falls, especially stairs with 1 to 2 steps. Grade sites and use retaining walls where required to facilitate universal design for walkway networks with a maximum 5% running slope.

C2.6 PUBLIC ART

Public art on private sites distinguishes the development itself, while enhancing the adjacent public realm, adding visual richness and providing landmarks within the community. It is also an important tool to celebrate local heritage and ground new development in the history and character of its context.

1 Incorporate public art into major private development projects as part of their community benefit contributions, particularly in the context of Community Benefit Charges discussions.

2 For private development projects, consider independent or public art integrated into the building design or its associated landscape.

3 Ensure public art is clearly visible, and physically and easily accessible to the public.

4 Provide public art that exhibits high quality in terms of materials, content, skill and craftsmanship, as appropriate for its intent.

5 Involve City staff in the selection of public art and its possible location to ensure consistency with the City’s vision for Public Art, as outlined in the Public Art Strategy.

6 Ensure public art enhances the public realm through:

a. Artistic excellence.

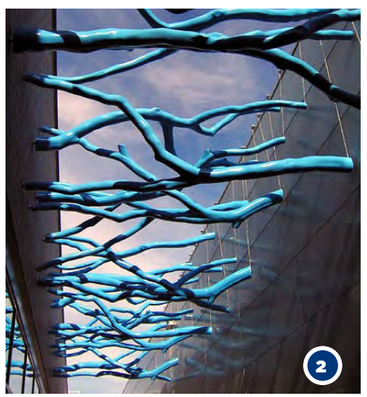
b. Meaningful, relevant, thought-provoking artwork that contributes to a dynamic public realm, connects to Brampton’s communities and land, and encourages dialogue amongst community members and visitors.

c. Artwork appropriate to the site and location’s physical and cultural context (i.e., sizing and theme).

7 Public art should not obstruct pedestrian, cyclist or vehicular circulation, entrances, windows, or sight lines to important natural and built features.

8 Public art should not impact, or be diminished by, existing or planned utility locations.

9 Appropriate maintenance procedures should be established and secure with the installation of public art to ensure its long-term conservation.



C2.7 BUILT HERITAGE CONTEXT

Where development is proposed adjacent to or as part of a site that includes built heritage structures, it is important that any new building maintains and enhances the defining characteristics of these heritage buildings. The following guidelines should be considered when renovating or designing new buildings adjacent to heritage buildings.

1 Retain original, historic, building materials whenever possible during restorative renovations. Historic material should never be covered with modern materials, and unpainted brick should not be painted.

2 Uncover and refurbish historic materials that have been covered over due to a previous renovation, to as near original condition as possible.

3 Facadism is not a preferred heritage conservation process. However, where only the facade of a heritage building is retained, design the new building so the existing facade appears to be integrated with the new construction in a manner that suggests the building has been retained, rather than having being tacked on to a new facade.

4 Design new construction to be visibly differentiated from the old, while achieving compatibility primarily through harmonious scale, massing, facade articulation and materiality. Consider:

a. Placing additions to heritage buildings on the rear or side, recessed from the main front wall of the heritage building.

b. Placing new buildings adjacent to heritage buildings to have generally equal front setback.

c. Designing additions or new buildings to reflect the rhythm of horizontal and vertical architectural elements and/or grid of the heritage building.

5 Avoid historic architectural replication and architectural styles with excessive decorative details that are not property executed.

6 Ensure no addition or new construction will negatively impact the heritage building if removed in the future.

7 Use materials and colours that complement the heritage context.

8 In renovated, preserved or adaptively reused heritage buildings with retail at grade, create recessed retail entrances and strive to convert stepped entrances to barrier free entrances.

9 Ensure signage on heritage buildings is compatible in terms of character, colour and material and do not obscure heritage details.

C2.8 BIRD-FRIENDLY DESIGN

The built environment can have strong negative impacts on birds. Design and system selection can result in fewer bird collisions and deaths. The design of new buildings should consider birds through the treatment of glazing, landscape and lighting to reduce the incidence of bird strikes and create an urban environment in which birds can thrive.

1 Incorporate a combination of bird-friendly design strategies to at least 85% of contiguous glass areas greater than 2m^2 within the first 16m of the building above-grade (including interior courtyards) and above green roofs.

2 The remaining 15% of glazed areas are not required to be treated unless they are larger than 2m^2, or in close proximity to open spaces, a green roof or a natural heritage feature.

3 Apply bird-friendly design strategies to ground related residential development that is adjacent to the natural heritage, parks and open space.

4 Incorporate overhangs, canopies and awnings to help mute reflections on glazing and achieve bird-friendly design.

5 Bird-friendly design strategies may include:

a. Avoiding untreated reflective glass or clear glass that reflects trees and the sky.

b. Visual patterns on glass.

c. Visual markers provided on the glass of proposed buildings with spacing no greater than 50mm by 50mm.

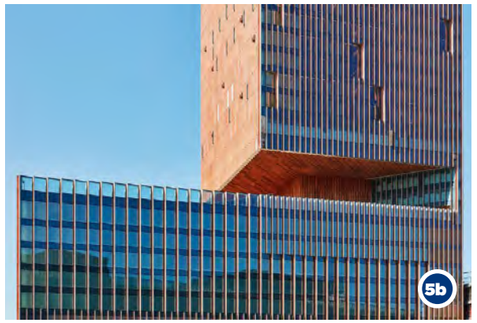
d. Window films.

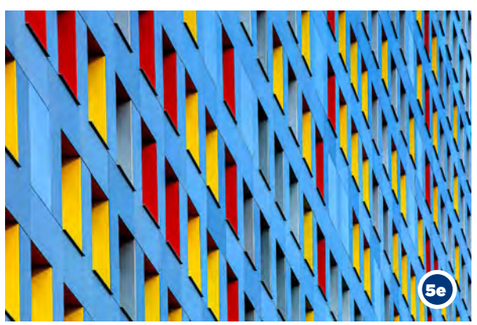
e. Fenestration patterns.

f. Angled glass downwards.

g. Reduced night sky lighting.

h. Strategic location and management of lighting to reduce reflections that might confuse migratory birds.





C2.9 GARBAGE AND RECYCLING

Private on-site reduction and diversion of solid waste from landfills, stewardship of material resources, and increased measures for recycling and reuse in development plans are encouraged.

It is important to integrate waste and recycling facilities into site design to enhance access, and to minimize impacts of storage and collection areas on common amenity areas and the public realm.

1 Locate garbage and recycling areas within a building where possible. Where outdoor placement is unavoidable, locate them away from public frontages and minimize their visibility on site through thoughtful siting (i.e., to the rear or side of buildings, not immediately adjacent to an intersection, and oriented away from public open spaces and residential areas).

2 Plan and design garbage and recycling areas to:

a. Be accessible.

b. Be appropriately sized to avoid creating visual obstructions.

c. Be screened from public view through a combination of building orientation, placement, and hard and soft landscaping elements (e.g., architectural structures, enhanced planting, landscaped buffers)

d. Incorporate plant species and screening materials, products, and colours that complement the surrounding context, including building design, land use, and the natural environment.

e. Favour soft landscaping for screening waste areas.

f. Include garbage storage bins located in areas that are easily accessible for waste collection.

g. Store food waste in climate-controlled rooms to prevent odours and maintain hygiene.

h. Incorporate shared waste bins among multiple units (e.g., restaurants) where possible, to reduce the number of waste storage areas within the site/development.

3 Reduce waste volumes through the provision of recycling/reuse stations, drop-off points for potentially hazardous waste, and centralized composting stations.

4 Encourage in-ground waste collection systems (e.g., Earth Bin or Molok) where they are permitted in accordance with the CZBL, and ensure they are:

a. Located away from public spaces and view.

b. Screened through enhanced landscaping if visible from public spaces or residential areas.

c. Of appropriate size, color, and material to avoid visual obstruction and to be compatible with the surrounding context, including the building and landscape.

d. Appropriately built to avoid any negative impacts related to odours.

e. Equipped with lockable, sealed lids to prevent unauthorized use, minimize overflow, and avoid food spillage.

f. Refer to guidelines 1 to 3 for additional information.

Development applications will be required to address the Region of Peel's waste collection requirements, as outlined in the Waste Collection Design Standards Manual. Site design should accommodate these standards to the satisfaction of the Region, and, where applicable, the City and other relevant authorities.

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