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MIXED-USE DEVELOPMENT

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C7.1 INTRODUCTION

The Mixed-Use Development guidelines address developments that integrate combinations of residential and non-residential uses within a site. This include sites that have:

- Live-work units. Refer to C3.2 General Guidelines, and C3.3.3 Townhouses.
- Low, Mid-rise and High-rise mixed-use buildings with:
  - Commercial /retail uses usually within the ground floor and/or base, and residential units within upper floors.
  - A combination of commercial/retail, office and residential uses, usually organized in this order from ground to top, each occupying one or more levels of the building.
- Multi-storey commercial/office buildings

The intent of the guidelines is to ensure that mixed-use developments are vibrant and animated places that are seamlessly knitted into their surrounding fabric and where the quality of the public realm supports pedestrian-oriented environments and connected communities.

The section includes Principles and Objectives, as well as guidelines for the Site Organization - all elements related to the creation of the development plan - and Built Form - which cover all elements related to the building massing and the design and articulation of elevations.

Depending on the type of development proposed (i.e., low, mid- or high-rise), these guidelines should be read in conjunction with those specific for each built form type and included in other sections of Part C of this document.

C7.1.1
PRINCIPLES/OBJECTIVES

PROMOTE PLACE MAKING

- Provide varied, distinctive and high quality building and landscape designs.
- Provide enhanced private to public space interfaces.
- Build upon the distinguishing characteristics of the neighbourhood ('compatible 'fit') including natural and built/landscape features.
- Reinforce community structure and destinations.

CREATE HUMAN SCALED DEVELOPMENT AND PUBLIC SPACES

- Create pedestrian-oriented, appealing and functional environments that allow for positive social interactions.
- Animate the public realm.
- Reduce the reliance on and dominance of cars.
- Ensure pedestrian connectivity and safety.

DESIGN COMPATIBLE DEVELOPMENT

- Provide appropriate transitions in built form and intensity of uses.
- Incorporate desirable characteristics of the surrounding built form and landscape treatments.

ENSURE COHESIVE, WELL-DESIGNED DEVELOPMENTS

- Provide clear structure, organization and articulation of the different parts within mixed use developments/buildings.
- Avoid conflicts between ground related uses/ areas.
- Design building elevations to reflect and complement different uses.

ENCOURAGE MULTI-FUNCTIONAL SPACES

- Encourage multi-functional spaces that can accommodate different uses in symbiotic ways to promote full day activity and animation.

SUPPORT CITY-WIDE SUSTAINABLE AND PUBLIC HEALTH STRATEGIES

- Provide compact forms of development that include a diversity of uses.
- Encourage active transportation choices.
- Encourage redevelopment of underutilized sites.
- Foster healthy, supportive environments for Brampton residents by enhancing the health-promoting potential of planning and development proposals through essential design standards that contribute to complete communities.

C7.2 SITE ORGANIZATION

The design guidelines contained in this section apply to Mixed-Use Development, in addition to those contained in chapters C2 to C6 of this document.

C7.2.1
URBAN FABRIC (U) (STREETS, BLOCKS, PUBLIC SPACE)

1 Within mixed-use areas, create a fine-grained, pedestrian-scaled, connected street and block pattern. Knit new streets to the existing street grid. Refer to B2 - Built Environment.

2 Provide a network of urban parks and private open spaces connected to the existing parks and open space network by way of the active transportation system.

3 Provide urban parks in prominent and accessible places, and design these spaces to enhance the liveability of the community Refer to Part B4.5 - Urban Parks.

4 Provide transition to surrounding neighbourhoods through the placement, orientation and massing of buildings.

C7.2.2
BUILDING ORIENTATION, PLACEMENT AND SETBACKS (B)

1 Locate/place mixed-use buildings to define and enclose the street/public realm and to create a continuous, pedestrian-scaled street wall.

a. Orient main building elevations and main entrances to the primary street frontages or parks and open spaces.

b. Locate the tallest building / greatest massing towards the main intersection, away from low-rise neighbourhoods.

2 Design and orient buildings to:

a. Protect and create view corridors;

b. Maximize views and privacy for building residents;

c. Protect and enhance sky views;

d. Maximize natural light exposure and ventilation; and,

e. Frame pedestrian and vehicular connections to community amenities/uses and transit nodes.

3 Create dynamic, continuous street walls and pedestrian environments.

a. Provide generally consistent building setbacks.

b. Where an established street wall exists, generally maintain the existing setback(s) of the adjacent buildings. If they are different, consider providing a transitional setback that is approximately the average distance between the setbacks of the flanking buildings.

c. Avoiding empty spaces between buildings.

d. Consider appropriate setbacks to accommodate outdoor seating or product displays along retail frontages.

4 Where appropriate to the existing/planned context and the proposed uses at grade, consider greater front setbacks (greater than the minimum setback identified in the CZBL) and create comfortable and protected pedestrian environments by including:

a. Enhanced landscaping that contributes to the streetscape.

b. Unobstructed/accessible pedestrian routes (clearway).

c. Plazas and gathering spaces.

d. Enhanced ground level elevations with substantial articulation.

5 Greater setbacks may be proposed to:

a. Accommodate wider sidewalks or walkways, particularly in areas where existing pathways are too narrow.

b. Create a break in longer buildings; in these cases, their extension should be limited to up to 25% of the overall building frontage.

6 Encourage a direct relation between internal uses and the adjacent public realm.

a. Locate active uses on the ground floor.

b. Locate shops and restaurants next to sidewalks and pedestrian routes.

c. Provide continuous storefront windows and frequent, highly-visible entries.

7 Promote animated streetscapes and pedestrian activity.

a. Incorporate individual business entrances at-grade with unobstructed views from the public realm.

b. Locate the most active uses, such as storefronts, restaurants and lobbies, as well as other small-scale retail/commercial uses, at-grade along the street edge.

c. Where medium to large-scale retail/commercial uses or residential amenities are included, avoid placing inactive frontages directly on the street edge. Instead, locate these types of uses away from the primary street frontage or lined with smaller, active units. Where their street presence is unavoidable, ensure the frontage is designed with active entrances, substantial transparent glazing, and architectural features that contribute to an animated public real.

8 Ensure the residential component of mixed-use developments adjacent to residential properties is located, designed and integrated as functional part of the residential area/streetscape. For example, residential units shall have their primary entrance from the residential street, and provide views to the adjacent residential neighbourhood.

9 Provide landscaped strips/buffers of minimum 3m of width where mixed-use developments abut residential or institutional uses.

C7.2.3
ACCESS, PARKING AND SERVICING (A)

1 Ensure prominent and easily accessible entry points to the site from the adjacent street system.

2 Provide access to parking and service areas from the rear or side of the building/ development.

a. Prioritize the consolidation of vehicular site access between adjacent/abutting developments through shared driveways, wherever possible.

b. For abutting sites/developments, locate a shared access driveway along the common property line, preferably.

c. If a shared driveway is not possible, ensure individual driveways are either located one beside the other minimize curb cuts, or as far apart as possible, to maximize the space between curb cuts (continuous, safer streetscapes).

d. Where appropriate and feasible, create a shared laneway system at the rear, coordinated across multiple sites or through redevelopment.

3 Minimize interruptions to the sidewalk and potential conflict between vehicles, cyclists and pedestrians.

a. Consolidate access points wherever possible, or pair them with those on adjacent sites.

b. Clearly delineate driveways from sidewalks and walkways using distinct materials and/ or changes in texture.

c. Use special paving and/or pavement markings, and other traffic calming measures.

4 Provide parking underground or in above-grade parking structures, where appropriate to the proposed built form.

5 Where permitted, design above-ground parking structures to:

a. Be integrated into the building mass.

b. Be located to the rear of the development, away from public view.

c. Be lined (wrapped) with active uses along public frontages, especially at grade (e.g., liner townhouses/live-work units and/or retail units)

d. Where parking is exposed to public view, incorporate an attractive elevation, articulated through high quality design and materials, to animate the streetscape and enhance pedestrian safety.

6 Consider areas of surface parking only for stand-alone live-work units or as short-term parking option for larger developments. They should:

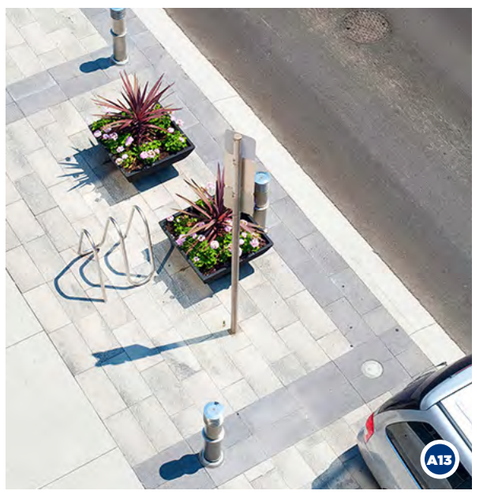
a. Be located to the rear, preferably, or side, way from public view. No surface parking should be located between the street and the building.

b. Be screened from public view through architectural and landscaping elements.

c. Incorporate accessible parking, as well as electrical vehicle parking and charging stations wherever possible.

7 Provide drop-off areas (e.g., ride-hailing, ride-sharing vehicle and private bus) on site for mixed-use developments which contain hotels, or commercial and office uses.

8 Avoid vehicular conflicts on site by clearly differentiating between parking and servicing areas and routes, and incorporating complementary signage.



9 Incorporate servicing areas (including loading and garbage/recycling areas) preferably within the building, and design them as integral part of the building's architecture. Where not possible, locate these areas at the rear or side of buildings, away and fully screened from public view, through a combination of:

a. Building orientation

b. Walls, and other architectural structures/ elements.

c. Enhanced planting.

10 Ensure doors related to parking or servicing areas are located to not face the street/public realm. If not possible due to site constraints, ensure doors are located:

a. On recessed walls - encourage at least 1.5m recess from the building's main wall.

b. Staggered, if possible, where more than 1 door is required.

11 Provide direct, barrier-free pedestrian access to at-grade uses from sidewalks and parking areas. Ensure walkways meet the minimum AODA requirements, and encourage wider sidewalk widths adjacent to activity and retail areas, as well as publicly used spaces.

12 Prioritize pedestrian and bicycle movements through design and signage. Consider incorporating dedicated bicycle circulation facilities (e.g. cycle tracks), especially on larger sites.

13 Provide ample, accessible, secure bicycle parking and supporting facilities. Refer to C2.1.1 General Guidelines for additional guidelines regarding bicycle facilities.

C7.2.4
LANDSCAPING, COMMON AREAS AND GATHERING SPACES (L)

1 Ensure a comprehensive landscape approach that supports the immediate adjacent uses and includes:

a. An overall planting strategy.

b. Hardscape areas related to entrances and non-residential uses.

c. Shaded and sitings areas, where appropriate.

d. Consistent, high quality landscape elements such as planters, grids, pavings, fences and walls.

e. Coordinated, high quality street furnishings, such as lighting, signage, benches, bollards, bike racks and garbage receptacles.

2 Coordinate the landscaping between private and public areas. Ensure it:

a. Enhances the character of the development and the community.

b. Complements the building uses at grade.

c. Reinforces the structure, nature and use of the site with a focus on creating safe, comfortable and animated pedestrian environments (streets, edges, corners, gateways, transitions, public spaces, building entrances, etc.)

d. Incorporates high-quality landscaped areas and element associated with main entrances and/or walkways.

e. Coordinates hard and soft landscape elements, special paving materials, site furniture and pedestrian lighting.

3 Maximize opportunities for open/green/ gathering spaces on site.

a. Encourage the provision of at-grade open spaces that enhance connectivity and provide opportunities for social engagement. These types of spaces may be provided in various forms including mid-block connections, urban parks, plazas etc., and may be considered park, POPS or private space.

b. Provide areas of open space that can function as pedestrian gathering areas, in and around buildings and walkways.

c. Take advantage of greater setbacks to provide for patios and other common spaces, where appropriate (regarding context and uses).

4 Locate common amenities and patios away from areas of high vehicular activity and from servicing, garbage storage and loading areas.

5 Design common areas and gathering spaces to support year-round use and enjoyment in all weather conditions.

6 Where possible and appropriate, incorporate mid-block pedestrian connections between buildings and/or through covered building arcades/lobbies.

7 Design open spaces, pathways and mid-block connections with safety in mind, including active frontages, adequate lighting and visible security features.

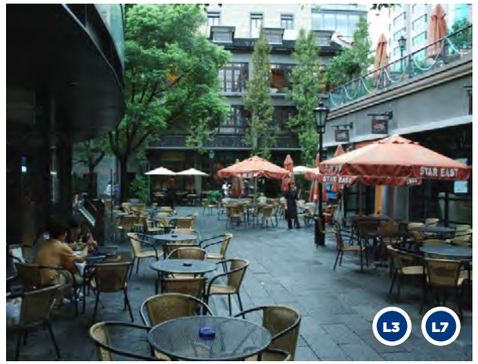
8 Enhance the urban forest with the use of a diverse range of canopy trees; ensure they are hardy, tolerant, climate resilient and high-branching.

a. Space tree plantings in front of at-grade retail uses to allow for increased pedestrian activity and visibility of signage.

b. Consider raised planters, where appropriate, and design them to provide for seating.

9 Provide fully planted landscape strips to screen parking, service, loading areas from adjacent uses and public view.

10 Use sound barriers, such as walls, green spaces or landscaping, to mitigate noise impacts of commercial areas.



C7.3 BUILT FORM

The design guidelines contained in this section apply to Mixed-Use Developments, in addition to those contained in sections C2 TO C6 of this document.

C7.3.1 HEIGHT AND MASSING (H)

1 Ensure the height and massing of new buildings relate to the context of the existing/ planned buildings adjacent to the site.

2 Provide prominent buildings at gateways, corners, view-terminus, and/or adjacent to open/public spaces and design these buildings to include greater massing and/ or taller components, as well as enhanced elevation articulation.

3 Design corner buildings to address both street frontages with consistent elevation design (wall articulation and architectural detailing), locate the greatest height and massing at the corner, and ensure entrances are visible and accessible from the intersection.

4 Encourage multi-storey buildings on mixed-use sites, wherever possible.

5 When adjacent to buildings/podiums less than 4 storeys in height, provide building stepbacks between the 4th and 6th levels.

6 Provide appropriate height and massing transitions to adjacent neighbourhoods, street and/or other uses.

7 Design the massing of buildings fronting or backing onto existing low-rise residential buildings to be residential in character, including projections/recessions of a residential scale, rhythm and proportion. Lower buildings (1 to 6 storeys) should also consider complementary roof lines or slopes.

8 Provide a minimum floor to ceiling height of 4.5m for the ground floor of mixed use buildings.

9 For developments adjacent to existing built form, generally maintain the same / similar ground floor height as the adjacent existing forms.

C7.3.2 ARCHITECTURAL DESIGN AND BUILDING ARTICULATION (A)

1 Encourage a range of design expressions to promote architectural variety.

2 Design elevations to be compatible and complement surrounding neighbourhood character.

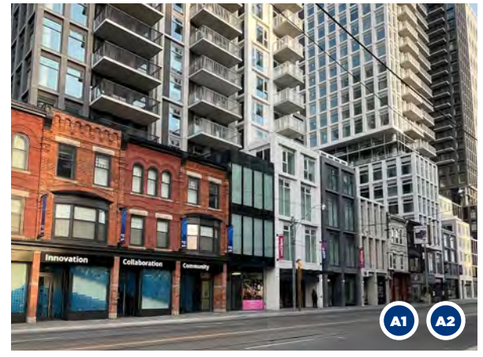
3 Design all buildings, regardless of their height, to incorporate three distinct parts - base, middle and top, clearly differentiated through massing articulation, architectural details, varied fenestration and materials.

4 For buildings fronting onto public streets/ spaces, design building floorplans to accommodate active uses (non-residential uses, community uses) at-grade to animate the public realm.

5 Design the ground level of new developments along commercial streets to easily accommodate potential future retail uses.

6 Design developments adjacent to existing built form to generally reflect the elevation elements, proportions and horizontal/vertical grid (placement/organization) of adjacent buildings.

7 Design mixed-use building elevations to clearly express the variety of uses within the building in order to enhance legibility and vibrancy at the street level. This distinction may be achieved through complementary architectural approaches, such as variations in windows, entrances, materials, or colours.



8 For live-work units, distinguish commercial uses through subtle variations in the design of roof lines, vertical facade articulation, entrance, level of glazing, sign band, etc.

9 Ensure the first 3 storeys of the building are designed with the greatest attention to detail and articulation, pedestrian-scaled architectural elements and material quality to provide for a streetwall that truly enhances the adjacent streetscape.

10 Establish a rhythm of minor breaks or wall articulation along the elevation, clearly distinguishing one unit (retail at grade) or building component from the next.

a. Take cues from adjacent buildings when selecting the rhythm, scale and proportion of these elements.

b. Design floor-plans to enhance the exterior wall articulation.

c. Encourage narrow storefronts to enhance walkability, support building articulation, and contribute to a vibrant, diverse pedestrian environment.

d. Mitigate the visual impact of larger and longer elevations by breaking them through the use of different materials, changes in plane, projecting/recessed elements, generous windows openings and any other vertical elements.

e. Enhance and complement the wall articulation at grade through the use of entry features, weather protection elements, lighting and signage.

11 Differentiate individual units within the same building/elevation through variations on wall planes (projections/recesses) and the use of colour and materials, while maintaining a cohesive design.

12 Where possible, reduce the visual impact of large anchor stores by providing an engaging street frontage with smaller retail units integrated into the anchor stores elevation. Ensure each retail unit is provided with a separate entrance, different from that of the anchor store.

13 Locate and design building entrances to be highly visible from the surrounding public space, and prominent/focal elements of the elevation. Emphasize entrances through special architectural and landscape treatments.

14 Use and design entrances to ground related units to emphasize/highlight individual units and further animate and articulate the streetwall.

15 Encourage ample fenestration on all elevations exposed to public view, including upper levels, and use it to differentiate various building uses.

a. Incorporate fenestration of different sizes, that reflect the internal uses while complementing and enhancing the overall elevation design/articulation

b. Highlight residential uses through balconies on upper levels and windows of different sizes in relation to the unit's interior program/use.

c. Provide substantial amounts of clear glazing, especially at grade, along elevations facing public streets/spaces to maximize visual transparency and streetscape animation. Aim for minimum 75% on elevations related to lobbies or non-residential uses (such as commercial, retail, office and institutional spaces).

d. Ensure a significant amount of clear glazing at main entrances and lobbies, as well as along common/amenity areas, to provide visual interest and create a sense of connection to interior uses.

e. Emphasize the office component of a building through a greater amount of glazing, larger windows, and greater degree of vertical/horizontal element repetition.

16 Carefully consider the placement of windows and balconies in residential units to maximize natural light and ventilation, and minimize exposure to noise related to non-residential uses.

17 Ensure the elevations of parking structures and major retail units are articulated to be consistent to those of the building's main elevation and incorporate architectural details, lighting, art features, and/or other design elements.

18 Where appropriate for the building style, incorporate covered walkways, arcades, and colonnades to enhance the building design and articulation, while providing for weather protection.

19 Design elevations facing gateways, corners, view-terminus, and those adjacent to open/public spaces to incorporate greater architectural detailing, enhanced wall articulation and fenestration, and high quality materials.

20 Design corner buildings to include highly articulated elevations facing both public frontages (i.e., streets, parks, open spaces, plazas, etc.), as well as the main entrance to either the building or a commercial/retail unit at grade at the corner of the building.

21 Blank, uninterrupted walls along public frontages, or internal driveways exposed to public view, are not permitted.

a. Where blank walls are visible from public areas, incorporate a combination of changes in plane, materials, lighting, signage, artwork, metallic screens and/or living walls as ways to screen and mitigate their presence.

b. Fake frontages are not permitted.

22 Ensure ground floors in mixed use buildings are designed to accommodate commercial/retail uses and/or to be easily converted to accommodate commercial/retail uses in the future.

23 Recess the wall of loading/garage doors, and avoid locating them facing the public street/space.

24 Screen roof top mechanical equipment from public view through the use of architectural screens, parapet walls and/or integration into the design of the building top component.

25 Ensure individual buildings within a complex are coordinated in design including architectural style, elevation articulation and materials.

C7.3.3
ENTRY FEATURES, DOORS AND WINDOWS (E)

1 Ensure main pedestrian entrances, for both residents and businesses, are located facing the public realm, and are:

a. Accessible and highly visible.

b. Safely and clearly connected to the adjacent pedestrian network, including public and private sidewalks and walkways (such as those within parking areas).

2 Where mid/high rise mixed-use developments are proposed, provide separate and easily identifiable entrances for different users.

3 Where additional business entrances are proposed at the rear or side of the building, in relation to rear/side parking areas, ensure they are designed as integral and attractive components of the elevation.

4 Ensure all building entrances and transitions from outside to inside are barrier free and accessible through smooth grading of surfaces.

5 Design at-grade entrances to be clearly differentiated (e.g., residential vs. commercial) and to reflect the scale and function of the associated use.

a. Main entrances should be prominent, clearly visible and focal elements of the elevation.

b. Lobby areas with substantial glazing and highly visible address signage should complement main residential entrances.

c. Secondary entrances should be strategically located to provide for efficient alternative entry points, connected to the pedestrian system, interior courtyards and/or parking lots, and include weather protection elements, where possible.

d. Entrances to businesses at-grade should be proportionate to the overall unit size and include complementary weather protection, signage and pedestrian lighting.

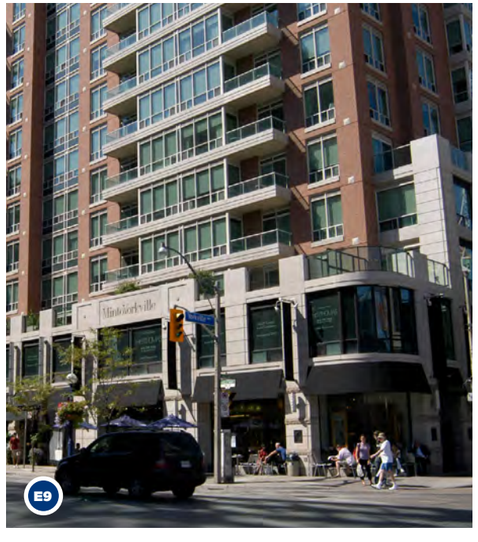
e. Highlight and enhance entrances through architectural elements such as canopies, awnings, as well as steps or stoops, and enhanced, complementary landscaping (hard and soft elements).

6 Incorporate weather protection elements such as canopies at entrances (residential and non-residential), and design such elements as integral components of the elevation in terms of form, style, materials and colours. Ensure they are at least 1.5m deep and maintain a minimum overhead clearance of 2.4m (8').

7 Where appropriate, recess entrances to provide for door swings and provide weather protection.

8 Incorporate ramps into the design of entrances and stairs, where necessary.

9 Ensure window style, sizing and materials complement the related use as well as the design of the building.



C7.3.4
MATERIALS, SIGNAGE AND LIGHTING (M)

1 Use high-quality, sustainable and durable exterior building materials that complement the character and style of the building design, as well as that of the surrounding area.

2 Select materials to reflect and complement the building uses.

3 Use the highest quality materials at the building base, adjacent to the public realm and pedestrian areas, to create a visually appealing and functional urban environment, while contributing to its durability, safety, and overall value.

4 Create visual interest by incorporating a dominant and 1-2 subordinate materials for main elevations, in addition to glass and window surround materials.

5 For larger developments with more than one building, coordinate building materials throughout the buildings on site.

6 Ensure changes of material to be purposeful and coincide with substantial massing elements or organizing lines of the building. Changes of material should not occur at building corners; provide a material return.

7 Ensure spandrel glass complements the colour and mullion design of the vision glass.

8 Encourage the use of acoustic materials, and incorporate noise insulation and soundproofing measures to mitigate noise impacts from non-residential uses

9 Provide an overall, coordinated signage strategy that includes retail/commercial/office and building/address signage, and wayfinding signage if necessary. Ensure it generally guide the design of all signage on the development to ensure a cohesive look, while allowing some flexibility for tenant branding.

10 Design signage as an integral component of the elevation design. Signage:

a. Should complement the design of the building in terms of sizing/proportions, style, materials and colour.

b. Should use high quality materials.

c. For multi-tenants along the ground level, signage location should be consistent along the elevation ("signage band").

d. Should not overwhelm the building and/or storefront, nor obscure windows, cornices or other architectural elements of the building elevation.

e. Avoid back lit illuminated rectangular sign boxes, neon signs, large freestanding signs, rooftop signs and large-scale advertising, such as billboards.

f. Avoid highly animated and illuminated digital signage where residential uses can be impacted.

11 Incorporate lighting at pedestrian level and select light fixtures to complement the elevation design.

12 Provide an overall lighting strategy that coordinates site, building elevation and landscape lighting to ensure pedestrian safety and comfort.

13 Minimize light spill over into adjacent residential areas.

14 Consider lighting powered by alternate energy sources such as solar power.

15 Ensure exterior lighting does not hide/distract from traffic regulatory signs and signals.

16 Within heritage areas, special requirements may be required in terms of materials, signage and lighting.