

Comprehensive Zoning By-law Review Urban Design Guidelines

Public Open House #1

Date: Tues. February 13th, 2024

Time: 6 pm

Format: Virtual

Attendees Conduct

- We would like to hear from as many voices as possible today. Please keep comments and questions brief.
- Feel free to ask questions during the presentations. There is allotted time for more in-depth discussions and questions following each presentation and at the end of this meeting.
- To ask a question:
 - Use the “Raise Hand” function to ask verbally.
 - Use the “Q&A” panel to type your question for staff to read out loud.
- The chat function is open for use but staff may not be responding to questions raised there.
- Be respectful.

Land Acknowledgement

The City of Brampton recognizes and acknowledges that our work takes place on the Treaty Territory of the Mississaugas of the Credit First Nation, and before them, the traditional territory of the Haudenosaunee, Huron and Wendat. We also acknowledge the many First Nations, Metis, Inuit and other global Indigenous people that now call Brampton their home.

We are honoured to live, work and enjoy this land.

Meeting Agenda

- Welcome and Introduction
- Comprehensive Zoning By-law Review (First Preliminary Draft)
 - Project Background
 - WSP Presentation – Project Status Update
 - Questions & Discussion
- Urban Design Guidelines (First Draft)
 - Project Background
 - TPP Presentation
 - Questions & Discussion
- General Q&A
- Next Steps

Supporting Growth & Development in Brampton

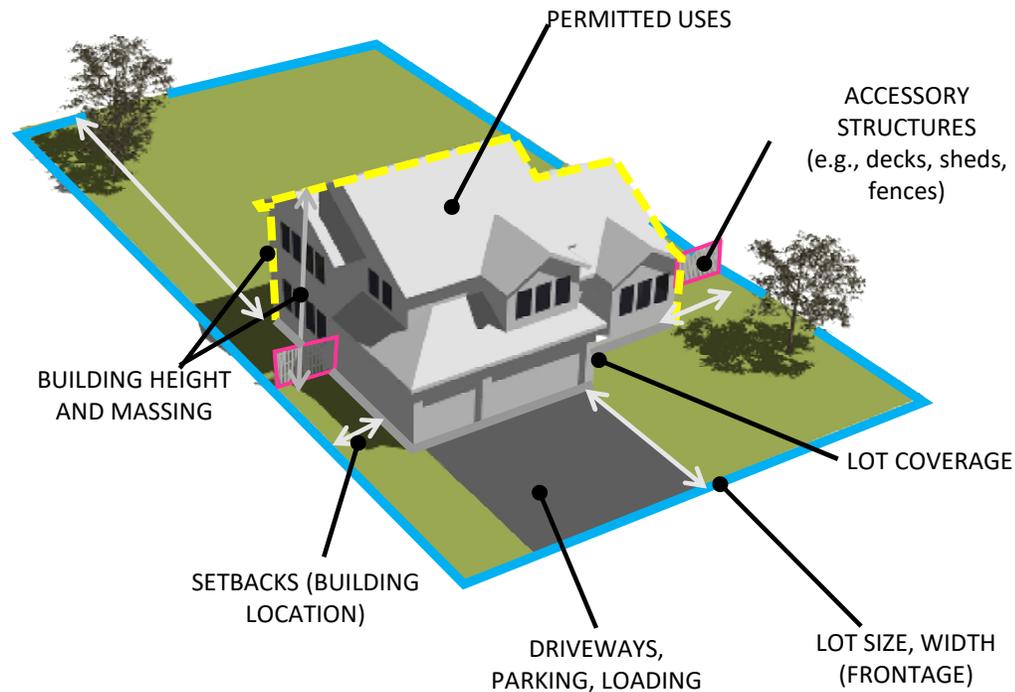
- The City has a coordinated approach to implement the Brampton Plan and support growth and development in Brampton.
 - Council adopted the Brampton Plan in November 2023.
 - Provides greater clarity on how Brampton can meet the objectives of the Brampton Plan in creating more compact and complete 15-minute neighbourhoods.
- Related City projects and studies include:
 - Comprehensive Zoning By-law Review
 - New Urban Design Guidelines
 - Major Transit Station Area (MTSA) planning
 - Brampton Parking Plan
 - Additional Residential Units (ARUs) and Multiplex Study



Comprehensive Zoning By-law Review

First Preliminary Draft

Zoning and Zoning By-law



- Zoning as a set of rules that determine the permissible uses, built form and other performance standards on a property.
- Zoning By-law as a legal document following legislation in the *Planning Act* that implements the City's new Official Plan (Brampton Plan).
- Key tool that shapes the look, form and function of the City.
- More info on our project website: <https://www.brampton.ca/ZBR>

Project Background

- The Comprehensive Zoning By-law Review project (CZBR) was first initiated in 2016.
- The project was put on hold in 2018 to allow the Brampton Plan to advance.
- The Project recommenced in 2022.
- Our Project Consultant has since prepared:
 - Zoning Strategy Report & Technical Memoranda
 - First Preliminary Draft of the New Comprehensive Zoning By-law
 - Interactive mapping application (with the City's GIS team)
- It is not within the scope of this project to consider and include site-specific zoning amendments.

Project Timeline

2022 – 2023

Phase 1

Project Re-initiation

- Project reinitiation
- Update Technical Memos and Zoning Strategy Report.

Q4 2023 –
Q2 2024

Phase 2

First Preliminary Draft Zoning By-law

- Prepare and release the First Preliminary Draft Zoning By-law and supporting materials for review and comment.
- Public open houses
- Further internal studies and revisions.

Q3 – Q4 2024

Phase 3

Second Draft Zoning By-law

- Prepare and release the Second Draft Zoning By-law and mapping for review and comment.
- Public open houses
- Further review

Q4 2024 – 2025

Phase 4

Statutory Consultation & Council Adoption

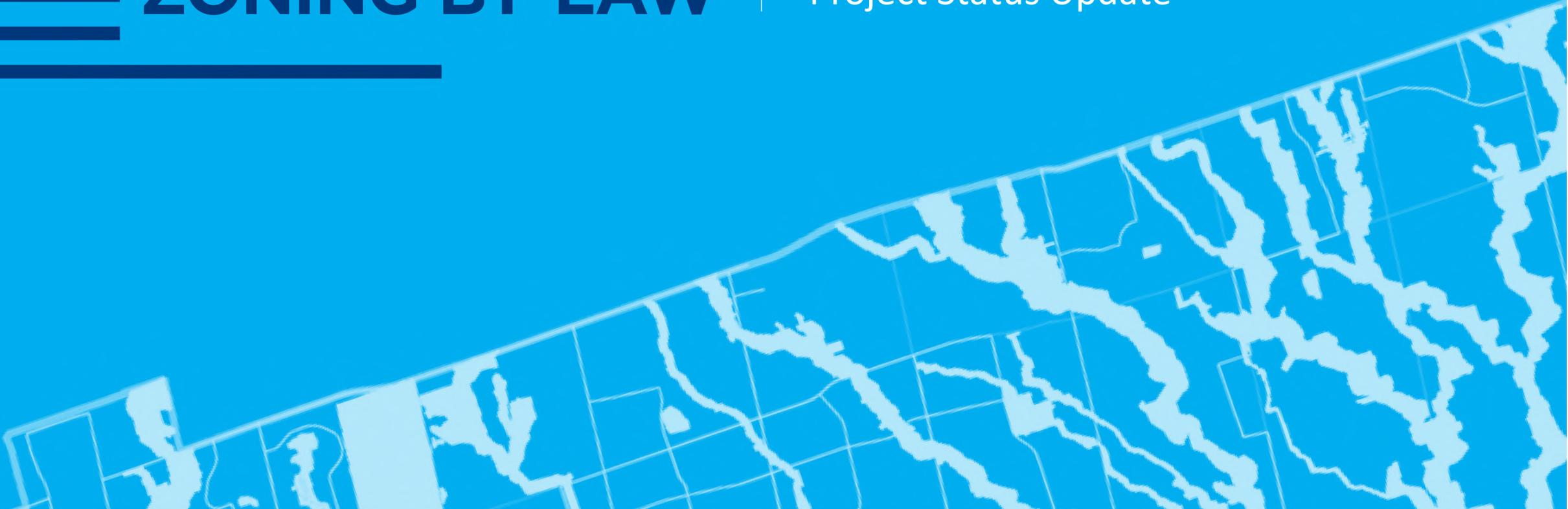
- Prepare and release Final Draft for review and comment.
- Statutory public meeting
- Council adoption



BRAMPTON **ZONING BY-LAW**



City of Brampton Comprehensive Zoning
By-law Review
Project Status Update



Draft Zoning By-law Overview

City of Brampton Comprehensive Zoning By-law Review

Draft Zoning By-law Principles

1. Implement **Brampton Plan**.
2. Consistency and conformity with upper-tier policies.
3. Coordinate with the new **City-wide Urban Design Guidelines**.
4. Prioritize **user experience** and consider elements from a **form-based code**.
5. Be “**future ready**”.
6. Be enforceable and **easily administered**.
7. **Reduce barriers** to business growth and retention.
8. Support an **inclusive, diverse, and equitable** city.

Draft Zoning By-law Structure

Structure	
Chapter No.	Chapter Title
Chapter 1	Administration and Interpretation
Chapter 2	General Provisions for All Zones
Chapter 3	Access and Parking Standards
Chapter 4	Residential Zones
Chapter 5	Commercial Zones
Chapter 6	Mixed-Use Zones
Chapter 7	Employment Zones
Chapter 8	Institutional Zones
Chapter 9	Open Space and Natural System Zones
Chapter 10	Other Zones
Chapter 11	Overlay and Suffix Zones
Chapter 12	Definitions
Chapter 13	Site-Specific Zone Standards
Chapter 14	Enactment

Schedules	
Schedule Label	Schedule Title
Schedule A	Zoning Map
Schedule B	Parking Regulation Areas
Schedule C	Lester B. Pearson Airport Operating Area
Schedule D	Mature Neighbourhood Areas

Draft Zoning By-law Consolidation

Proposed Zone	Current Zone(s)
Agriculture (A)	<ul style="list-style-type: none"> Agriculture (A) Commercial Agriculture (CA) Future Development (FD)
Corridor Commercial (CC)	<ul style="list-style-type: none"> Commercial Three (C3) Highway Commercial One (HC1) Highway Commercial Two (HC2)
General Commercial (GC)	<ul style="list-style-type: none"> Commercial Two (C2) Service Commercial (SC) Queen Street Mixed Use Transition (QMUT) Central Area Mixed Use One (CMU1)
Local Commercial (LC)	<ul style="list-style-type: none"> Commercial One (C1)
Recreational Commercial (RC)	<ul style="list-style-type: none"> Recreational Commercial (RC)
General Employment (GE)	<ul style="list-style-type: none"> Industrial Two (M2) Industrial Three (M3) Industrial Three A (M3A)
Prestige Employment (PE)	<ul style="list-style-type: none"> Industrial One (M1) Office Commercial (OC) Industrial One A (M1A) Industrial Business (MB) Industrial Four (I4)
General Institutional (I1)	<ul style="list-style-type: none"> Institutional One (I1)
Major Institutional (I2)	<ul style="list-style-type: none"> Institutional Two (I2)
Mixed Use High Rise (MH)	<ul style="list-style-type: none"> Hurontario Corridor Mixed Use One (HMU1)
Mixed Use Low Rise (ML)	<ul style="list-style-type: none"> Composite Residential Commercial (CRC)
Mixed Use Mid Rise (MM)	<ul style="list-style-type: none"> Downtown Commercial (DC) Downtown Commercial One (DC1)
Utility (U)	<ul style="list-style-type: none"> N/A

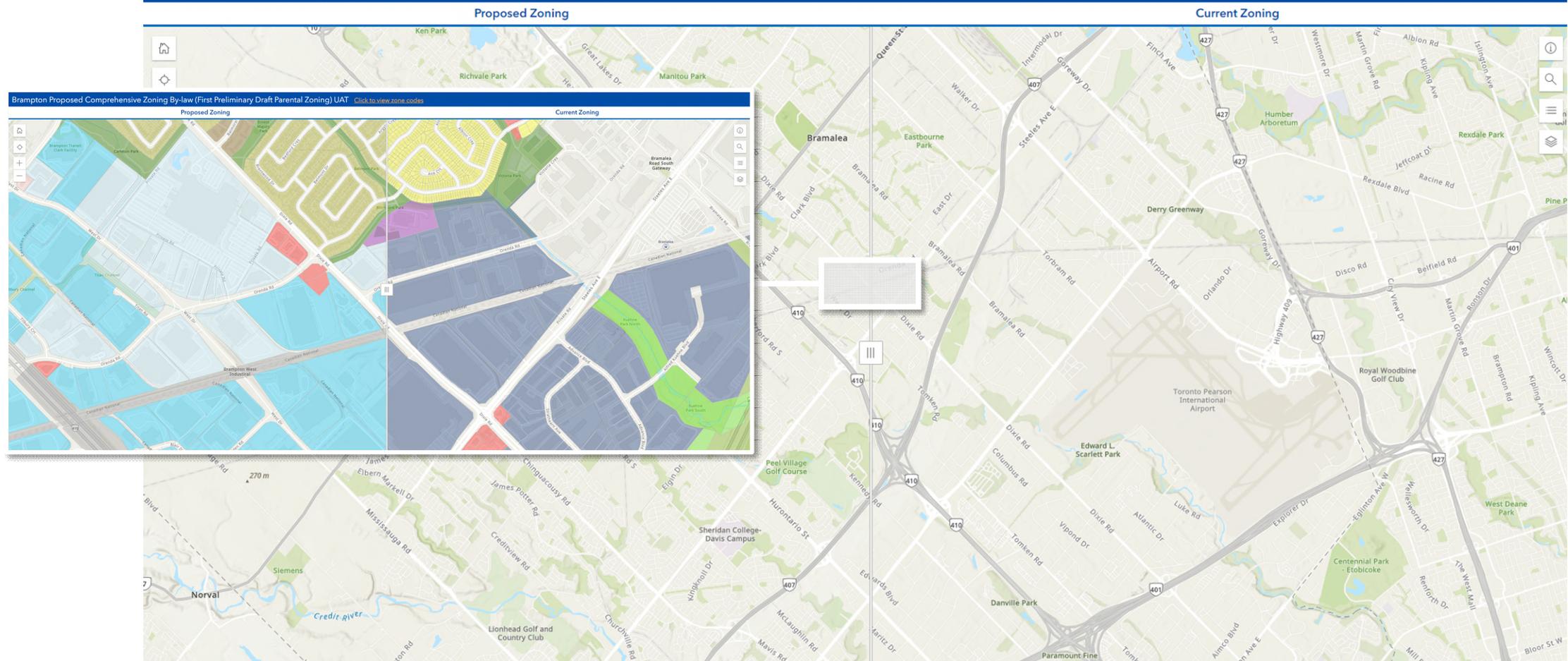
Note: The draft consolidation continues on the following slide.

Draft Zoning By-law Consolidation Cont.

Proposed Zone	Current Zone(s)
Natural System (NS)	<ul style="list-style-type: none"> Floodplain (F)
Open Space (OS)	<ul style="list-style-type: none"> Open Space (OS)
Residential Estate (RE)	<ul style="list-style-type: none"> Residential Rural Estate One (RE1) Residential Holding (RH) Residential Rural Estate Two (RE2) Residential Hamlet One (RHM1) Residential Estate Holding (REH)
Residential Hamlet (RH)	<ul style="list-style-type: none"> Residential Hamlet Two (RHM2)
Residential First Density (R1)	<ul style="list-style-type: none"> Residential Single Detached A (R1A) Residential Single Detached A(1) (R1A[1]) Residential Single Detached A(2) (R1A[2]) Residential Single Detached A(3) (R1A[3]) Residential Single Detached B (R1B) Residential Single Detached B(1) (R1B[1]) Residential Single Detached B(2) (R1B[2]) Residential Single Detached B(3) (R1B[3]) Residential Single Detached C (R1C) Residential Single Detached C(1) (R1C[1]) Residential Single Detached D (R1D) Residential Single Detached E (R1E) Residential Single Detached F (R1F)
Residential Second Density (R2)	<ul style="list-style-type: none"> Residential Townhouse A (R3A) Residential Townhouse A(1) (R3A[1]) Residential Townhouse A(2) (R3A[2]) Residential Townhouse A(3) (R3A[3]) Residential Townhouse A(4) (R3A[4]) Residential Street Townhouse B (R3B) Residential Street Townhouse B(1) (R3B[1]) Residential Street Townhouse C (R3C) Residential Street Townhouse D (R3D) Residential Street Townhouse E (R3E)
Residential Third Density – Low Rise (R3L)	<ul style="list-style-type: none"> Residential Apartment A (R4A) Residential Apartment A(1) (R4A[1])
Residential Third Density – Mid Rise (R3M)	<ul style="list-style-type: none"> Residential Apartment A(2) (R4A[2]) Residential Apartment A(3) (R4A[3])
Residential Third Density – High Rise (R3H)	<ul style="list-style-type: none"> Residential Apartment B (R4B)

Draft Zoning By-law Mapping

Brampton Proposed Comprehensive Zoning By-law (First Preliminary Draft Parental Zoning) UAT [Click to view zone codes](#)

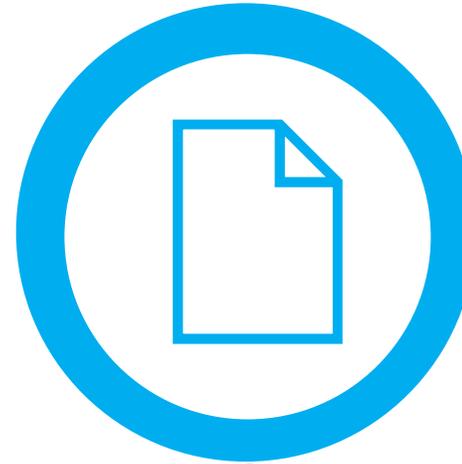
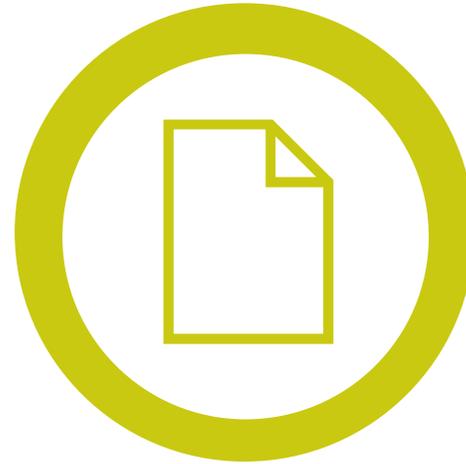


Note: Excerpt from the first preliminary draft interactive mapping, illustrating the proposed zoning and current zoning toggle function.



Additional Resources

Zoning Strategy Report



Seven (7) Technical Memos

Employment Areas

Residential Areas

Housing

Commercial Areas

Environment, Sustainability and Parks

Parking

Mixed Use Areas

Special Sections

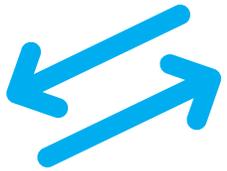
Transition



Draft Zoning By-law Key Highlights

City of Brampton Comprehensive Zoning By-law Review

Draft Zoning By-law Key Highlights



This presentation highlights **six major aspects** of the new Zoning By-law.

1. New framework for **parking requirements**, including mapping.
2. Updated **Residential Zone** framework.
3. A new **Commercial Zone** framework.
4. A new **Mixed-Use Zone** framework.
5. Reinforces the City's **commitment to sustainability**.
6. A **user-friendly** approach.

Draft Zoning By-law Key Highlights

New framework for **parking requirements**, including mapping updates:

- Builds on the City's Parking Plan.
- Parking regulation now utilizes a precinct-based approach.





Draft Zoning By-law Key Highlights

Consolidated and updated **Residential Zone framework:**

- Expands permitted uses and options for housing, including new terminology.
- Reduces redundancy and number of residential zones. Additional consolidation may occur in subsequent drafts.





Draft Zoning By-law Key Highlights

A new **Commercial Zone** framework:

- Expanded permissions and modernized uses, subject to criteria.
- Supports business opportunities across the City.



Draft Zoning By-law Key Highlights

A new **Mixed-Use Zone** framework:

- Coordinated with the City-led MTSA work.
- Integrated with the UDGs to introduce modern design principles.
- Addresses a wide range of development typologies.





Draft Zoning By-law Key Highlights

Reinforces the City's **commitment to sustainability:**

- New zone structure that supports environmental protection in key areas.
- Supports a sustainable future, as envisioned by Brampton Plan.



Draft Zoning By-law Key Highlights

A **user-friendly approach** in terms of structure, formatting, and graphics:

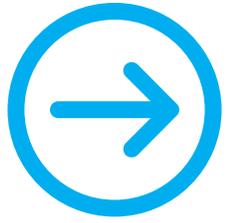
- Modernized requirements, administrative procedures, and document format.
- Tables used for permitted uses, lot and building requirements, etc.
- Illustrations will be added.



Ongoing and Future Work

City of Brampton Comprehensive Zoning By-law Review

Ongoing and Future Work



The Zoning By-law is in **draft**. Ongoing and future work is required to **update** the Zoning By-law.

1. Coordination with City-led **MTSA planning framework**.
2. Alignment with **City-wide Urban Design Guidelines**.
3. Coordination and integration of **City-led initiatives to expand housing options**.
4. Review, update, and integrate **Special Sections**.



Ongoing and Future Work

Coordination with City-led **MTSA** planning framework:

- City is preparing Zoning By-law provisions for Primary MTSAs, in accordance with Brampton Plan.
- MTSAs are currently excluded from the current Draft Zoning By-law and will be integrated in a subsequent draft as the MTSA work advances.



Ongoing and Future Work

Alignment with **City-wide Urban Design Guidelines (UDGs)**:

- City-wide UDGs and the Zoning By-law will be coordinated.
- Language, visual style, and design principles will be aligned.





Ongoing and Future Work

Coordination and integration of **City-led initiatives** to **expand housing options** including but not limited to:

- City's Housing Strategy and Action Plan.
- Municipal Housing Pledge.
- Housing Accelerator Fund.





Ongoing and Future Work

Review, update and integrate **Special Sections:**

- Three options for addressing special sections presented in ZSR.
- Recommended approach is to review and update special sections, including consideration to delete/reduce provisions where the new parent Zoning By-law has been updated.



Next Steps



Visit the **project webpage** to learn more about the Zoning By-law Review project and to submit questions or comments.

- Identify a methodology for special sections and transition.
- Coordinate and integrate, where appropriate, directions from the City-Wide UDGs, zoning framework for MTSAs, etc.
- Revise and update the Draft Zoning By-law based on comments and input received.



Contact

For additional information, questions or comments related to the project, please contact:

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Questions and Discussion

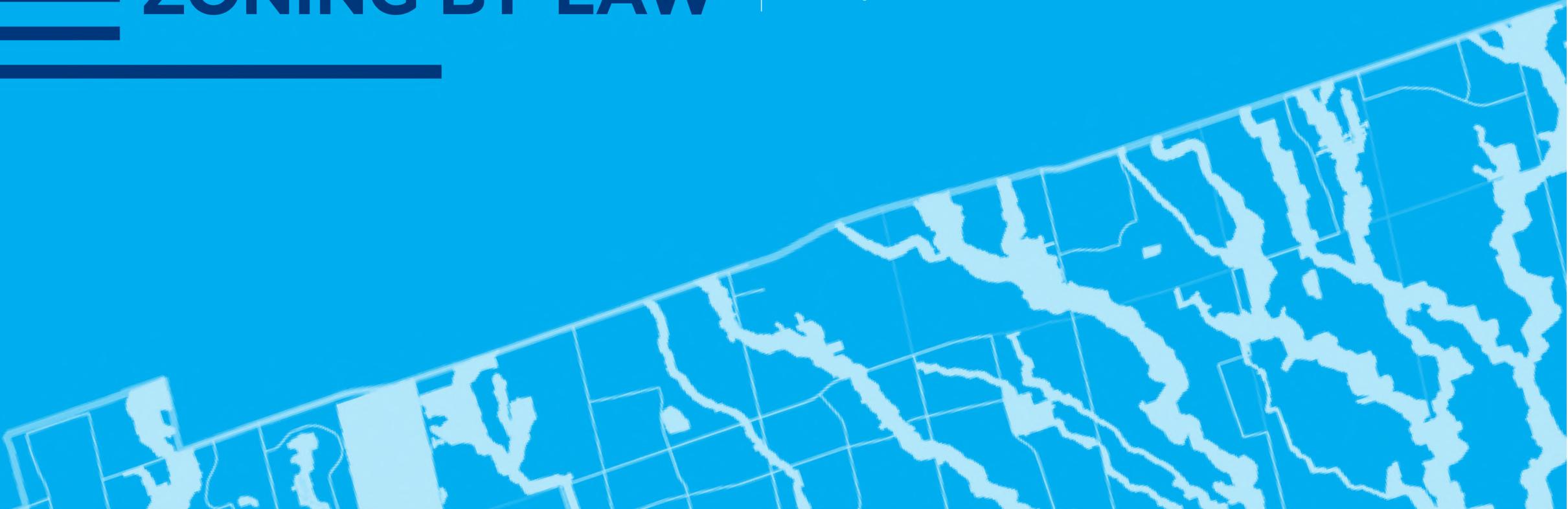
City of Brampton Comprehensive Zoning By-law Review



BRAMPTON **ZONING BY-LAW**



City of Brampton Comprehensive
Zoning By-law Review Project Status
Update



Urban Design Guidelines

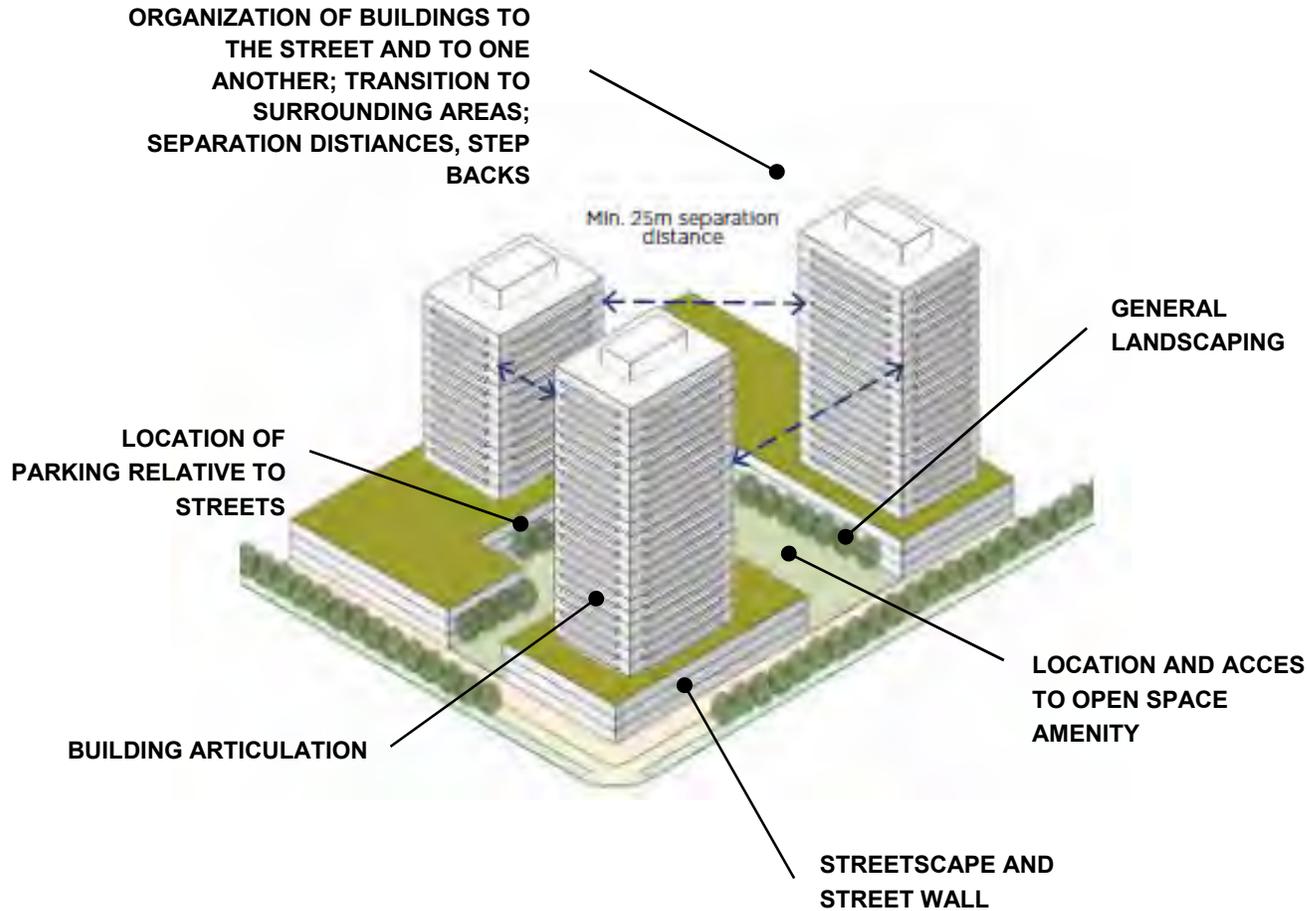
First Draft

Urban Design Guidelines

First Draft



Urban Design Guidelines



- Guidelines are a planning tool that work alongside zoning and technical standards to implement a vision by shaping the look, form and function of development.
- Guidelines are non-statutory statements, general rules and sets of recommendations on how to apply design principles to create a better building environment.
- For example, a Design Principle might state 'Promote a pedestrian-oriented public realm' and the corresponding guideline might state 'Located buildings close to the street line'.

Project Background

- The Update and Consolidation of the Urban Design Guidelines project (DDG) was initiated in 2017.
- The project re-commenced in 2022 to align with ZBL Update.
- The Planning Partnership has since prepared the First Preliminary Draft of the City-Wide Urban Design Guidelines
- The New City-wide Urban Design Guidelines (UDG) shall be aligned with the new Brampton Plan, Zoning By-law and several key City policies and studies, including:
 - Major Transit Station Area (MTSA) planning
 - Complete Streets Guide
 - Additional Residential Units (ARUs) and Multiplex Study
 - Sustainable Community Development Guidelines and the Sustainability Score and Summary Requirements
 - Region of Peel – Healthy Development Assessment Tool
 - Region of Peel - Crime Prevention Through Environmental Design
 - Parks Plan
 - Age-Friendly Communities
 - Active Transportation Master Plan
 - Step-by-Step Guide for Garden Suites



Organization of UDG

- Clear, Concise and User-friendly
- Minimize or eliminate repetition
- Guideline numbers added to diagrams and pictures for easy reference
- Coordinated document design
- Coordinate terms with Brampton Plan and Zoning By-law
- Harmonize the various styles of writing



- Structure of Document as 3 parts – Introduction, Sustainable Community Design and Site Organization and Built Form

2023 Urban Design Guidelines



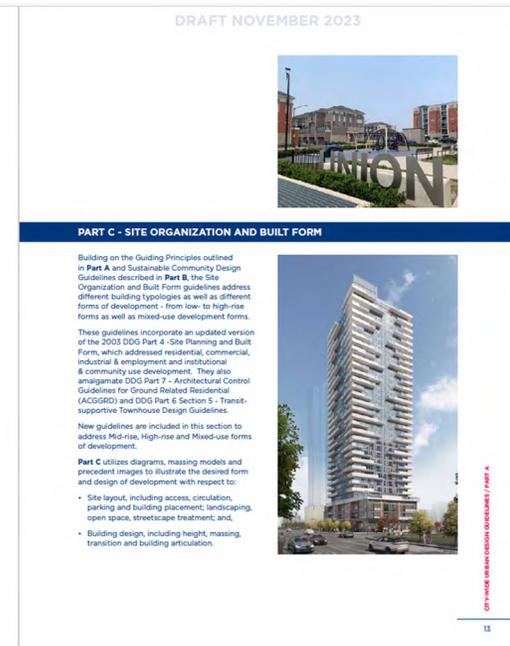
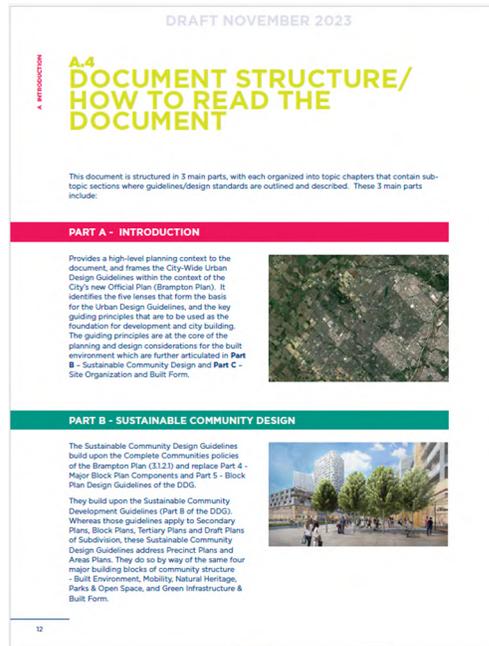
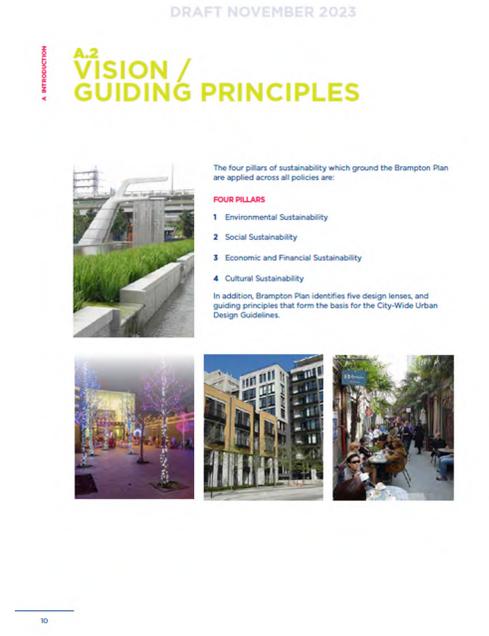
BACKGROUND

PURPOSE

VISION / GUIDING PRINCIPLES

DOCUMENT STRUCTURE / HOW TO READ THE DOCUMENT

- Alignment with OP and ZBL
- References to other City documents



2023 Urban Design Guidelines

BUILT ENVIRONMENT

MOBILITY

**NATURAL HERITAGE, PARKS
AND OPEN SPACE**

GREEN INFRASTRUCTURE

PART B:
SUSTAINABLE
COMMUNITY DESIGN

A teal square graphic containing the text 'PART B: SUSTAINABLE COMMUNITY DESIGN' in yellow. To the right of the text are three horizontal blue lines of varying lengths, stacked vertically.

2023 Urban Design Guidelines

BUILT ENVIRONMENT

- Compact Development
- Community Form
- Mix and Diversity of Land Uses
- Mix and Diversity of Housing
- Walkability
- Cultural Heritage

Key Updates:

- Focus on 15-minute neighbourhoods
- Focus on diversity and mix of uses
- Combined Streets and Blocks
- Removed Community / Neighbourhood Structure
- Reference update to Centres, Boulevards and Corridors

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B.2 BUILT ENVIRONMENT

FIGURE XX - Community Form Guidelines

Example of a sustainable community development.

B.2 BUILT ENVIRONMENT

The Brampton Plan recognizes the importance of built environment factors in influencing and shaping travel mode choices, impacting physical activity and improving the overall health of its residents. Furthermore, **the intensity and diversity of land uses significantly influence decisions on where to live, to drive to work, or the choice to take transit.**

The built environment should be planned and designed in a manner to ensure that development contains components essential to creating a compact, walkable, and transit supportive community. This includes a mix and diversity of land uses, a mix and diversity of housing types and amenities, employment opportunities, and live work opportunities, all located within a 15-minute walk.

2.1 COMPACT DEVELOPMENT

Compact development and intensification create greater densities that take advantage of existing infrastructure, and the concentration of people and jobs that create the necessary critical mass to support transit and vibrant mixed-use centres.

1. Ensure development densities that support existing and planned transit services. Projects at Major Transit Station Areas, Urban Centres, and Primary Urban Corridors should strive for densities that support 100 to 200 units per net hectare.
2. Promote greater land use efficiency by placing new housing close to transit facilities and within mixed-use centres to support transit and pedestrian mobility choices, reducing car use, and significantly reducing air pollution.
3. Density plays a key role in determining housing form. Strategically allocate density to contribute to a compact urban form, increase transportation efficiency and walkability within the community, and conserve natural resources.
4. Minimize the land area required for school sites, within an urban setting, in order to promote compact development and conserve land. School Boards are encouraged to build multi-storey elementary schools located close to the street and co-located with either a public library or community facility to discourage land consumptive practices.
5. Contribute to the creation of compact neighbourhoods by building multi-storey Public/Institutional buildings in order to maximize the site and services, and minimize floor area. Create an urban street condition through a building facade proportion that contributes to a sense of enclosure at the street. Multi-level buildings can accommodate accessory and, if applicable, complementary uses.

Compact, higher density residential development.

Hourt Pleasant Village multi-storey school

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B.2 BUILT ENVIRONMENT

2.4 MIX AND DIVERSITY OF HOUSING

A mix of housing types including lot size variation increases residential density while consolidating a diverse and vibrant community. Housing diversity also supports integration of suitable and affordable housing for aging communities and residents of differing economic conditions.

Intent: To provide a diverse range of housing types while enabling ease of access to neighbourhood centres for most residents.

1. Provide for a range of housing types, including a range of unit sizes with a range of number of bedrooms, to create choices for all sectors of society regardless of their age or income bracket, preferred lifestyle, physical ability or tenure. This mix and diversity makes it possible for households to move / remain within one community as housing needs and lifestyle preferences change.
2. Provide a gradation of residential densities, with the highest densities placed at identified intensification areas, mobility hubs or mixed use nodes, and transition to lower density at an approximate radius of 1200 metres (15 minute walk) from centre to edge.
3. Ensure at least three of the following housing types exist within a neighbourhood, defined by an approximate 400 metre radius (15-minute walk):
 - a. Single- and semi-detached units
 - b. Townhouse units
 - c. Apartment units
 - d. Mixed use residential units
 - e. Live-work units
4. Provide mix of unit types and housing forms to provide options for:
 - a. Aging society, empty nesters and seniors
 - b. Non-traditional households
 - c. Lifecycle housing
5. Provide universally accessible housing options to enable the widest spectrum of people, regardless of age or ability, to live within the community.
6. Place retirement and long-term care facilities closer to the neighbourhood centre or mixed use nodes, and incorporate multi-storey components to achieve sufficient yield on small sites.
7. Provide built form transition to higher density forms lower density forms.
8. Provide for live-work units as suitable forms of development to facilitate home-based employment, which ensures proximity between housing and jobs, while enhancing a mix of uses.
9. Provide a range of lot sizes and building forms within a residential block to ensure a diversity of housing types and to avoid a homogeneous streetscape.
10. Ensure buildings provide a variety of architectural styles, elements, and material detailing to create a distinctive and complementary character, as well as to provide visual interest.
11. Ensure the application of the **Brampton Accessibility Technical Standards** to promote universal design principles that will enhance accessibility in residential areas.

Low-rise mixed use / rental housing, Vancouver

Diverse housing forms

Single-loaded streets to provide view and access to open space and natural heritage system

Rear lane townhouse forms on smaller lots

Townhouse forms provide transition from mid-rise to low-rise forms

Mid-rise building forms at grade commercial and residential uses above

Townhouse forms located at edge of development space, within a 5 minute to

Stormwater Management Strategy

Natural Heritage System

Public Space

Pedestrian connections

Diverse Housing Forms

2023 Urban Design Guidelines

MOBILITY

- Street Network and Block Design
- Transit Supportive
- Active Transportation
- Streetscape Elements / Pedestrian Supportive Design

Key Updates:

- Reference to Complete Streets Guide
- Minor revisions to Street Network and Block Design
- Deleted guidelines re: arterial and collector roads

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ES MOBILITY

A. STREET PATTERN / NETWORK

- 1 Facilitate ease of movement and orientation through the community through the design of a coherent and comprehensive street network.
- 2 Create a clear hierarchy of street types and functions.
- 3 Create street patterns that incorporate natural heritage features.
 - a. Provide single-loaded streets along edges of natural heritage features and incorporate traffic calming in these locations.
 - b. Align streets to provide views/vistas to natural heritage features.
- 4 Connect new street network to existing and planned roads in adjacent developments.
- 5 Maximize connectivity for all travel modes by ensuring the street network incorporates multiple options for moving between destinations.
- 6 Design street patterns to reinforce focal points, neighbourhood centres, mixed use nodes and public spaces by providing street frontage and direct connection to them.
- 7 Provide frequent local road connections along collectors to enhance connectivity and permeability.
- 8 On local roads, avoid long, uninterrupted sections over 400 metres in length, to discourage excessive driver speed.
- 9 Design local roads at a pedestrian and cycling scale, supported by appropriate urban design and streetscape principles, to provide the opportunity for pedestrians and cyclists to reach nearby destinations in a safe and supportive environment.

The diagram illustrates a street network with labels for: Active transportation corridor, Trail system, Park, School, Secondary Road, Primary Road, Street Network, Laneway, Stormwater Management Facility, and Interconnected pedestrian trail system corridors throughout the community.

02

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B. TRAFFIC CALMING

- 1 To calm traffic and create pedestrian-friendly, safe streets consider the following when designing local street areas of high activity, such as mixed use nodes and neighbourhood centres:
 - a. Spacious sidewalks on both sides (minimum width as per AODA standards)
 - b. Pedestrian crosswalks
 - c. Coordinated street furnishings
 - d. Street trees and landscaping
 - e. Medians
 - f. Curb bulb-outs
 - g. Woonerfs
 - h. Narrow streets to reduce driver speeds
 - i. Raised crossings / intersections
 - j. Speed bumps
 - k. Signage
- 2 Create pedestrian-friendly and safe streets consider the following traffic calming measures when designing local street areas of high activity, such as those in mixed use nodes and neighbourhood centres:
 - a. Spacious sidewalks on both sides (minimum width as per AODA standards)
 - b. Pedestrian crosswalks
 - c. Coordinated street furnishings
- 3 Integrate a multi-use trail system creating linkages that ensure continuous and varied pedestrian routes throughout the community.

Street view terminal at community focal point

Spacious sidewalks

Single-loaded street adjacent to park

Traffic calming measure - pedestrian crossing with enhanced paving

CITY-WIDE URBAN DESIGN GUIDELINES / PART B

03

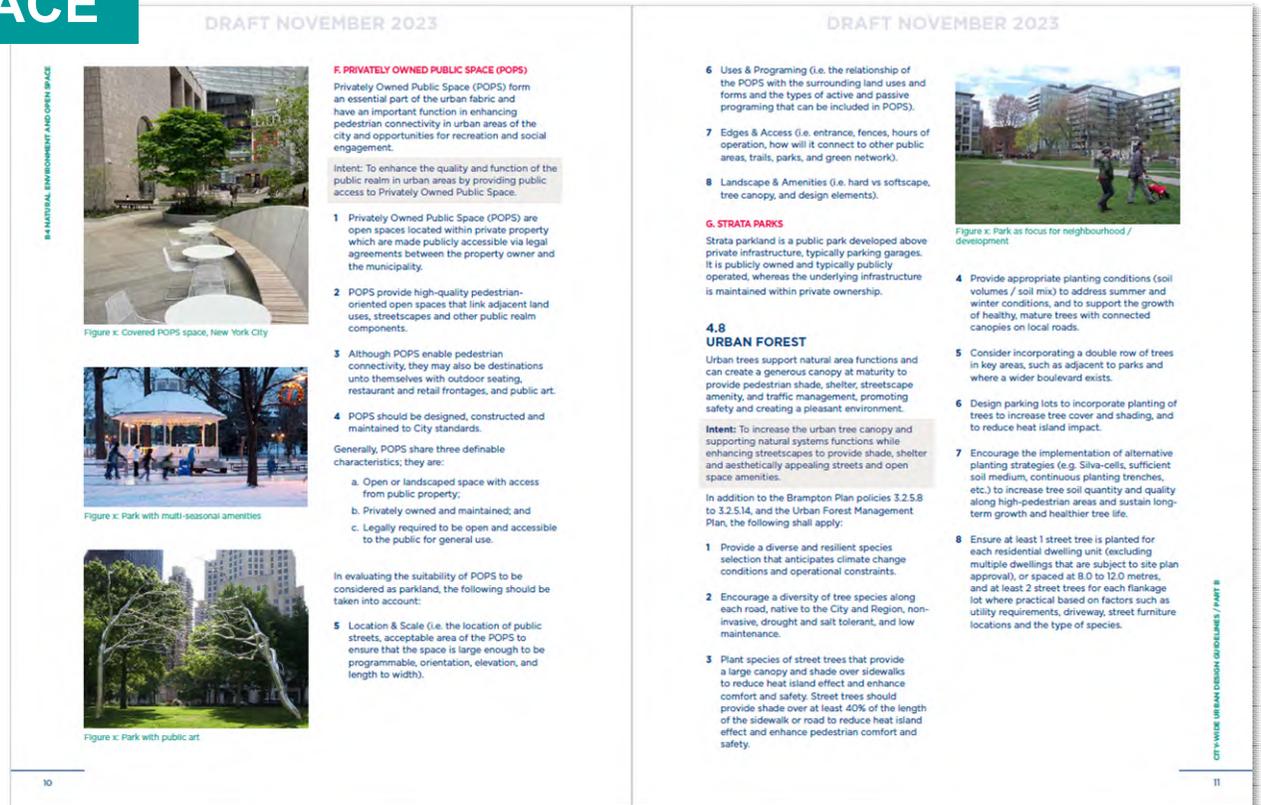
2023 Urban Design Guidelines

NATURAL HERITAGE, PARKS AND OPEN SPACE

- Natural Heritage System
- Stormwater Management Facilities
- Recreational Trails
- Parks and Open Space
- Urban Forest

Key Updates:

- Urban Park Hierarchy (from Brampton Parks Plan Appendix I) and combined Urban Squares, Urban Parkettes, Vest Pocket parks in this category
- Removed Table – Open Space and Natural Heritage Features, Valleylands and Woodlands
- Combined SWM and Naturalized Channels
- Removed Bike Lanes, Signed Routes and Green Linkages



2023 Urban Design Guidelines

GREEN INFRASTRUCTURE AND BUILT FORM

- Energy Conservation
- Water Use and Management
- Material Resources and Solid Waste
- Urban Agriculture

Key Updates:

- Reference to Sustainability Assessment Tool (SAT)
- Removed Stormwater Management (covered under Part B: Natural Environment and Open Space)
- Added Urban Agriculture (from 2019 Draft Parks section)

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B.5 GREEN INFRASTRUCTURE AND BUILT FORM

5.1 ENERGY CONSERVATION

Energy conservation refers to minimizing energy consumption by generating or using less energy. It can also play a significant role of lessening climate change by replacing non-renewable resources with renewable energy.

Intent: To reduce traditional energy use and provide alternative energy sources.

- 1 Consider reducing demand for energy from the grid and encourage renewable energy production. Renewable energy sources that could be employed may include the use of solar thermal and photo voltaic equipment, geo-exchange technologies, and/or wind power.
- 2 Encourage passive solar orientation to enhance energy efficiencies by creating optimum conditions for the use of passive and active solar strategies. The integration of passive building systems is enhanced by buildings oriented to maximize the potential for sunlight and natural ventilation.
- 3 Where feasible, implement street and block alignment within 15 degrees of geographic east-west to maximize passive solar orientation of buildings front and rear windows.
- 4 Where feasible, provide alternative community energy systems such as district energy, geo-exchange, sewer heat recovery, and/or inter-seasonal thermal energy.
- 5 Consider constructing all low and medium density residential buildings to be Solar Ready (i.e. built with all the necessary piping and equipment that would be needed to install a rooftop solar power system).
- 6 Reduce heat absorption through the use of cool roofs that are designed to reflect more sunlight and absorb less heat than a standard roof. Cool roofs can be made of a highly reflective type of paint, a sheet covering, or highly reflective tiles or shingles. Consider cool roofing material with a minimum initial solar reflectance of 0.65 and minimum thermal emittance of 0.90.



Rooftop mounted photovoltaic system A building that utilizes alternative energy sources Low density residential built solar ready.

CITY-WIDE URBAN DESIGN GUIDELINES / PART B

01

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5.4 URBAN AGRICULTURE

Urban Agriculture, such as community gardens and traditional farm areas at community peripheries, provides the opportunity for an alternative use of green space and can act as a transition between land uses.

Intent: To provide an alternative use of green spaces as transitions in land uses while facilitating access to locally grown food.

In addition to the Brampton Plan policies 3.3.2.5 to 3.3.2.10, the following shall apply:

- 1 Promote initiatives such as sustainable food production practices as a component of a new development. Development plans and building design shall incorporate opportunities for local food production through:
 - a. Community gardens;
 - b. Edible landscapes;
 - c. Small-scale food processing, such as community kitchens, food co-ops and community food centres;
 - d. Food-related home occupations / industries;
 - e. Small- and medium-scaled food retailers; and,
 - f. Local market space (i.e. farmers' markets).
- 2 Incorporate urban agriculture as part of a neighbourhood's character and open space system, while also providing a transitional uses between natural and built environments. Measures to protect natural features must be considered.
- 3 Consider more intense forms of urban agriculture within existing industrial/employment areas which can impact food security, employment issues and the larger social, economic, and ecological sustainability of growing food locally.
- 4 Dedicate permanent open space for community gardens and/or allotment gardens in open space areas.
- 5 Identify opportunities to create edible landscapes through conservation of existing orchard trees, or by providing orchard trees as part of proposed landscaping strategy.



Figure x: Urban agriculture at community facilities

Figure x: Urban food garden, Toronto

Figure x: Community garden in public park

06

Update of 2023 UDG

PART C: **SITE ORGANIZATION** **+ BUILT FORM**



**DESIGN GUIDELINES
COMMON TO ALL BUILT FORM**

LOW-RISE DEVELOPMENTS

MID-RISE DEVELOPMENTS

HIGH-RISE DEVELOPMENTS

**NON-RESIDENTIAL
DEVELOPMENTS**

MIXED-USE DEVELOPMENTS

2023 Urban Design Guidelines

DESIGN GUIDELINES COMMON TO ALL BUILT FORM

- Private Open Space
- Amenity Areas
- Lighting
- Accessibility
- Safety
- Public Art
- Built Heritage Context

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C2.2 AMENITY AREAS

It is recognized that communal amenity areas for multi-unit developments have an important role in meeting the recreational and social needs of residents. The Zoning By-law 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 Zoning By-law requirements.



2.2.1 AT-GRADE OUTDOOR AMENITY

These urban design guidelines address the at-grade outdoor types of communal amenity areas, and provide direction for:

- Their location on the site
- Their configuration
- Their component elements

- 1 Provide required amenity areas as one contiguous space on a site.
- 2 Locate amenity areas in easily accessible and prominent locations on a site.
- 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 based upon their size, include:
 - a. 150m² or less: Tot Lot and Seating Area.
 - b. 151 to 400m²: Tot Lot, Children's Play Area and Seating Area.
 - c. Greater than 400m²: Tot Lot, Children's Play Area, Lawn Area and Seating Areas.
- 6 Design amenity spaces for a range of users, with particular consideration for residents occupying the building(s).
- 7 Provide secure direct access to amenity areas from the sidewalk, mid-block connections and other on-site walkways.

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2.2.2 COURTYARDS

- 1 Incorporate forecourts to break long elevations and/or combine with main entrances of large mid/high-rise developments.
- 2 Provide courtyards at grade to take advantage of the required building separation distance.
- 3 Design courtyards as an amenity space, with soft and hard landscaping. Provide for seating areas and pedestrian circulation throughout and beyond the development.
- 4 Locate private patios and gardens to access direct sunlight and minimize overlook from neighbours to the greatest extent possible.
- 5 Locate interior amenity facilities adjacent to shared outdoor amenity areas and provide windows and doors for direct physical and visual access between these spaces.
- 6 Provide access to secure outdoor play spaces and equipment for all unit types in residential or mixed-use developments.
- 7 Ensure that the base of any building mass or tower that faces onto open spaces is treated to protect migratory birds and mitigate pedestrian-level wind, when rooftops are used for outdoor amenity.




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2.2.3 BALCONIES, TERRACES AND GREEN ROOFS

- 1 Incorporate common amenities on the rooftop of the Base where substantial step backs provide for enough space for them to be accommodated.
- 2 Design all rooftop terraces as outdoor amenity areas and/or a green roof, which include soft and hard landscaping, as well as appropriate lighting and shaded seating areas.
- 3 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. (Figure 2)
- 4 Provide private balconies for residential uses on upper levels, integrated into the building design. Micro-climate conditions should be considered in locating balconies. Refer to Windows and Balconies on section 3.4.2 for more details.
- 5 Consider front porches for ground floor units where appropriate to the building architectural style and design.
- 6 Provide units with windows and balconies along elevations overlooking play areas, where possible.





Figure 1: Rooftop amenity space
225 Hampshire, Mississauga

Figure 2: Lush green roof - minimum maintenance and low installation costs

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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 Crime Prevention Through Environmental Design (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 1.0m and 2.5 metre 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 Ensure the design of new development, through the placement of ground-level uses, entrances, windows and balconies contributes to "eyes on the street" and allows for casual surveillance of streets, parks, 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.
- 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.




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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 Ensure public art is incorporated into significant private development projects, as part of its community benefits discussion (re: Community Benefits Charges).
- 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 easily physically accessible to the public.
- 4 Provide public art that exhibits high quality construction, installation and materials, as appropriate for its intent.
- 5 Invite City staff in the selection of public art and its possible location to ensure consistency with the City's vision and goals for Public Art.
- 6 Ensure public art enhances the public realm through artistic excellence and originality, and is appropriate to the site or location's physical and cultural context.
- 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 secured with the installation of public art.




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2023 Urban Design Guidelines

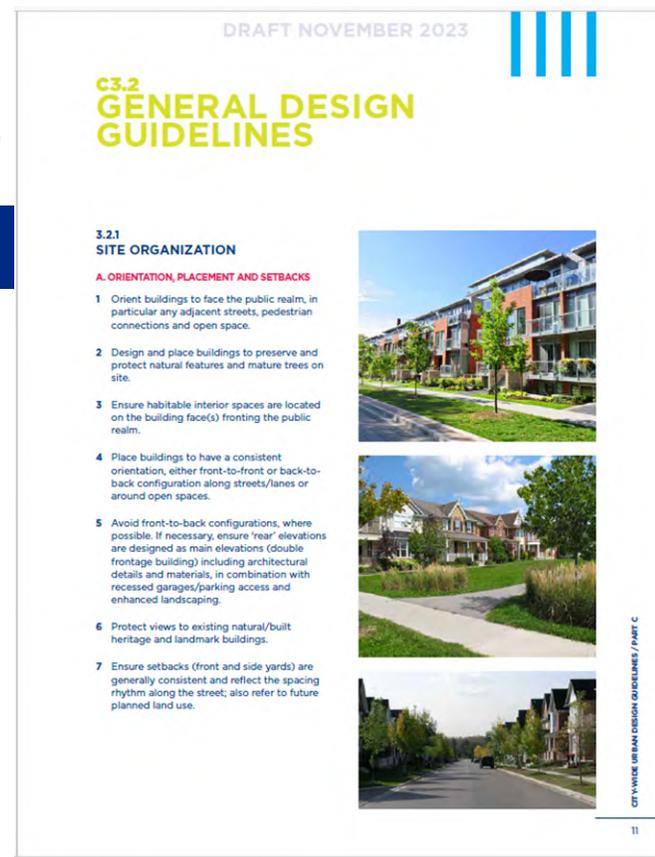
LOW-RISE DEVELOPMENTS (1 to 4 storeys)

- Introduction –
Design Principles, Built Form Types
- **General Design Guidelines**
- **Form-Specific Guidelines**

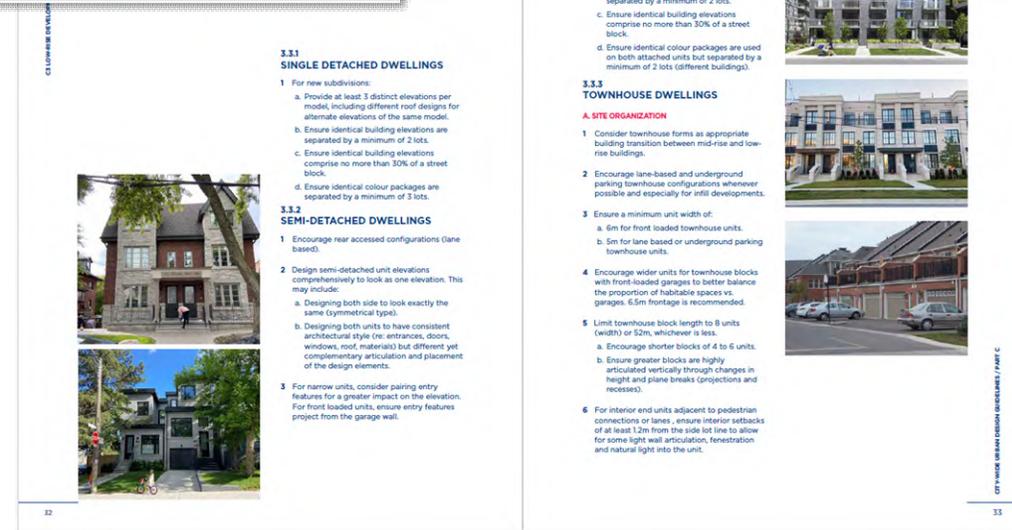
Guidelines in each subsection are organized in two groups: 'Site Organization' and 'Built Form Guidelines'

Key Updates:

- Alignment with OP and ZBL
- Removed guidelines for Executive Housing
- Missing Middle Housing includes townhouses and low-rise apartments, as well as Multi-Plexes and Additional Residential Units (on existing lots), built forms newly added to the UDG document
- Streamlined ACGGRR



What is Missing Middle Housing?
Missing Middle Housing types are those that fall between the densities of single-detached homes and mid- to high-rise apartments. This includes duplexes, triplexes and fourplexes, townhouses, live/work buildings and courtyard apartments that achieve medium density yields.
Definition from Brampton Plan - 2023



2023 Urban Design Guidelines

MID-RISE DEVELOPMENTS (5 to 12 storeys)

➤ Site Organization

- Orientation, Placement and Setbacks
- Access, Parking and Servicing
- Landscaping and Common Amenity Areas

➤ Built Form Guidelines

- Height and Massing
- Architectural Design and Building Articulation
- Roofs
- Entrances, Windows and Balconies/Terraces
- Utility/Service Meters and Mechanical Equipment/ Rooms
- Materials, Signage and Lighting

Key Updates:

- Alignment with OP and ZBL
- Added max. building length (80m)
- Added angular plane
- Added podium height transition

DRAFT NOVEMBER 2023

C4.2 DESIGN GUIDELINES

4.2.1 SITE ORGANIZATION

A. ORIENTATION, PLACEMENT AND SETBACKS

- 1 Place and orient building to maximize view corridors and vistas, privacy for residents, as well as opportunities for open/green spaces on site.
- 2 Create strong, well-proportioned and continuous building frontage (streetwall) and enhance the streetscape/public realm through building bases (podiums) that:
 - a. Are oriented to and frame the adjacent public realm including streets and open spaces (both streets in the case of corner lots).
 - b. Are placed close to the front property line and/or to reflect the placement of existing adjacent buildings to form a generally consistent streetwall.
 - c. Encourage 0m side setbacks when abutting other mid-rise buildings with no windows on the side elevation, specially along commercial corridors, to create continuous streetwalls.
 - d. Are minimum 3 storeys in height.



04

7 In order to ensure appropriate transitions in height/massing, as well as sunlight penetration and privacy to adjacent lower density residential areas, parks and open space/natural areas, design new development to:

- a. Incorporate a minimum 7.5m rear yard or side yard setback, measured from the abutting property line.
- b. For deeper lots (greater than 30m deep), follow a 45° angular plane measured from the abutting property line.
- c. For shallower lots (less than 30m deep), follow a 45° angular plane taken from a height of 10.5m above a 7.5m rear setback, to allow for feasible developments of these sites.
- d. For buildings abutting open space/parks, provide a 7.5m setback from the shared property line. Above the base building (to a maximum of 10.5m above grade), incorporate setbacks that follow a 45° angular plane taken from the base building top to achieve appropriate transitioning.
- e. Incorporate new local streets, service lanes, open spaces and/or landscaped buffers along the abutting property line and required setbacks, where appropriate and possible.

8 Ensure Mid-rise buildings are no more than 80m in length. Site specific exceptions should be considered on a case-by-case basis.

9 Provide appropriate building separation distances to ensure adequate privacy and protect frame views. Provide at least:

- a. 3.0m separation distance between residential elevations of buildings with fronting windows (or 10m to side/rear property lines or lane/trail/basement centre line).
- b. 15m separation distance (or 7.5m to side/rear property lines or lane/basement centre line) between residential elevations of buildings with secondary windows facing each other (i.e., shorter side of buildings and/or elevations with minimal windows and no balconies).
- c. For side elevations, 7.5m separation distance between an elevation with windows and a blank wall.

10 For mid-rise buildings taller than 6 storeys, design the upper levels above the base/podium (maximum 6 storeys) to:

- a. Incorporate smaller floor plates.
- b. Favour 2 or more separate structures over a podium (small floor plate structures) over one large slab for larger/longer sites.



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C4.2.1 LANDSCAPING AND COMMON AMENITY AREAS

- 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.
 - c. Shaded and siting areas, where appropriate.
 - d. Consistent, high quality landscape elements such as planters, pavings, fences and walls.
 - e. Coordinated, high quality street furnishings, such as lighting, 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 Locate common amenities and open spaces away from areas of high vehicular activity and from servicing, garbage storage and loading areas.
- 4 Where possible and appropriate, encourage the creation of common spaces such as POIS and mid-block connections, to promote connectivity/permeability, and to reinforce a sense of place. Consider mid-block connections between buildings and/or through covered building arcades/lobbies.



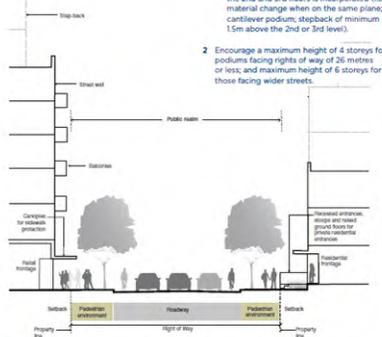
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4.2.2 BUILT FORM

A. HEIGHT AND MASSING

- 1 Achieve pedestrian oriented environments by providing building heights that are proportionate to the width of the street. Ensure:
 - a. Maximum building height reflects the adjacent ROW to a maximum of 12 storeys or 36m, whichever is less.
 - b. Maximum base (podium height) is no greater than 80% of the width of the adjacent ROW.
 - c. For mid-rise buildings greater than 6 storeys, provide a building setback of a minimum of 2m, above the 6th storey. For mid-rise buildings less than 6 storeys, provide a building setback
- 2 Encourage a maximum height of 4 storeys for podiums facing rights of way of 26 metres or less; and maximum height of 6 storeys for those facing wider streets.



07

REFER TO SECTION C2 FOR ADDITIONAL GUIDELINES REGARDING PRIVATE OPEN SPACE, AMENITY AREAS, LIGHTING, ACCESSIBILITY, SAFETY, PUBLIC ART, AND BUILT HERITAGE CONTEXT

2023 Urban Design Guidelines

HIGH-RISE DEVELOPMENTS (+13 storeys)

➤ Context Considerations

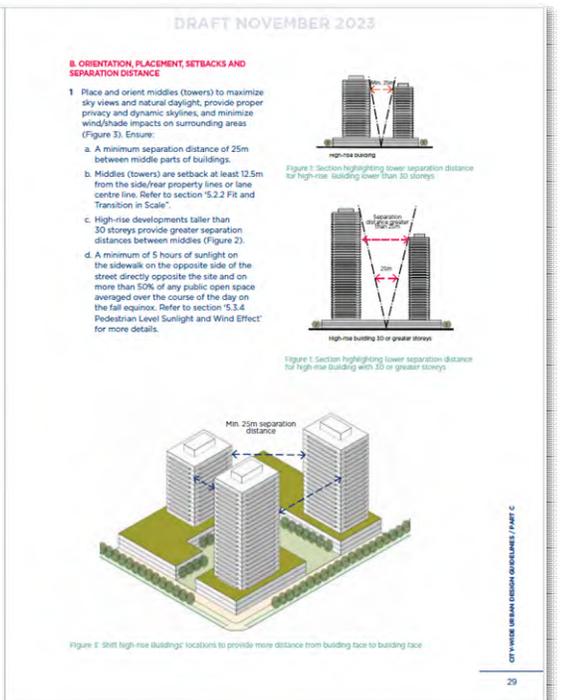
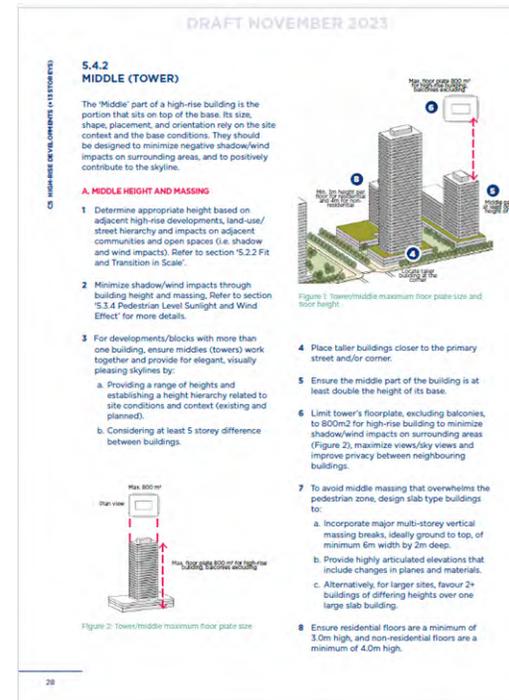
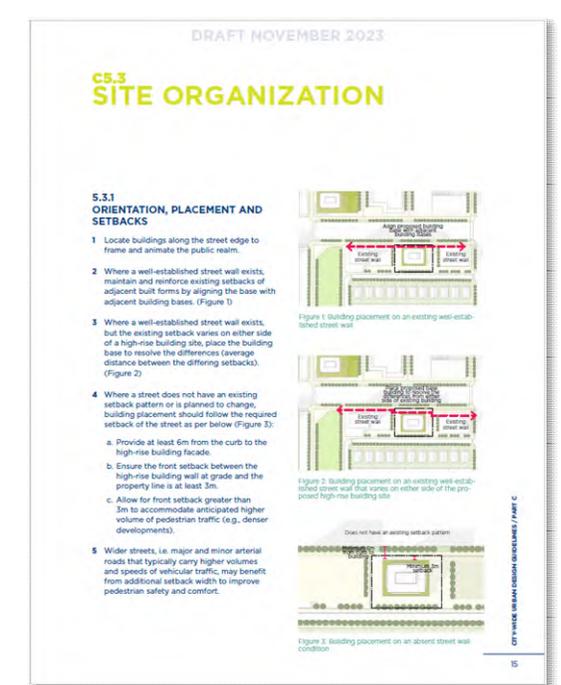
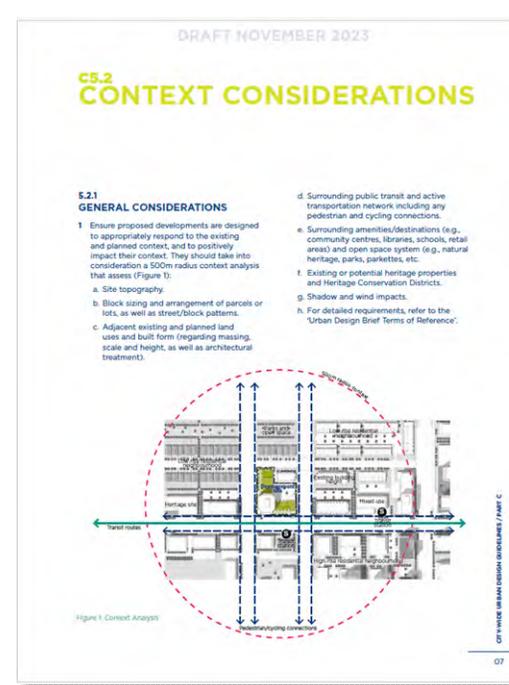
- Fit and Transition in Scale
- Landmark Buildings
- Heritage

➤ Site Organization

- Orientation, Placement and Setbacks
- Minimum Lot Area
- Access, Parking and Servicing
- Pedestrian Level Sunlight and Wind Effect

➤ Built Form Guidelines

- Base (Podium)
- Middle (Tower)
- Top (Rooftop)
- Bird-Friendly Design
- Materials
- Exterior Lighting



2023 Urban Design Guidelines

NON-RESIDENTIAL DEVELOPMENTS

➤ Form/Uses

- Institutional Buildings and Community Centres; Business Park Employment; Industrial/Employment; Large Format Commercial (new); Drive-Through Facilities; Automotive Service Centres

➤ General Design Guidelines

➤ Form-specific Guidelines

Guidelines in each subsection are organized in two groups: 'Site Organization' and 'Built Form Guidelines'

DRAFT NOVEMBER 2023

C6.2 GENERAL DESIGN GUIDELINES

6.2.1 SITE ORGANIZATION

A. BUILDING ORIENTATION, PLACEMENT AND SETBACKS

- 1 Provide appropriate buffers and transitions to adjacent neighborhoods and different land uses (i.e. setbacks, landscaping, location of servicing and parking areas).
- 2 Locate buildings at or near the street edge to generally align with buildings on adjacent properties and/or to create a consistent street wall.
- 3 Locate buildings no more than 6.0m from the street. For urban contexts, encourage front setbacks to generally reflect those of adjacent buildings and be maximum 3.0m where no active uses (such as patios) are proposed on the front yard.

B. ACCESS, PARKING AND SERVICING

- 1 Provide prominent and easily accessible entry points to each site from the adjacent road system.
- 2 Provide access to parking and/or servicing areas from secondary streets or lanes, wherever possible.
- 3 Where possible, provide access to parking and service areas through the creation of a shared laneway system, coordinated across multiple sites or through redevelopment.
- 4 Provide direct, barrier-free pedestrian access to all-grade uses from sidewalks and parking areas.
- 5 Prioritize pedestrian and bicycle movements through design and signage.
- 6 Encourage the development of a coordinated and integrated pedestrian system between facilities.
- 7 Ensure walkways are at least 2.1m wide, as per AODA requirements.

6.2.2 SITE ORGANIZATION

- 4 Orient the longer side of the building parallel to the street.
- 5 Arrange, place and orient buildings to:
 - a. Frame streets (public and private), as well as public spaces such as plazas and parks.
 - b. Allow for patios and spill out areas which animate the site/street.
 - c. Create comfortable and protected pedestrian spaces that have a sense of enclosure.
- 6 Address corner and gateway locations through building placement and orientation to provide a strong presence at these important locations in the community.
- 7 Provide a minimum 3.0m wide landscaped strip (buffer) adjacent to residential areas.



C4

C5

DRAFT NOVEMBER 2023

C6.3 DESIGN GUIDELINES FOR SPECIFIC USES

THE DESIGN GUIDELINES CONTAINED IN THIS SECTION APPLY TO NON-RESIDENTIAL BUILDINGS OF SPECIFIC USE. IN ADDITION TO THOSE CONTAINED IN SECTION 6.2 OF THIS DOCUMENT. FOR NON-RESIDENTIAL BUILDINGS TALLER THAN 4 STOREYS, ALSO REFER TO SECTIONS C4 MID-RISE DEVELOPMENTS OR C5 HIGH-RISE DEVELOPMENTS.

6.3.1 INSTITUTIONAL BUILDINGS AND COMMUNITY CENTRES

A. SITE ORGANIZATION

- 1 Ensure main buildings are:
 - a. Placed close to the primary street with building presence of at least 60% along the street frontage.
 - b. Located prominently to anchor corner/gateway locations and or view termini.
- 2 Ensure main entrances are directly accessible from public streets.
- 3 Locate drop-off areas away from the street frontage, preferably at the sides of the main building; if these areas are located along the street due to site constraints, design them as integral components of an enhanced front landscaped area including continuous paving, rolled/flush curbs, street furniture, seating, planting, etc.
- 4 Provide an enhanced public realm interface along the street and any adjacent public space through high-quality landscaped areas and gathering spaces associated with main entrances and/or walkways.

B. BUILT FORM

- 1 Promote prominent and highly articulated massing that reinforces the community focal nature of these buildings, act as 'landmarks' in the community and provide opportunities for place-making.
- 2 Ensure main building elevations include prominent, highly visible entrances and substantial windows addressing the adjacent public realm.
- 3 Design buildings to:
 - a. Be of the highest architectural design and quality to create recognizable and enduring structures.
 - b. Incorporate unique and distinct architectural features, especially at corners and view termini.



C6

C7

2023 Urban Design Guidelines

MIXED-USE DEVELOPMENTS

➤ Form/Uses

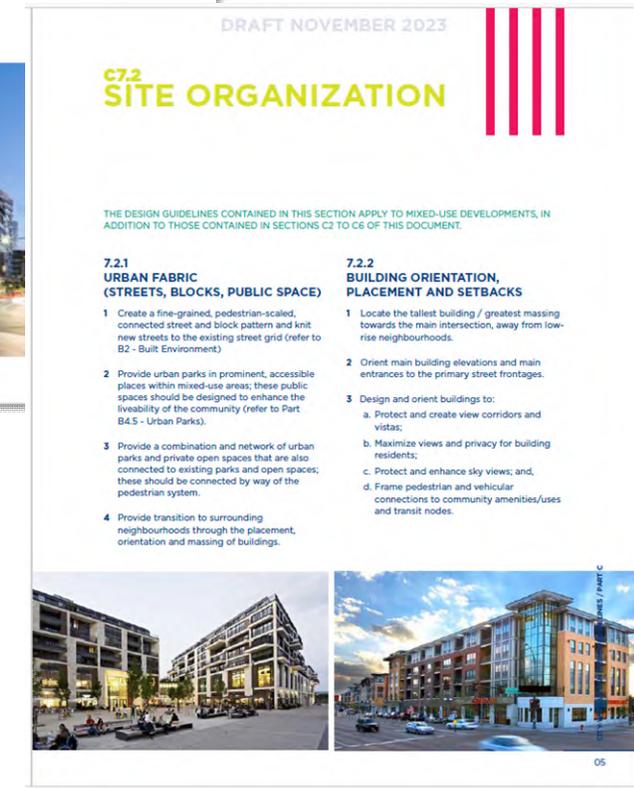
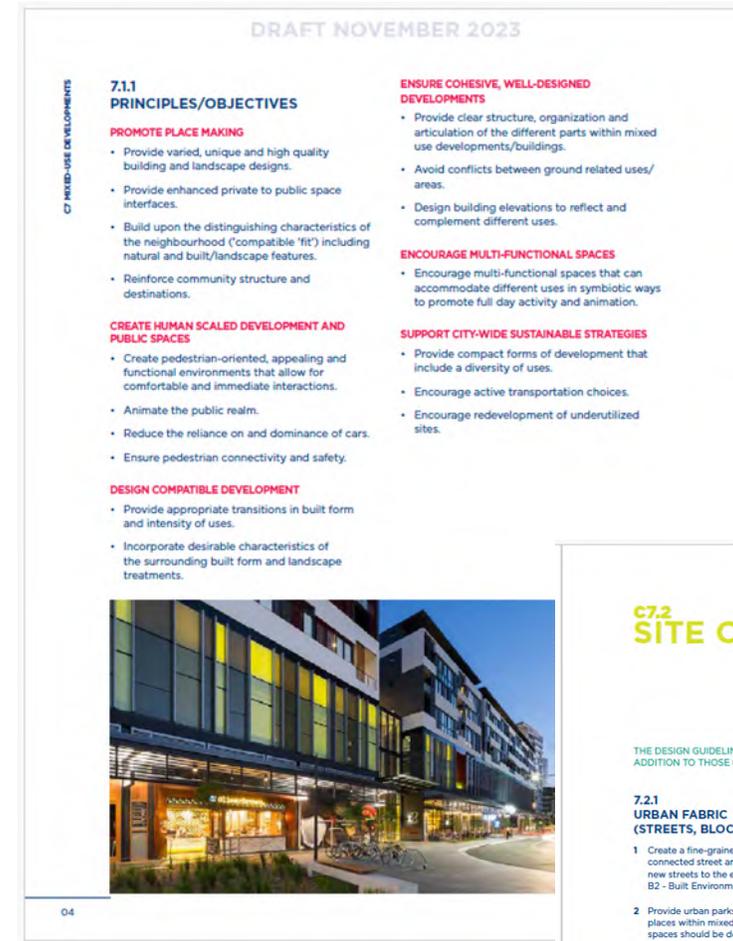
- Applies to Urban Centres and Urban Boulevards
- Considers a mix of buildings forms on a site/property
- Focus on: transition to neighbourhoods; high-quality pedestrian-scaled environments; enhanced public realm; provision/distribution of urban parks (public and private)

➤ Site Organization

- Urban fabric (street, block, open space) in addition to discussing site layout/organization and characteristics of all elements at grade specific to mixed-use developments

➤ Built Form Guidelines

- Built Form includes guidelines related to the 3-dimensional components of the development and building aesthetics



Q&A

Urban Design Guidelines



General Q&A

Next Steps

Comments and Further Engagement

- Please provide your preliminary comments to us by April 1st, 2024. Comments submitted after this date may not be addressed by the next Draft.
- Additional public engagement opportunities are planned in Q2 2024 before the release of the Second Draft.
 - Visit our public engagement pages for updates:
 - CZBR | <https://letsconnect.brampton.ca/zoning-review>
 - UDG | <https://letsconnect.brampton.ca/urbandesignguidelines>
 - Sign up for general email updates or register for detailed notification.

Let's Connect!

Comprehensive Zoning By-law Review

<https://letsconnect.brampton.ca/zoning-review>

Urban Design Guidelines

<https://letsconnect.brampton.ca/urbandesignguidelines>



Home / Comprehensive Zoning By-law Review

Comprehensive Zoning By-law Review

[f](#) [t](#) [in](#) [e](#)

The City of Brampton is preparing for a new Comprehensive Zoning By-law. Renewing Brampton's Zoning By-law will ensure all residents and property owners have the needed up-to-date tools to build and experience Brampton's future.

This is an opportunity to help modernize Brampton's approach to city-building including planning, development, and economic growth. It also aligns with the values set in the City's 2051 Brampton Plan and implements its policies.

Public Consultation begins in the first quarter of 2024 to ensure residents, the development industry, public and not-for-profit organizations and other stakeholders get a chance to have their say in the new Zoning By-law.

For more information, visit the project website, email the project team and/or subscribe for project updates.

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Public Open House #1

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Who's Listening

Comprehensive Zoning By-Law Review Team 



Home / Urban Design Guidelines

Urban Design Guidelines

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The City of Brampton is refreshing its Urban Design Guidelines! These Guidelines create a framework for promoting development that meets City objectives and encourages a people-centered urban environment. The new City-Wide Urban Design Guidelines (UDG) will play a key role in achieving the design vision for the different areas of Brampton. Along with the new Zoning By-law, the UDG will shape the policies and regulations of the [Brampton Plan](#). It is one of the frameworks for city-building replacing the 2003 Development Design Guidelines (DDG).

The Guidelines attempt to:

- Detail City expectations for street and block patterns, community focal points, and intersections with natural heritage and public realm;
- Address a full range of development forms and building types, including low-, mid- and high-rise forms as well as mixed development;
- Provide Guidelines for Additional Residential Units, including attached and detached units, the latter of which includes the City's guidelines for Garden Suites;
- Update guidelines for Townhouse and Low-Rise Apartments, infill development including Custom Homes and Communal Private Amenity Areas; and
- Promote and encourage design excellence in public and private development.

See the 2023 Draft of the guidelines [here](#).

REGISTER to get involved!

 **STAY INFORMED**
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3 members of your community are following this project

Who's Listening

Urban Design Team 
City of Brampton

Staff Contact & Additional Information

Comprehensive Zoning By-law Review

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Inquiries / Comments

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Additional Information & Documents

- Project Website
<https://www.brampton.ca/ZBR>
- Public Engagement page
<https://letsconnect.brampton.ca/Zoning-Review>

Urban Design Guidelines

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Inquiries / Comments

- Project Email: UDG@brampton.ca

Additional Information & Documents

- Public Engagement page (and 1st Draft)
<https://letsconnect.brampton.ca/UrbanDesignGuidelines>



Thank You.