

Urban Design Guidelines Update

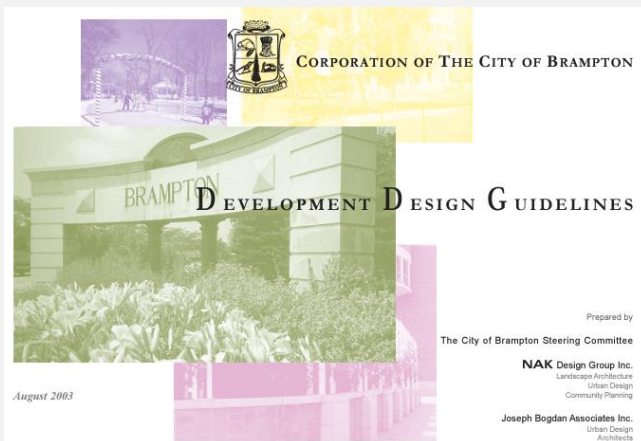
Development Services & Design
May 26, 2025



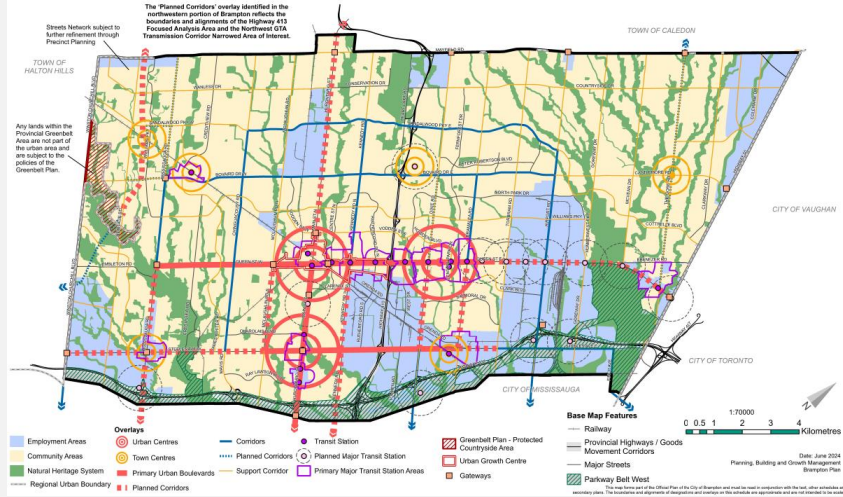
Overview of Urban Design Guidelines (UDG)




- A planning tool to implement Brampton Plan in conjunction with Comprehensive Zoning By-law to shape the look, form and function of development
- An update to the current Development Design Guidelines (2003)
 - ✓ Consolidate various design guideline documents
 - ✓ User-friendly document
 - ✓ Non-statutory statements, general rules and sets of recommendations
 - ✓ Primarily qualitative rather than quantitative
 - ✓ Incorporate a chapter for High-rise Developments

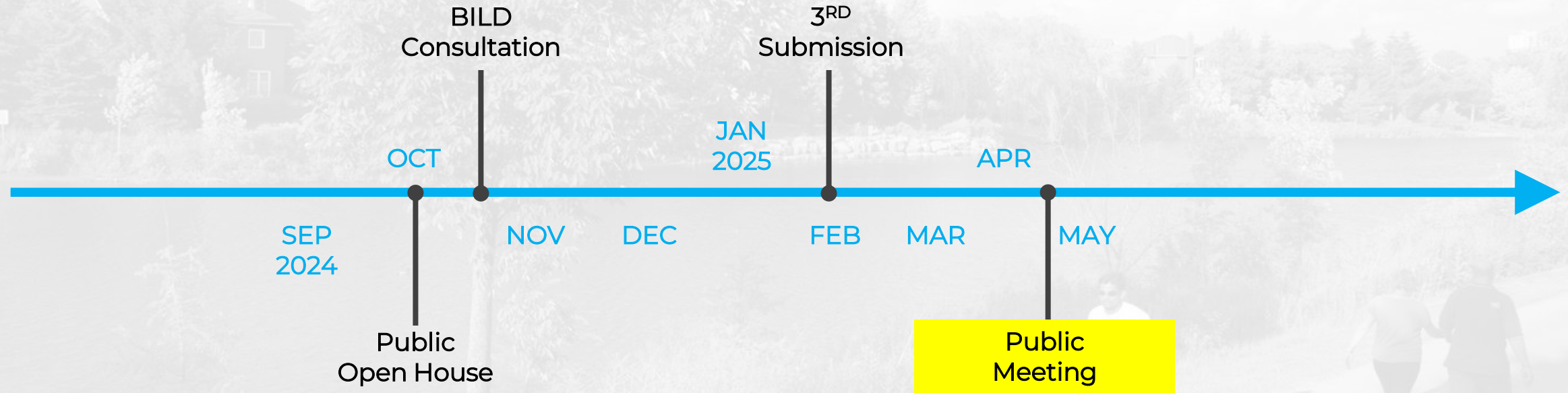


How UDG Support Future Development



- Expediate approvals through establishing expectations upfront
 - ✓ Improve **clarity** for developers to reduce approval time
 - ✓ **Facilitate** more streamlined review processes
- Strong alignment with new **CZBL** and **Sustainable New Communities Program** 
 - ✓ Promote more consistent and high-quality urban design
 - ✓ Provide guidelines to support **sustainable intensification** outcomes
- A clear framework for growth in **priority intensification areas** as per Brampton Plan
 - ✓ Move away from **strict use** of angular planes in intensification areas
 - ✓ Establish the foundation for **pre-zoning MTSA areas** to facilitate development

Urban Design Guidelines (UDG)



Key Internal Reviewers: Urban Design . Parks Planning & Open Space . Traffic Planning . Transportation Planning
Environmental Planning . Heritage Planning . Cultural Services . Policy Planning

Key External Reviewers: BILD . Peel District School Board . Dufferin Peel Catholic District School Board Bell
Canada . Credit Valley Conservation . Metrolinx

Urban Design Guidelines (UDG)

PART A: INTRODUCTION

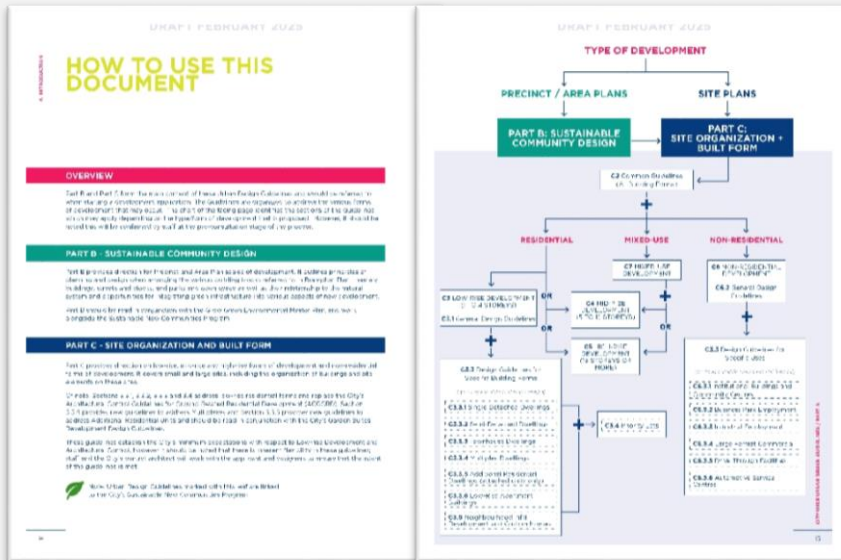
PART A

- ✓ Background
- ✓ Purpose of the document
- ✓ Vision / Guiding Principles
- ✓ How to use this document

PART B: SUSTAINABLE COMMUNITY DESIGN

PART B

- ✓ Built Environment
- ✓ Mobility
- ✓ Natural Heritage, Parks and Open Space
- ✓ Infrastructure and Buildings



Urban Design Guidelines (UDG)

PART C

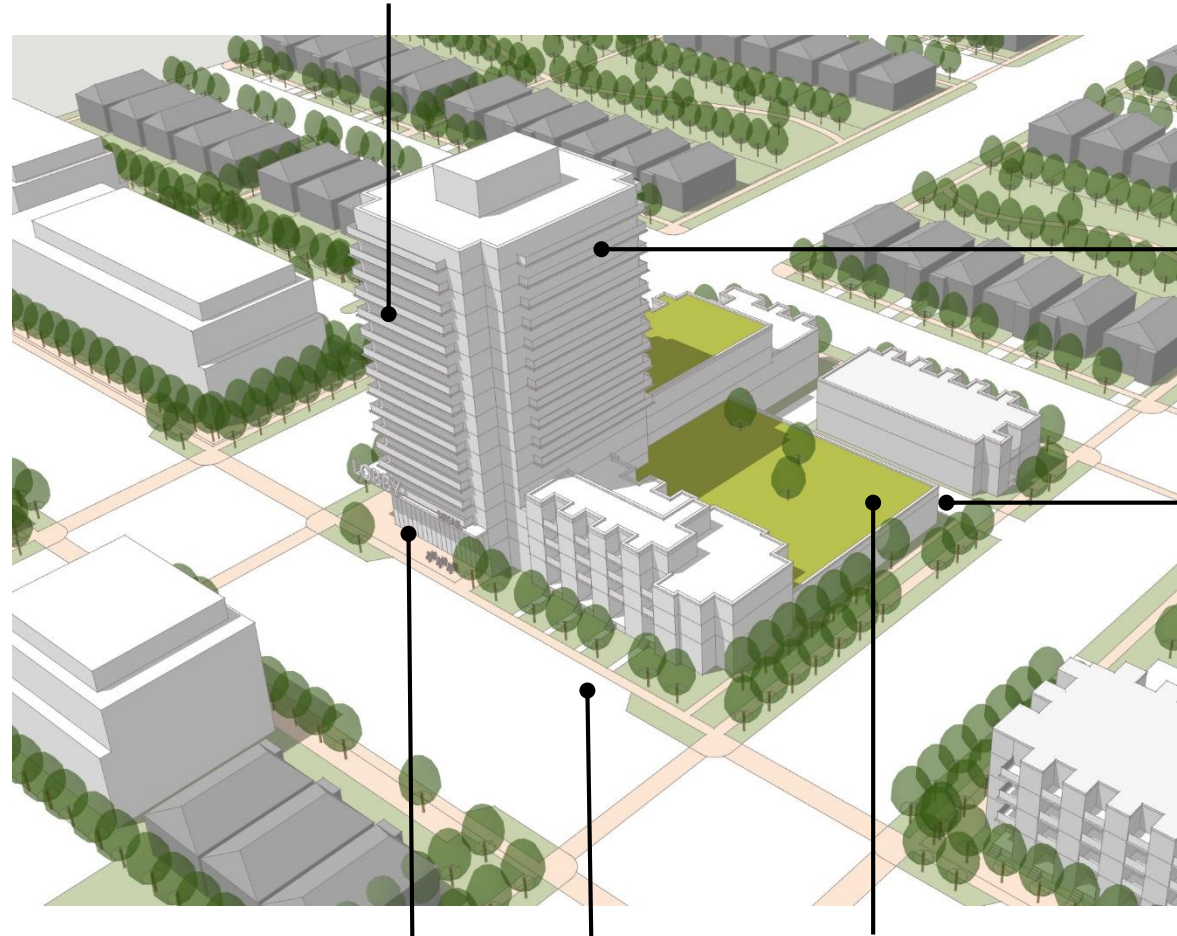
- ✓ Low-rise Developments
- ✓ Mid-rise Developments
- ✓ High-rise Developments
- ✓ Commercial, Employment, Institutional Developments
- ✓ Mixed-use Developments

PART C:
SITE ORGANIZATION
+ BUILT FORM



Leaf symbol added to guidelines linked to the City's Sustainable New Communities Program.

ORGANIZATION OF BUILDINGS TO THE STREET AND TO ONE ANOTHER;
TRANSITION TO SURROUNDING AREAS; SEPARATION DISTANCES, STEP BACKS



BUILDING
ARTICULATION

LOCATION OF
PARKING
RELATIVE TO
STREETS

STREETSCAPE AND
STREET WALL

GENERAL
LANDSCAPING

LOCATION AND ACCESS TO
OPEN SPACE AMENITY

Low-Rise Forms (1 to 4 storeys)

Principles/Objectives

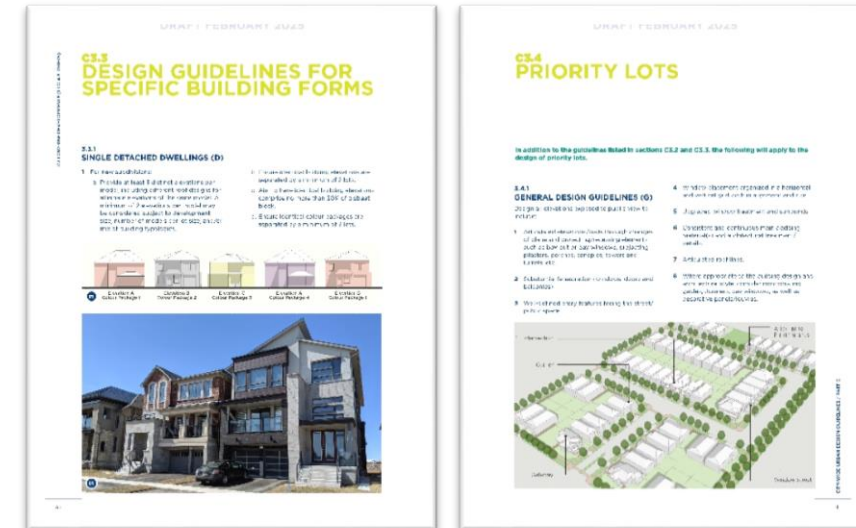
- Variety of housing
- Animated streetscapes
- Protection of mature neighbourhoods
- Promotion of infill development

✓ General Guidelines followed by Form-Specific Guidelines

- Single-detached dwellings
- Semi-detached dwellings
- Townhouse dwellings
- Multiplex dwellings
- Additional Residential Units (attached units only)
- Low-rise Apartment Buildings

✓ Priority Lots

✓ Neighbourhood Infill Development and Custom Homes



Principles/Objectives

- Building base frames and animates the streetscape
- Placemaking
- Articulated streetwall and massing
- Appropriate transition to low-rise residential areas

Building Height

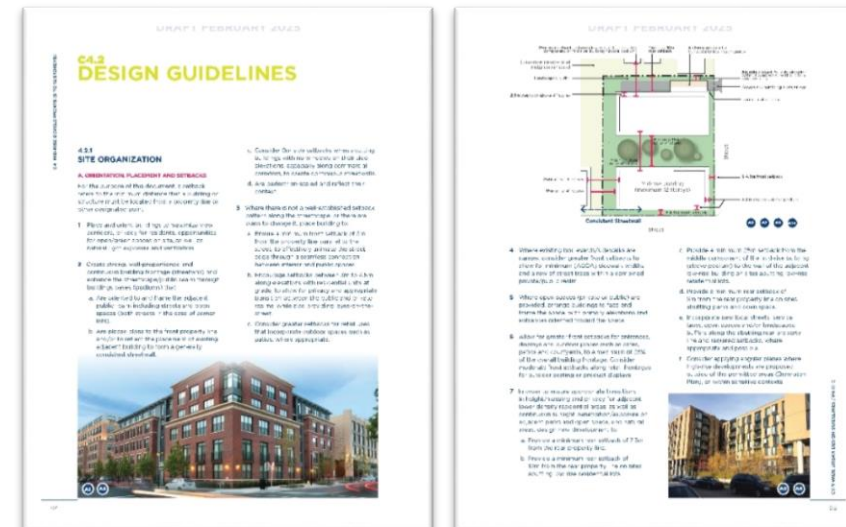
- Maximum 12 storeys or 100% of adjacent ROW

Podium

- Maximum 6 storeys or 80% of ROW, whichever is lower

Transition

- Specific setbacks /stepbacks as a way to provide massing/height transition to low-rise areas (*instead of angular planes*)



High-Rise Forms (13 storeys or greater) New Chapter of the UDG

Principles/Objectives

- Building base frames and animates the streetscape
- Placemaking
- Top and Tower focus on an enhanced skyline
- Minimize shadow and wind impacts
- Appropriate transition to low-rise residential areas

Building Height

- 13 storeys or greater
- Emphasis on context and fit

Podium

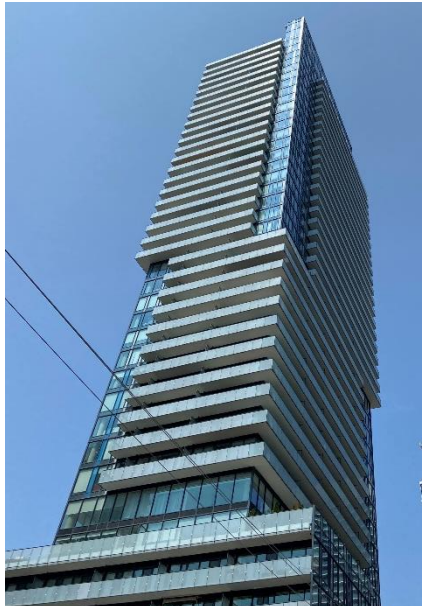
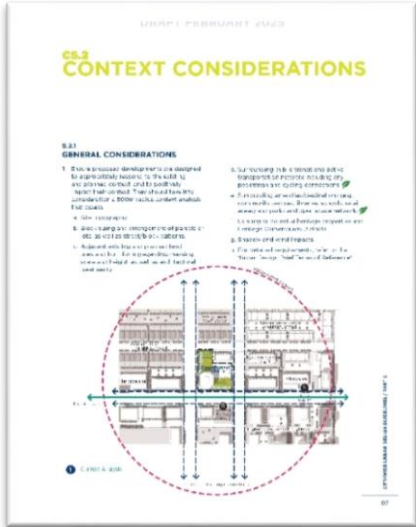
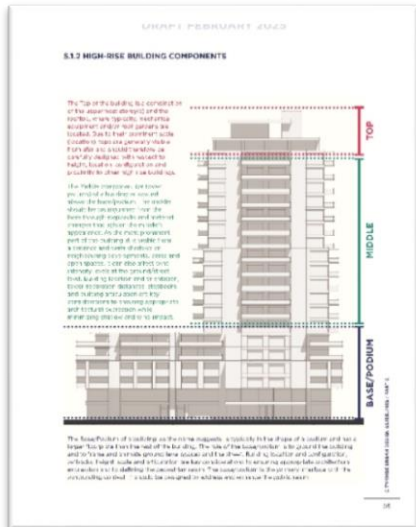
- Podium height related to ROW

Middle/Tower

- Tower: maximum 800sm floorplate
- Slab: limited to 18 storeys

Transition

- Specific setbacks /stepbacks as a way to provide massing/height transition to low-rise areas (*instead of angular planes*)



Principles/Objectives

- Placemaking and appropriate fit within the context.
- Animated streetscapes and public spaces.
- Compatible and multi-functional developments.

✓ Highlights

- Urban Centres and Urban Boulevards
- Residential and non-residential uses
- Street-related development



Principles/Objectives

- Animated streetscapes framed by high quality, coordinated built form
- Limited parking along street frontages
- Screened loading, servicing and parking areas
- Safe and connected pedestrian routes

✓ General Guidelines followed by Form-Specific Guidelines

- Institutional Buildings & Community Centres
- Business Park Employment (new)
- Industrial / Employment
- Large Format Commercial (large floor plates - new)
- Drive-Through Facilities
- Automotive Service Centres



Next Steps



- Continue to engage with stakeholders to gather feedback by June 2, 2025
- Incorporate stakeholder input into refining the third draft
- Prepare the final draft for formal review, targeting adoption by Council in Q3 2025



Thank You.