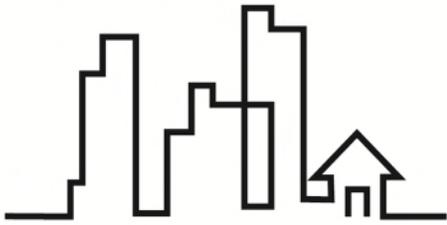


**BRAMPTON
PLAN**



URBAN DESIGN, OPEN SPACES AND RECREATION





EXECUTIVE SUMMARY

The City of Brampton is preparing a new Official Plan to guide growth and development over the next 30 years. The new Official Plan, titled “**Brampton Plan**”, builds on the extensive work completed through the 2040 Vision.

A component of the Brampton Plan project involves studying issues in more detail, as identified through the work on the 2040 Vision, or identified through engagement with Council, stakeholders, and the public. To ensure these issues are appropriately addressed and considered through the development of policy, seven Discussion Papers are being prepared, which generally align with the themes and findings of the Brampton 2040 Vision. These Discussion Papers are noted below and represent a starting point for generating discussion about general policy issues that will be addressed in subsequent phases of the Brampton Plan Project. Brampton Plan comprises five phases, with multiple opportunities for residents to engage with the City and shape the future of Brampton’s growth.

| | | |
|--|---|---|
|  |  | Arts and Cultural Heritage |
|  |  | Attainable and Supportive Housing |
|  |  | Natural Environment, Climate Change & Resiliency |
|  |  | Implementation of the Growth Management Framework and Official Plan Structure |
|  |  | Employment and Retail |
|  |  | Transportation and Connectivity |
|  |  | Urban Design, Open Spaces and Recreation |

Focus Areas of the Official Plan Review

While there are seven distinct Discussion Papers, the themes within each paper often connect with concepts or ideas discussed in another paper. The Discussion Papers are also written through a lens of accessibility, diversity, sustainability and inclusion to ensure the recommendations consider multiple perspectives and raise awareness related to socio-economical issues impacting City of Brampton residents.

This Discussion Paper examines **Urban Design, Open Spaces, and Recreation**, and is intended to generate discussion around places and spaces that enable active and healthy living, promoting excellence in urban design, and design practices that celebrates the City’s diversity while contributing to resiliency in the face of a changing climate. The Discussion Paper and subsequent public consultation will inform policy-related recommendations. A Policy Directions Report will follow and will outline detailed changes proposed for inclusion in Brampton Plan.

The Discussion Paper offers policy recommendations to be considered for incorporation into Brampton Plan around the following areas:

1. Aligning urban design, open spaces, and recreation with the City Structure.
2. Creating a vibrant public realm which encourages people to congregate and celebrate diversity and incentivizes active transportation.



3. Promoting contemporary approaches and new design solutions in public realm, streetscape and park design.
4. Rethinking traditional parks spaces and hierarchies.
5. Capitalizing on new development and incorporating policies for the design of tall buildings.
6. Supporting climate change resilience and creating policies and objectives that direct public realm improvements and built form to contribute to climate change mitigation and adaptation.

The directions and recommendations presented in this discussion paper will be refined through subsequent consultation with the public. Engagement opportunities for a full range of stakeholders to provide input and perspective on these policy issues will be available in the coming months.

Discussion Papers pertaining to each of the Brampton Plan Focus Areas can be accessed online at the Brampton Plan project website: [Brampton.ca/BramptonPlan](https://brampton.ca/BramptonPlan).

Let's Connect!

Comments and feedback on the Discussion Papers can be provided on the [Brampton Plan project website](https://brampton.ca/BramptonPlan) or emailed to opreview@brampton.ca.



Table of Contents

| | |
|---|-----------|
| Executive Summary | ii |
| 1 Introduction..... | 1 |
| 1.1 Background..... | 1 |
| 1.2 What is an Official Plan?..... | 2 |
| 1.3 Brampton Plan Program..... | 2 |
| 1.4 What is a Discussion Paper? | 3 |
| 1.5 Purpose of this Discussion Paper | 4 |
| 2 Policy Context..... | 6 |
| 2.1 International Organizations and Federal Strategies..... | 6 |
| 2.1.1 Age-Friendly Communities (World Health Organization, 2007) | 6 |
| 2.1.2 An Evidence Informed National Seniors Strategy for Canada (2020)..... | 6 |
| 2.2 Provincial Legislation | 7 |
| 2.2.1 Planning Act | 7 |
| 2.2.2 Provincial Policy Statement, 2020..... | 7 |
| 2.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 | 8 |
| 2.2.4 Ontario's Protected Areas Planning Manual, 2014..... | 8 |
| 2.2.5 Accessibility for Ontarians with Disabilities Act, 2005..... | 9 |
| 2.3 Regional Context | 9 |
| 2.3.1 Peel Region's 2015-2035 Strategic Plan..... | 9 |
| 2.3.2 Region of Peel Official Plan | 10 |
| 2.3.3 Peel 2041+ Municipal Comprehensive Review | 10 |
| 2.3.4 Let's Move Peel: Long Range Transportation Plan, 2019 | 11 |
| 2.3.5 Region of Peel Sustainable Transportation Strategy – Active Transportation Implementation Plan (2018-2022) | 12 |
| 2.3.6 Affordable Housing Active Design Guidelines and Standards, 2014 | 12 |
| 2.4 City of Brampton Context..... | 13 |
| 2.4.1 City of Brampton Official Plan | 13 |
| 2.4.2 City of Brampton 2040 Vision..... | 13 |
| 2.4.3 Development Design Guidelines, 2003 | 14 |
| 2.4.4 Brampton Eco Park Strategy (2020) | 15 |



| | | |
|----------|--|-----------|
| 2.4.5 | Brampton One Million Trees Programs (2020) | 15 |
| 2.4.6 | Community Energy and Emissions Reduction Plan (2020) | 15 |
| 2.4.7 | Urban Forest Management Plan (currently being developed) | 15 |
| 2.4.8 | Parks and Recreation Master Plan, 2017 | 16 |
| 2.4.9 | Active Transportation Master Plan, 2019 | 16 |
| 3 | Brampton’s Urban Design, Open Space and Recreation Elements | 17 |
| 3.1 | Active Parks and Recreation | 17 |
| 3.1.1 | Rethinking the Parks Hierarchy | 17 |
| 3.1.2 | Urban Agriculture | 19 |
| 3.2 | Naturalized Open Spaces | 19 |
| 3.2.1 | Naturalization | 19 |
| 3.2.2 | Conservation | 20 |
| 3.2.3 | Support Climate Change Mitigation and Adaptation | 21 |
| 3.3 | Urban Design | 21 |
| 3.3.1 | Built Form and Public Realm Considerations | 22 |
| 4 | Policy Recommendations and Strategic Directions | 27 |
| 5 | Next Steps | 30 |



1 INTRODUCTION

1.1 Background

The current City of Brampton Official Plan (the Official Plan) was adopted by Council in 2006 and approved by the Ontario Municipal Board in 2008. In October 2013, City staff received direction from the Planning and Development Committee to initiate a scoped review of the Official Plan. However, in 2017, the scoped review was put on hold pending the outcome of the “Brampton 2040 Vision: Living the Mosaic” (the 2040 Vision) process. Commencing in Fall 2017, the 2040 Vision process broadly engaged residents and stakeholders across the community to foster public discussion about the future of Brampton. Following this extensive engagement, the City’s 2040 Vision was endorsed by City Council in June 2018.

The City’s Official Plan Review was subsequently re-launched in Fall 2019 to build on the work completed through the 2040 Vision and to prepare a new Official Plan (hereinafter referred to as ‘Brampton Plan’) to guide growth and development over the next 30 years.

The drivers for undertaking a review of the Official Plan are three-fold:

Driver #1: Provincial Policy Consistency and Conformity

First, the City is required to review its Official Plan in accordance with the requirements of the **Planning Act** to ensure consistency with the **Provincial Policy Statement**, 2020 and to ensure conformity with the **Growth Plan for the Greater Golden Horseshoe**, including Amendment 1 (2020), applicable Provincial Plans, and the Region of Peel Official Plan.

Driver #2: Region of Peel Official Plan Conformity

Second, the Region of Peel initiated the Peel 2041+ Municipal Comprehensive Review (MCR) to bring the Regional Official Plan (ROP) into conformity with the current Growth Plan and guide the Region’s population and employment growth to 2051. Brampton Plan is required to conform to the ROP.

Driver #3: Reflecting the 2040 Vision

Third, the 2040 Vision is intended to re-imagine Brampton to 2040 and proposes a future structure of the community, including areas of growth and intensification that respond to the seven key focus areas of the Vision. The 2040 Vision provides guidance for new Brampton Plan policy and sets overarching objectives for community and stakeholder engagement.

To Learn More

The Regional Official Plan is currently under review! Email [Regional Planning and Growth Management](#) to join their stakeholder list, stay up to date on upcoming meetings, and submit comments.



1.2 What is an Official Plan?

Official Plans are developed under a framework established by the Province of Ontario to ensure that short-and long-term growth is coordinated in a manner that meets local social, economic, built environment and natural heritage system needs and aspirations. Municipal Official Plans must be consistent with the **Provincial Policy Statement, 2020** (PPS, 2020) issued under the **Planning Act**, and must conform to, or not conflict with any applicable Provincial and Regional Plans, including the **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020** including amendment 1(the Growth Plan), the **Greenbelt Plan, 2017** and the Region of Peel Official Plan, as they relate to the City of Brampton.

These overarching policy documents provide direction to the City on land use planning matters. Overall, Official Plan policies establish:

- How to promote economic development and develop community improvement initiatives;
- How to protect and conserve cultural heritage resources;
- How to protect and enhance the city's environmentally sensitive areas and Natural Heritage System (NHS);
- Where new housing, industry, offices and shops will be located;
- What community infrastructure, such as roads, transportation, utilities, parks, trails and schools will be needed to accommodate growth and develop healthy and sustainable communities; and
- Where, and in what order, different parts of the community will grow.

The development of Brampton Plan offers an opportunity to adopt a contemporary and strategic set of policies that will guide growth and development over the planning horizon and direct physical change and its effects on the social, economic, built, and natural environment of the city.

1.3 Brampton Plan Program

The Brampton Plan process will be completed across five phases. An overview of the project timeline, including the purpose of the different phases is presented in Figure 1 and listed below. Each phase of this project is associated with major deliverables and tailored consultation and engagement tactics.

The Brampton Plan work program includes the following phases:

Phase 1 – Background Review & Community Engagement Strategy

To introduce the project to the community and undertake a review of relevant background information.

Phase 2 – Test the Vision & Development Growth Scenarios

To assess and identify growth scenarios to contribute to the development of population and employment forecasts.



Phase 3 – Policy Analysis and Community Structure

To review existing Official Plan policy and confirm conformity with Provincial policy and plans. An updated community structure is proposed, and community and stakeholder meetings are being held to obtain feedback on the draft community structure.

Phase 4 – Discussion Papers and Policy Recommendations (Current phase)

To prepare Discussion Papers to organize City priorities regarding emerging planning issues and report back on community feedback. A Policy Directions Report will also be prepared to assess new and emerging planning policy and research on directions for the policies and schedules of Brampton Plan.

Phase 5 – Draft Brampton Plan

To undertake the technical writing, reviewing, testing, and implementation of updates to Brampton Plan based on work completed to-date.

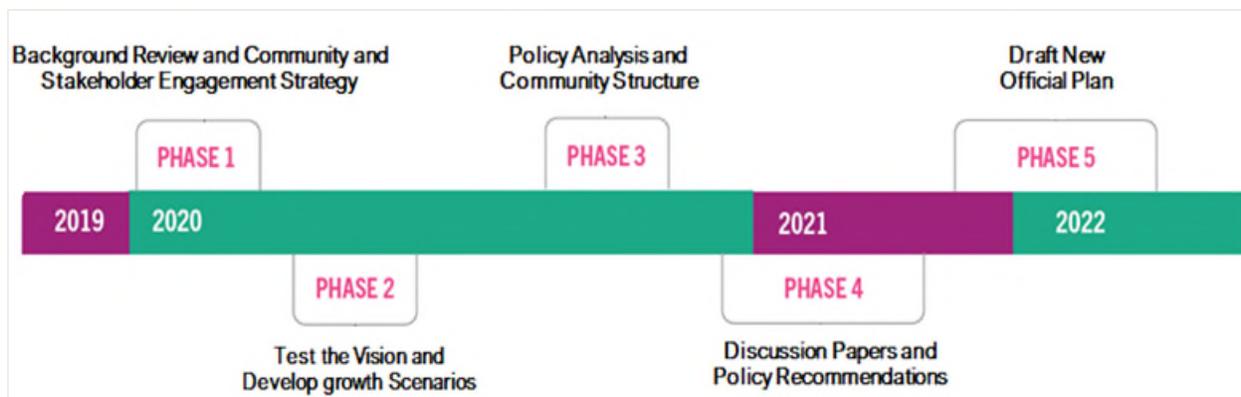


Figure 1: Brampton Plan project timeline

1.4 What is a Discussion Paper?

The current phase of the development of Brampton Plan includes the release of seven topic-based Discussion Papers, which align with the themes and findings of the Brampton 2040 Vision.

The papers are meant to get readers thinking about solutions for solving problems and charting a course for the city's future. The Discussion Papers set the stage for subsequent policy direction.

Some things to consider when reading the papers, include:

- Has the project team accurately captured the issues of importance to the city?
- Given this information, how do you see the city best developing and responding to current and potential future issues over the next 30 years?
- What ideas/solutions come to mind when reading the information?



Let's Connect!

Comments and Feedback on the Discussion Papers can be provided on the Brampton Plan project website or emailed to opreview@brampton.ca.

1.5 Purpose of this Discussion Paper

Building on the work completed in 2019 and 2020, seven Discussion Papers are being prepared as the first deliverable of Phase 4 of Brampton Plan work program to guide focused subject matter reviews. Deliverables of the first phases of Brampton Plan process included the following:

- **Document Review and Gaps Analysis**, to understand key gaps and topics that need to be addressed in Brampton Plan;
- **Policy Benchmarking Exercise**, to ensure that recent policy changes at the Provincial and Regional levels have been accounted for and their implications understood.
- **Policy Conformity Matrix**, to identify specific policies in the current Official Plan and determine how they meet the requirements of Provincial and Regional Policy;
- **Preliminary City Structure**, which was presented for community input; and,
- **Secondary Plan Consolidation Strategy**, to understand the role of Secondary Plans in Brampton Plan.

Building upon work completed in earlier phases of Brampton Plan process, Discussion Papers are themed according to seven (7) areas that are identified in Figure 2.

While there are seven specific Discussion Papers, the themes within each paper are not exclusive and often connect with concepts or ideas discussed in another paper. These papers are also written with accessibility, diversity, sustainability and inclusion lenses to ensure the policy recommendations are prepared taking into account multiple perspectives and to raise awareness related to socio-economical issues impacting City of Brampton residents.



Figure 2: Focus Areas of the Official Plan Review

This Discussion Paper examines Urban Design, Open Spaces, and Recreation, and is intended to generate discussion around places and spaces that enable active and healthy living, promoting excellence in urban design, and design practices that celebrates the City's diversity while contributing to resiliency in the face of a changing climate. The Discussion Paper and subsequent



public consultation will inform policy-related recommendations. A Policy Directions Report will follow and will outline detailed changes proposed for inclusion in Brampton Plan.



2 POLICY CONTEXT

Official Plans are written and guided under a framework of overarching policies and plans established by the Province of Ontario. Provincial policy is implemented at the Regional level first, through the Peel Region Official Plan and other planning documents, and then implemented through lower-tier official plan, like Brampton Plan.

This section outlines key roles and requirements of International and Federal strategies, the Provincial and Regional policies and legislation, and age-friendly strategies, that will need to be addressed and considered as it relates to urban design, open spaces, and recreation.

2.1 International Organizations and Federal Strategies

It is important to understand how International and Federal strategies influence urban design, open space, and recreation considerations in Brampton.

2.1.1 Age-Friendly Communities (World Health Organization, 2007)¹

An age-friendly community is defined by the World Health Organization (WHO) as one that recognizes diversity amongst older persons, promotes their inclusion and contributions in all areas of community life, respects their decisions and lifestyle choices, and anticipates and responds flexibly to ageing-related needs and preferences. Essentially, an age-friendly community is a place that encourages active ageing by optimizing opportunities for health, participation, and security in order to enhance quality of life as people age.

While accessibility can be considered in a variety of ways, the spaces and buildings used for living, working, and recreational purposes should be accessible to older residents to ensure they can actively access their environments. Accessibility encapsulates not only the mere ability to access an environment, but that such an environment is safe to access for individuals with any form of physical and even some cognitive limitations. While there are specific considerations for older people, more ‘universal’ design standards are now being promoted that consider the common needs of all members of the communities².

2.1.2 An Evidence Informed National Seniors Strategy for Canada (2020)

The National Seniors’ Strategy (NSS), 2020, provides high-level direction for the design of physical environments while considering an older demographic. Among other matters, the NSS seeks to combat growing levels of social isolation and reinforce efforts to end ageism by promoting age-friendly strategies in the design of physical environments and public spaces.

From a design and universal accessibility perspective, the NSS encourages a ‘door-through-door’ lens when designing public spaces, including identifying obstacles that may arise at any point in

¹ Initiative to promote more thoughtful approach to the development of communities that could promote the health and well-being of people of all ages, especially an ageing population.

² National Institute on Ageing. (2020). An Evidence Informed National Seniors Strategy for Canada - Third Edition. Toronto, ON: National Institute on Ageing.



the journey of an elder person when travelling from the door of their home to the door of their destination, including the use of different transportation modes.

2.2 Provincial Legislation

It is important to understand how Provincial legislation, policies and strategies influence urban design, open space, and recreation considerations in Brampton.

2.2.1 Planning Act

The **Planning Act** is provincial legislation that establishes the rules and procedures for land use planning matters in Ontario. Section 16 of the **Planning Act** establishes specific direction to municipalities for preparing and updating Official Plans. Section 16 also provides direction regarding the intent and scope of Official Plans, addressing key policy themes such as the social, economic, built and natural environment of the municipality, and affordable housing.

The **Planning Act** authorizes planning authorities to implement a wide variety of planning tools to guide development and direct community design within their jurisdiction. Community design is an integral part of land use planning, playing a vital role in contributing to the attractiveness, vibrancy, health and sustainability of the built environment. Municipalities have been provided with a range of planning tools, such as Official Plans, Community Improvement Plans, Zoning By-Laws and Site Plan Control, to assist in planning and designing the built environment. These tools allow municipalities to promote good community design and encourage competitive economic growth.

2.2.2 Provincial Policy Statement, 2020

The **Provincial Policy Statement (PPS)**, most recently updated in 2020, provides policy direction on matters of provincial interest related to land use planning and development. **The PPS** outlines how urban design and built form are key factors in building strong, healthy, and complete communities. It contains policies pertaining to compact built form that promote pedestrian-friendly and walkable neighbourhoods, along with the development of high-quality urban form and public open spaces. All decisions affecting planning matters in Ontario must be consistent with the **PPS**.

The following policies apply to Public Spaces, Recreation, Parks, Trails and Open Spaces:

- 1.5.1. Healthy, active communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and,
 - b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.



2.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation May 2020) provides direction for long term planning in the Greater Golden Horseshoe, ensuring that growth in this area happens in a way that is beneficial from an economic, environmental and equity standpoint. The Plan supports the achievement of complete communities through policies pertaining to compact built form, vibrant public realms, and encouraging the development of a publicly accessible parkland, open space, and trails.

The following policies apply to Public Spaces, Recreation, Parks, Trails and Open Spaces:

4.2.9.1. Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:

b) energy conservation for existing buildings and planned developments, including municipally owned facilities, including through:

(ii) land use patterns and urban design standards that support energy efficiency and demand reductions, and opportunities for alternative energy systems, including district energy systems.

5.2.5.6. In planning to achieve the minimum intensification and density targets in this Plan, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high-quality public realm and compact built form.

6.3.2. Municipalities with primary settlement areas will, in their official plans and other supporting documents:

d) ensure the development of high-quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit supportive.

2.2.4 Ontario's Protected Areas Planning Manual, 2014

The Ministry of Natural Resources and Forestry (MNRF) mandates the management and protection of Ontario's protected areas systems, inclusive of natural open spaces. This system is comprised of more than 620 provincial parks and conservation reserves that:

- Contribute to the province's biodiversity.
- Provide opportunities for sustainable outdoor recreation and land uses, natural heritage appreciation, and research.

The manual defines the minimum requirements for preparing new or examining and adjusting existing management direction. The requirements and policies in the manual apply to protected areas proposed, recommended or regulated under the provincial ***Parks and Conservation Reserves Act***, 2006.

Relative to climate change, the manual recommends that appropriate adaptive management approaches be applied to the protected areas systems. Adaptive management is particularly important when addressing potential negative impacts caused by climate change in protected areas. Given the uncertainty of future conditions in specific locations, it is important to be able to



monitor, gather new information, and adapt actions to reach desired outcomes. This approach to adaptive management provides good direction for parks and open space.

2.2.5 Accessibility for Ontarians with Disabilities Act, 2005

The **Accessibility for Ontarians with Disabilities Act, 2005** (AODA) is an Ontario law that mandates that organizations, such as the City of Brampton, follow standards to become more accessible to people with disabilities. The goal of the AODA is for communities to be fully accessible by 2025 by creating and enforcing accessible standards that address key areas of daily life.

There are five accessibility standards under the AODA:

- Customer Service
- Information and Communications
- Employment
- Transportation
- Design of Public Spaces (Built Environment)

To address the design of public spaces standard of the AODA, the Pathways to Recreation: Learning about Ontario's Accessibility Standard for the Design of Public Spaces Standard (2014) was developed by Parks and Recreation Ontario to provide guidance for parks, outdoor recreation facilities, and amenities, to make these facilities accessible for people with disabilities.

The Design of Public Spaces Standard focuses mainly on outdoor spaces, such as recreational trails, outdoor public eating areas and play spaces, accessible parking, and outdoor paths of travel. Public sector organizations, and private organizations with more than fifty workers, are required by law to implement these guidelines and make these spaces accessible. The guidebook also addresses matters including implementation of the standard, planning for accessibility, and community consultation.

The intent of the Design of Public Spaces Standard is to help eliminate physical barriers to accessing outdoor recreation spaces and experiences. The standard is law under the AODA and applies to new construction or re-construction of existing public spaces.

2.3 Regional Context

The Region of Peel policy context provides further direction related to urban design, open spaces and recreation for the Brampton Plan. The Brampton Plan must conform to the Region's Official Plan.

2.3.1 Peel Region's 2015-2035 Strategic Plan

The Region's Strategic Plan emerges directly from community feedback and represents its vision, reflecting on collective priorities, needs, and hopes for life in Peel in 2035. The community vision is "Community for Life" – a place where people choose to live and work for their entire lives because the quality of life is second-to-none. This vision will be achieved by focusing on:

- **Living** – improving people's lives in their time of need;
- **Thriving** – building communities that are safe, integrated and complete; and



- **Leading** – being a future-oriented and accountable government

The “Thriving” focus area seeks, in part, to build environmental resilience and build a community that is environmentally friendly and where the built environment promotes healthy living. This means planning for the impacts of climate change and ensuring that parks and open spaces, as well as development, provide opportunities for healthy living.

2.3.2 Region of Peel Official Plan

The Region of Peel Official Plan was adopted by Regional Council in July 1996 and establishes upper-tier policy direction for the entire Region. The Region’s Official Plan has been subsequently reviewed in 2009 and 2010 to bring it into conformity with the requirements of the 2006 Growth Plan. Local municipal official plans, such as Brampton Plan, are required to conform with the Region’s Official Plan.

2.3.3 Peel 2041+ Municipal Comprehensive Review

The Region of Peel initiated the Peel 2041+ Regional Official Plan Review and the Municipal Comprehensive Review (MCR) work program in November 2013 to bring the ROP into conformity with the latest iteration of the Growth Plan. The work program and expected completion date has evolved since then and is being updated to address the latest amendment to the 2019 Growth Plan which came into effect in August 2020. Peel 2041+ is expected to be completed for Council adoption by the fourth quarter of 2021 or early 2022 to achieve the Provincial Growth Plan conformity deadline of July 1, 2022.

The Peel 2041+ initiative includes a total of 12 emerging policy directions that have been informed through various background studies, reports, and consultation with Regional Council, stakeholders, Indigenous Communities and residents. Peel 2041+ will establish policy directions to guide the Region’s population and employment growth, land needs, and infrastructure.

As it relates to urban design, open spaces, and recreation, the following focus areas of Peel 2041+ and key considerations are summarized as follows:

Greenlands System

The Region of Peel Official Plan establishes policies for the Greenlands System which include an overarching theme of sustainability and environmental objectives to protect, restore and enhance natural systems. Greenlands systems, also known as natural heritage systems, are broadly defined as systems made up of natural features and areas and linkage. These features include woodlands, wetlands, valley and stream corridors, wildlife habitat, and other environmental features. The Greenlands network forms part of the City’s open space network and can provide opportunities for passive recreation, provided there are no negative environmental impacts. The Region’s draft Greenlands System policies also include a new “Urban Forest” section, which provides direction

Did You Know?

The Regional Official Plan is currently under review!
[Email Regional Planning and Growth Management](#) to join their stakeholder list, stay up to date on upcoming meetings, and submit comments.



for local municipalities to develop, review and update policies in their official plans to protect, maintain and enhance the extent of tree canopy cover.

Health and the Built Environment

In February 2017, Regional Council adopted a Regional Official Plan Amendment (ROPA 27) which includes policies related to health and the built environment and age-friendly planning. ROPA 27 included policies that require plans to be consistent with and integrate the Healthy Development Framework, and to complete a health assessment as part of the development application process through the Healthy Development Assessment tool. The Healthy Development Assessment tool measures the potential of a planning proposal of promoting healthy lifestyles by scoring it again a number of criteria to communicate the achievement of design standards that are essential to building healthy and complete communities. The design standards include matters such as density, service proximity, land use mix, street connectivity, streetscape characteristics, and efficient parking. ROPA 27 includes policies which direct Brampton Plan to incorporate policies that endorse and align with the Healthy Development Framework and to require a health assessment as part of a complete application for planning and development proposals.

Urban Agriculture

In 2019, the Region prepared an Urban Agriculture Discussion Paper to help identify opportunities to strengthen the policy framework for urban agriculture and support local municipalities through the Region's Official Plan. Urban agriculture is the growing of crops, including nursery and horticultural crops within an urban setting on urban farms, community gardens, rooftop gardens, and private lots. This practice supports the establishment of supportive food environments by improving access to and availability of produce at the community level. Urban agriculture is supported by policies at the Federal, Provincial, and local levels. For example, the 2019 Growth Plan for the Greater Golden Horseshoe encourages municipalities to include opportunities for urban agriculture and rooftop gardens within public open. The Region's Discussion Paper recommends a series of changes to the Region's Official Plan to support urban agriculture:

- Defining urban agriculture;
- Positioning urban agriculture within the broader food system;
- Introducing supportive policies that permit urban agriculture in most land use designation (other than the Regional Greenlands System);
- Permitted temporary produce stands and mobile access to healthy food; and,
- Planning for convenient access to urban agriculture.

The Brampton Plan can provide a supportive framework for urban agriculture to facilitate the opportunities through land use policies, building design (e.g., roof top gardens), and community partnerships.

2.3.4 Let's Move Peel: Long Range Transportation Plan, 2019

The Let's Move Peel Long Range Transportation Plan (2019) is a five-year plan to facilitate planning and infrastructure in Peel Region and sets out the blueprint to accommodate anticipated levels of growth until 2041. The plan serves as the basis for transportation infrastructure



programming and budgeting, as well as the Development Charges Background Study. The Plan notes that the design of the built environment affects the way which travel options are feasible for residents. By designing safe and accessible built environments that encourage physical active travel for users of all ages and abilities, the City can support increased mobility.

2.3.5 Region of Peel Sustainable Transportation Strategy – Active Transportation Implementation Plan (2018-2022)

The Active Transportation Implementation Plan (ATIP) provides a roadmap for active transportation programming in the Region, including targets to expand existing programs and the development of new strategies to encourage and support active transportation initiatives. Key action areas include:

- Providing and promoting comfortable, continuous walking and cycling routes;
- Promoting walking across the Region;
- Influencing the form and type of development;
- Making roads safer for vulnerable road users; and
- Influencing personal travel decisions.

As it relates to urban design, open spaces, and recreation, there are key considerations that can be considered in the Brampton Plan. The design and layout of development sites can support active transportation through the provision of bike parking, while streetscape design can support safe active transportation facilities for all users. Some key considerations include:

- Supporting station design around higher order transit stations (e.g., light rail and GO stations), transit corridors and hubs (e.g., Gateway Terminal) to promote first and last mile access to transit stations;
- The provision of bicycle parking and end-of-trip facilities at community destinations;
- Connecting to parks and open spaces;
- Encouraging interventions, and exploring partnerships, to increase active transportation to schools;
- Providing connected pedestrian and cycling routes, removing barriers, and improving the overall quality of the pedestrian experience along Pedestrian Improvement Corridors; and,
- Promoting bike repair stations in targeted locations.

Urban design, open space, and recreation policies should address the need to support active transportation infrastructure and provide connections between on-road and off-road routes.

2.3.6 Affordable Housing Active Design Guidelines and Standards, 2014

The Affordable Housing Active Design Guidelines and Standards (2014) are a set of guidelines and standards for consideration during the procurement, design, and rehabilitation or retrofit of affordable housing to promote an active lifestyle. The Guidelines and Standards are premised on design strategies that encourage physical activity for all people, focusing on complete communities, the design of outdoor active play areas, and indoor building design. The design policies of the Brampton Plan can speak directly to affordable housing to ensure that a high standard of design is achieved, and which supports healthy and active living.



2.4 City of Brampton Context

The City of Brampton is required to implement Provincial and Regional direction through the Brampton Plan and land use planning decisions by City Council. It is important to understand how the current Brampton Official Plan addresses urban design, open spaces, and recreation and how the 2040 Vision provides direction to consider in the Brampton Plan as summarized below.

2.4.1 City of Brampton Official Plan

The current City of Brampton Official Plan was adopted by City Council in October 2006 and approved by the Ontario Municipal Board (OMB) in October 2008, and subsequently modified in September 2015 through an Office Consolidation. Parts of the 2006 Official Plan are still under appeal and are highlighted in the September 2020 Office Consolidation.

Section 4.7 establishes policies for recreational open space, including public parkland, establishing a parks hierarchy, and other planning considerations in the provision of recreational open space. Section 4.11 establishes policies for urban design including built form and the public realm. The urban design policies are also linked to the City Structure to ensure a successful integration of Brampton's nodes, corridors, neighbourhoods and urban design principles. The Official Plan recognizes that physical design should relate to a site's role in and enhance the overall City Structure.

2.4.2 City of Brampton 2040 Vision

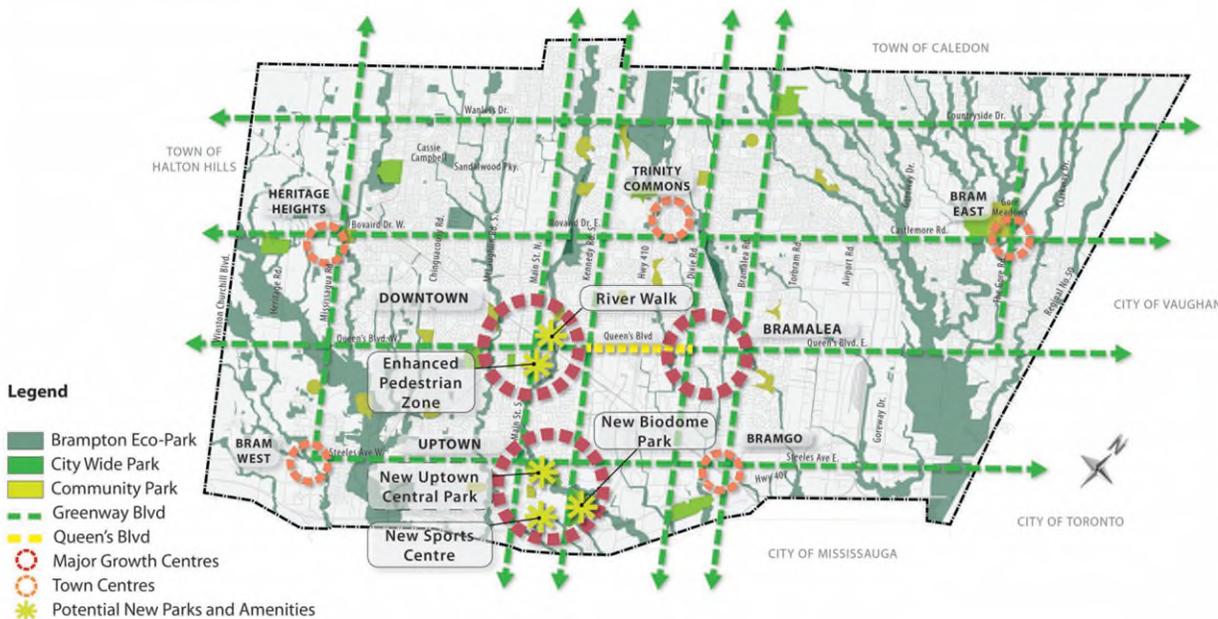
Commencing in Fall 2017, the Brampton 2040 Vision: Living the Mosaic process broadly engaged residents and stakeholders across the community to foster public discussion about the future of Brampton. The 2040 Vision is intended to reimagine and re-invent Brampton to 2040, and to capitalize on its strategic location in the Greater Toronto Area with existing transportation access, an integrated green network, and international linkages. The Vision includes a representation of the diversity of Brampton and outlines seven key focus areas that will be considered during the planning and accommodation of future population and employment growth.

As it relates to urban design, Lens 3: Design states “Brampton will be a city ‘**by design**’, where **design excellence** is led by City Hall to ensure public interests, completed in a studio setting through co-design with developers and citizens, and **made a prime factor** in all approvals, and other decisions for change”. The 2040 Vision recommends that civic principles of urban design must be formally adopted for both private and public sector developments.

As it relates to urban design, open spaces, and recreation, Vision 1 states that “...Brampton will be a mosaic of **sustainable urban places**, sitting within an **interconnected green park network**, with its people as environmental stewards...”. To help achieve this vision, five implementing lenses have been developed.

Action #1-2 of the 2040 Vision recommends the development of the Brampton Eco-Park, which encompasses all parks, open spaces, and natural features across the city. Action #1-3 speaks to the implementation of the Brampton Trees Project to plant one million trees across Brampton, particularly along streets and roads and in parking lots.





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

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Figure 3: 2040 Vision Brampton Eco-Park Concept

The 2040 Vision provides a basis from which to ensure the Brampton Plan achieves a high standard of design excellence across the city and that the promotion of open spaces and recreation is a key asset in city-building.

2.4.3 Development Design Guidelines, 2003

In 2003, Brampton City Council endorsed the City's Development Design Guidelines with the intention of providing minimum and design standards for development across the city to be used through the planning and design process. In particular, the document intends to:

- Ensure development promotes the City's Vision and civic design objectives;
- Guides developers through the development design process;
- Establish criteria and design guidelines for Block Plans within Secondary Plan Areas;
- Identify community design issues at the earliest stages of development to ensure that decisions are made throughout the process which facilitate functional and attractive design; and
- Outline specific guidelines and requirements to ensure a high level of quality in the design of new communities and their interface with existing communities.

As the City of Brampton grows and matures, it should look to policy direction that supports the actions and objectives of excellence in urban design, of building a successful city that improves the quality of life if its residents, celebrates their diversity, is inclusive, vibrant and safe, and balances social, economic and environmental needs and priorities.



The City should also seek to update the development design guidelines, either on the whole, or thematically, as it relates to specific built form performance standards (ex. Mid-rise Buildings; Tall Building Guidelines; Low-Rise Infill Development Guidelines).

Sustainable Community Design Guidelines (2013)

The Sustainable Community Design Guidelines (SCDG) document provides a basis for the City to review development applications, with a focus on new development from a sustainability perspective. The Guidelines assist the City in evaluating documents and technical reports provided in support of development applications, such as Community Design Guidelines and Urban Design Briefs. These documents allow the City to assess the sustainable aspects of proposed developments and how sustainable initiatives will be achieved. The Guidelines encourage and guide development at a level of planning and design that focuses on the community as a whole.

2.4.4 Brampton Eco Park Strategy (2020)

A catalytic action identified in the Brampton 2040 Vision, the Brampton Eco Park Strategy aims to enhance and maintain natural systems and processes, while integrating opportunities for meaningful social and environmental interactions and experiences. Through seven guiding principles and a detailed action plan, it outlines how to establish an interconnected network of urban and green spaces that allow people and the environment to live and thrive together. Brampton's Natural Heritage System will form the foundation of the Brampton Eco Park, and will be coupled with Eco Spaces, such as parks and utility corridors, to become a showcase for the city that fosters healthier people, places, and ecosystems.

2.4.5 Brampton One Million Trees Programs (2020)

The Brampton One Million Trees Program is a framework for the City and its partnering organizations to increase tree plantings and meet its one million tree planting target outlined in the Brampton 2040 Vision: Living the Mosaic. Approved in 2020, it contains goals, strategies, and actions including but not limited to, planting opportunities within streetscapes, parks, new and existing development, as well as community education and engagement.

2.4.6 Community Energy and Emissions Reduction Plan (2020)

The Community Energy and Emissions Reduction Plan (CEERP) is an evidence-based, comprehensive plan approved in 2020 to drive innovation, employment and economic development while achieving the City's environmental and climate change goals, along with its associated social benefits. CEERP offers a roadmap that will improve energy efficiency, reduce greenhouse gas emissions, create economic advantage, ensure energy security, and increase Brampton's resilience to climate change.

2.4.7 Urban Forest Management Plan (currently being developed)

The City is currently developing an Urban Forest Management Plan (UFMP) to provide a clear vision and guide how the City of Brampton should regulate, manage, enhance, maintain, and promote its urban forest based on best practice.



2.4.8 Parks and Recreation Master Plan, 2017

The Parks and Recreation Master Plan (PRMP) provides a blueprint to guide the City's planning and provision of parks, recreation facilities and the programs that take place within them. The PRMP contains 114 recommendations for the delivery of parks and recreation facilities and services to be implemented by 2031. The City is currently undertaking implementation of projects identified in the PRMP. The PRMP will serve as a basis from which to prepare Brampton Plan policies for open spaces and recreation.

2.4.9 Active Transportation Master Plan, 2019

The City's Active Transportation Master Plan provides the network plan, policies and programs to support Brampton's 2040 Vision for safe, integrated transportation choices and new modes, contributions to civic sustainability, and emphasizing walking, cycling, and transit. The Plan aims to diversify the City's modal split to facilitate more use of Active Transportation to support environmental and health-related goals.



3 BRAMPTON'S URBAN DESIGN, OPEN SPACE AND RECREATION ELEMENTS

3.1 Active Parks and Recreation

Providing active parks and recreation facilities, and programming contributes toward a healthy, happier community. It's all about enjoying life and the City of Brampton should continue to strive to provide residents with opportunities to be active through implementation of Brampton Plan.

3.1.1 Rethinking the Parks Hierarchy

Public parks are valuable community assets that provide opportunities for social interaction, recreation, programmed activities, as well as areas for quiet contemplation and relaxation. Ensuring access to good quality parks and open spaces for these activities, and planning for their design, such that they are diverse, well-distributed, accessible to all and contribute to healthy living, are important considerations in the Official Plan Review.

Achieving these objectives will involve planning and designing complete communities with a range of parks and open space types that are adaptable to changing demographic trends, including consideration of smaller-scale non-traditional “green” spaces, including publicly accessible open spaces (POPS) and urban plazas, linear retrofits, and adaptive reuse of existing parks and open spaces.

Cash-in-lieu – Planning for the future of parkland in Brampton will require a “rethink” of the traditional parks hierarchy and parkland dedication policies in the Brampton Plan. The City should consider moving away from cash-in-lieu of parkland and should begin to consider linear corridors, smaller hardscaped gathering spaces in urban areas as constituting parkland dedication.

Urban Plazas – Urban plazas are typically publicly-owned areas, the edges of which are physically defined by public streets and buildings which activate these spaces. They are typically hardscaped, and are highly visible and accessible to the public in urban areas. They are intended to be designed to facilitate gathering spaces for residents and visitors, and provide opportunities for social interaction, cultural events, and a variety of permanent and temporary programming (Figure 4). Public plazas should be integrated with the public realm at an appropriate scale depending on their context, have street frontage on at least one side with direct connections to pedestrian and cycling routes. Urban Plazas should be flanked by appropriate urban built form that have active and positive interface with these plazas. Publicly accessible Urban Plazas should be considered as constituting a contribution to a developer's parkland dedication.





Figure 4: Urban plaza and POPS at The Shops at Don Mills, City of Toronto (Source: Google Earth)

Promoting Privately Owned Publicly Accessible Spaces (POPS) – As Brampton continues to grow, there is a need to consider other forms of open spaces that contribute to the parks and open space system, such as POPS. POPS are spaces that are privately owned and maintained and contribute to the public realm. Brampton Plan policies should recognize the function and benefit of POPS, but they should not replace the need for new public parks and open spaces in the city. POPS provided through development should be highly visible and publicly accessible throughout the year, be designed and programed for a variety of users, be integrated with the public realm, and include seating, signage and landscaping, where appropriate. The City should also consider developing Urban Design Guidelines and performance standards for POPS.

Develop other urban park definitions and classifications –

Consider developing other park definitions and classifications in Brampton Plan to support the creation of multiple smaller parks and linear pedestrian corridors as part of the city's greenspace system. These spaces are not of a lesser value because they are small and do not

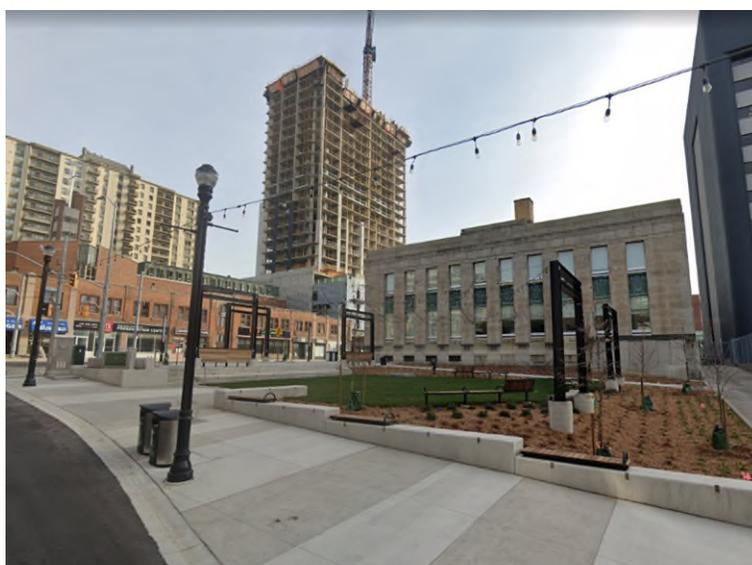


Figure 5: Vogelsang Green Urban Park, showing sitting areas and small green space, City of Kitchener (Source: Google Earth)



contain typical park features, such as playgrounds and sport activities (Figure 5).

Provision of playgrounds and sport programming– Design policies should focus on creating parks and recreation spaces and places that are equitable and accessible to all people and abilities. Also consider providing playgrounds and sports programming which set more flexible parameters and provide a greater benefit to a broader spectrum of users (e.g. less programmed and more multi-purpose spaces). Where possible, co-locate schools with parks, open space and natural areas, to maximize programming efficiencies and encourage shared amenities.

Refining Parkland Dedication Rates and Targets – Parkland dedication rates and targets should support existing park redevelopment and upgrades and include trail systems and accessible programed green roofs, in addition, or as an alternate to, traditional park spaces. Targets for traditional multi-programmed park spaces should be adjusted to include a city-wide lens, and minimum requirements for parks and trails should be established to ensure they are accessible and designed with a neighborhood walkability lens.

3.1.2 Urban Agriculture

There is an opportunity to support the establishment of urban agriculture with within parks and urban open spaces, as well as within urban areas (e.g., rooftop gardens) and commercial urban agriculture on the roofs of warehousing and commercial buildings. A robust urban agriculture framework should consider the need to address food security and food access more broadly. Brampton Plan presents an opportunity to simultaneously address environmental sustainability (through local food production) and social equity goals through urban agriculture.

3.2 Naturalized Open Spaces

In contrast to conventional turf-dominated green space design and maintenance, naturalization is an ecologically based approach to landscape management that seeks to restore environmental integrity to the urban landscape and may promote passive recreation and education. Using plant species native to the area creates an environmentally sound, sustainable landscape that has the potential to be inherently low maintenance, self-renewing, and can help to restore landscape functions with the surrounding ecosystems. Refer to the Environment and Climate Change Discussion Paper for more information and details.

3.2.1 Naturalization³

Naturalization is relevant to the functions of a number of municipal departments that deal with urban design, open space and recreation and can help to support several initiatives managed by the City including but not limited to:

- Green infrastructure – stormwater management, groundwater recharge, and biofiltration.
- Passive recreation – integrated urban greenway systems and pedestrian trails.
- Temperature modification – site shading, cooling, and wind velocity reduction.

³ Content supported by the Evergreen naturalization report and NH background paper.
<https://www.evergreen.ca/downloads/pdfs/Urban-Naturalization-in-Canada-1.pdf>



- Street design and landscaping – naturalizing boulevards, medians, sidewalk planters. Protect, maintain and enhance tree canopy, where feasible.
- Green roofs – moderates building temperatures, reduces stormwater runoff, and provides additional green space for gardening and habitat.
- Greenhouse gas reduction – through reduced mowing and improved carbon sequestering.

Though not the only mechanism to successfully implement naturalization initiatives, supportive policies and regulations are necessary. The City may consider the following actions to encourage and support naturalized open spaces that provide co-benefits to climate change adaptation and several other elements of sustainable development:

- Locate stormwater facilities adjacent to open spaces, parks and/or natural heritage areas, contributing to a connected system and encouraging public access to these facilities, where appropriate.
- Consider naturalized stormwater management facilities in vegetation buffers associated with significant valleylands where it can be demonstrated that site conditions prevent the location of these facilities outside of the vegetation protection zones.
- Encourage naturalized landscaped areas using native, non-invasive species.

3.2.2 Conservation

Brampton highly values the abundance of natural heritage nestled within and around the urban environment and recognizes the need to collectively protect, restore or improve this system for the benefit of present and future generations. A healthy NHS depends on the conservation, restoration, connection, and enhancement of natural heritage features and functions. It is also dependent on a built environment that is planned, designed, and maintained in a manner that seeks to minimize and mitigate negative impacts on the natural heritage system.

Since the last Official Plan update, the City and local area conservation authorities have adopted several best practices through development planning and operational programs for natural heritage system planning, protection and management. These practices reflect the City's ecosystem approach to establishing a healthy, diverse NHS and robust urban tree canopy. These practices include the following relative to naturalized open spaces:

- **Adaptive Environment Management** – To ensure the long-term health, biodiversity, function, and conservation of the protected natural heritage system, development must provide an adaptive monitoring plan to assess the health of the NHS pre-, during and post-development, and as appropriate, undertake actions to address impacts by instituting appropriate management measures.
- **No Net Loss of Natural Heritage Features** – Current natural heritage planning practice directs no loss of provincially, regionally, and locally significant natural heritage features. The goal is to ensure the total area of the NHS is protected after development and site alteration. Protection of natural features, functions and linkages are addressed through comprehensive environmental studies that identify NHS conservation, alteration, mitigation, and compensation requirements.
- **Achievement of Net Gain** – Further to 'no net loss', the City encouraged the demonstration of 'overall benefit' for development and site alterations impacting natural heritage features. Opportunities for restoration and enhancement to demonstrate net ecological gain to the NHS are identified through comprehensive environmental studies.



Moving forward, the City should work with conservation agencies to enhance and strengthen conservation efforts across the City. The City should consider requiring a net gain, and continue to require a minimum no net loss of natural heritage features by recognizing the continuum of conservation practices, which includes:

- Protection – No development or site alteration.
- Maintain – No negative impacts.
- Mitigation – Mitigate impacts to achieve appropriate ecological benefits through compensation, restoration, or enhancement.

Parks should continue to be strategically located and managed to also support the Natural Heritage System (NHS) to provide buffer from impacts of urbanization and increase views and access to the NHS. Park design should also complement the NHS and provide a transition space between built and non-built areas.

3.2.3 Support Climate Change Mitigation and Adaptation

The City of Brampton's built form, open spaces, and recreation areas should develop in harmony with the natural environment. There are opportunities to capture co-benefits of environmentally and ecologically sound design and mitigating and adapting to climate change. In many cases, reducing GHG emissions and preparing for the impacts of climate change will also contribute to a vibrant urban environment, improve public health outcomes, reduce municipal operating and capital costs, and support innovation.

The urban design, open spaces, and recreation section of the Official Plan presents an excellent opportunity to protect and increase the use of green infrastructure throughout the City. The Region of Peel Climate Change Master Plan describes green infrastructure as being natural or human-made, and can include parks, trees, shrubs, urban forests, green roofs and walls, gardens, bioswales, natural channels and watercourse, and constructed or natural wetlands.

The City may consider the following actions to encourage and support naturalized open spaces that provide co-benefits related to climate change adaptation and several other elements of urban and open space design:

- Develop policies/procedures to evaluate the opportunity to incorporate Low Impact Development (LID) into major City capital projects (roads, parks, streetscape improvements, and buildings) and in private development.
- Develop policies/procedures to require Water Efficiency Strategy for the City's outdoor amenities (e.g. sports fields, splash pads, garden beds), including reducing potable water use for irrigation.
- Recognize the role that parks, other "green" spaces, green infrastructure, and the urban forest play in providing linkages and ecosystem services/benefits that support public health, complete communities, active transportation (walking/cycling) and a liveable city.

3.3 Urban Design

Urban Design is a collaborative and multi-disciplinary process of shaping cities and its communities. It establishes frameworks and processes that facilitate the development of livable, sustainable, and vibrant communities. Brampton has taken significant steps to achieve good urban



design in public and private developments throughout the city. The City is committed to improving quality of life, attracting better businesses, and creating a strong sense of place.

Brampton has and continues to experience a high rate of growth and more urban and complex forms of development. An increasing proportion of growth is projected through infill and redevelopment in designated intensification areas in order for the City to achieve its long-term growth forecasts. As this growth continues, it is important that development is compatible with its surroundings, (other community design objectives. Perhaps consider tying these objectives back to future subsections of this report). Celebrating Diversity

Complete communities are made up of many buildings in a variety of types and sizes, with built form that balances objectives of planning for growth while responding to its existing and planned

context. Brampton's diversity is reflected through its rich multi-cultural population and should be celebrated through context-sensitive built form, gathering spaces, natural open spaces, cultural heritage assets, and public art that represents the City's past and present. Promoting and supporting neighbourhoods and their specific context and cultural significance is pivotal to expressing the city's overall identity and will need to be reflected in the Brampton Plan's urban design and built form policies.

To support further community-building, the policy framework should strive to facilitate a better, more comfortable public realm, public art, flexible market, cultural programming or performance spaces, and places for people to congregate and celebrate diversity. The policy framework should also create easier access, and a more comfortable public realm around transit stops, mobility hubs, transit stations and transportation corridors, to facilitate active transportation, and easier access to these areas.

3.3.1 Built Form and Public Realm Considerations

Urban Design plays an important role in the city's image, in strengthening and promoting quality of life for its residents, and in creating compact, comfortable, connected, and resilient communities. To strengthen Brampton's urban design toolkit, new policies should be organized with high-level direction for both built form and the public realm, with appropriate implementation mechanisms, including built form specific urban design guidelines.

Priority Setting - City Structure

To promote and strengthen the identity and character of the city, the identification of Design Priority Areas is recommended. These Areas could be differentiated to recognize the different contexts they might represent across the City Structure (e.g., Urban Centres, Town Centres, Corridors, Neighbourhoods, and Major Transit Station Areas, in addition to major gateways/ entry points into the city). Policies should reflect the different contexts of these areas and include design guidance for transitions from different densities and built form typologies, as well as best practises for public realm design and the public-private interface for each design priority area type.

Enabling policies and strategic directions should be incorporated in the Brampton Plan to recognize, encourage, and facilitate the delivery of high impact city-building projects across the city. Careful guidance on the type and scale of these projects will have the potential to further elevate the City and its national visibility as a more attractive and distinctive destination for business, tourists and investment.



Mid-Rise Buildings Policies & Performance Standards

Mid-rise buildings can be defined as having a 1:1 relationship with the adjoining right-of-way it faces. Mid-rise built form should respond to its existing context based on best principles in the Official Plan, and their design should be informed by best practices in urban design criteria and guidelines. Official Plan policies for mid-rise buildings should articulate fundamental design principles for this built form, including defining the frontages of redevelopment, providing appropriate transition to existing and planned lower scale development areas, and angular planes complying with a 45-degree angular plane extending from the front property line.

Tall Buildings Policies & Performance Standards

Tall buildings can be defined as buildings with a height that is greater than the width of the adjacent street right-of-way.⁴ Official Plan policies should recognize the importance of Tall Buildings in the right context, how they can enhance the public realm, support transit investment and contribute to the diversity of built form in the city. Tall Building performance standards, premised on the Tall Building policies and objectives in the Official Plan, should be used to evaluate tall building development applications in the City.

Official Plan policies for tall building should clearly set out performance standards for this built form, including:

- Appropriately scaled base buildings (referred to as podiums) and towers;
- Tower heights and locations that transition in scale and buffer lower scale development in adjacent and nearby communities;
- Providing sufficient space between tall buildings, or between tall buildings and mid-rise buildings, to protect for light and privacy for dwellings;
- The provision of indoor and outdoor amenity space for residents.
- Creating comfortable spaces and places meant that the design of buildings will need to be informed by shade and micro-climatic studies that examine wind mitigation, access to sunlight, shadow impacts on streets, open spaces, buildings and associated properties.
- Building massing should be designed such that it allows sunlight on the sidewalk and public spaces and should mitigate the impact of uncomfortable wind conditions on pedestrians at grade-level. Consider policies that ensure the height, mass and location of buildings adjacent to or near parks and open space are designed to maximize access to sunlight for a minimum of five hours of sunlight and minimize shadow impact.
- The design of buildings should provide weather-protected spaces, including canopies, overhangs, terraces, courtyards and gardens that promote activity in these areas year-round. In mitigating the impact of wind, and the perception of taller buildings, step-backs above four storeys are recommended.

⁴ City of Toronto Tall Building Design Guidelines, pg. 8.
<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>



Missing Middle

Missing Middle buildings include townhomes, rowhouses, duplexes, triplexes and fourplexes, as well as secondary and tertiary residential units should be encouraged as a form of 'gentle' density and intensification that has a minor impact on the overall character and built form of a neighbourhood. 'Missing Middle' housing fills a much-needed gap between the typical single-detached dwelling and apartment buildings, a step that is critical to providing a range and variety of housing and to ensuring that affordable options are available. The policy framework should strive to incorporate and encourage 'Missing Middle' type housing as an efficient method for densifying through development.

Figure 6 illustrates how more households can be accommodated within a neighbourhood, while also respecting the prevailing built form

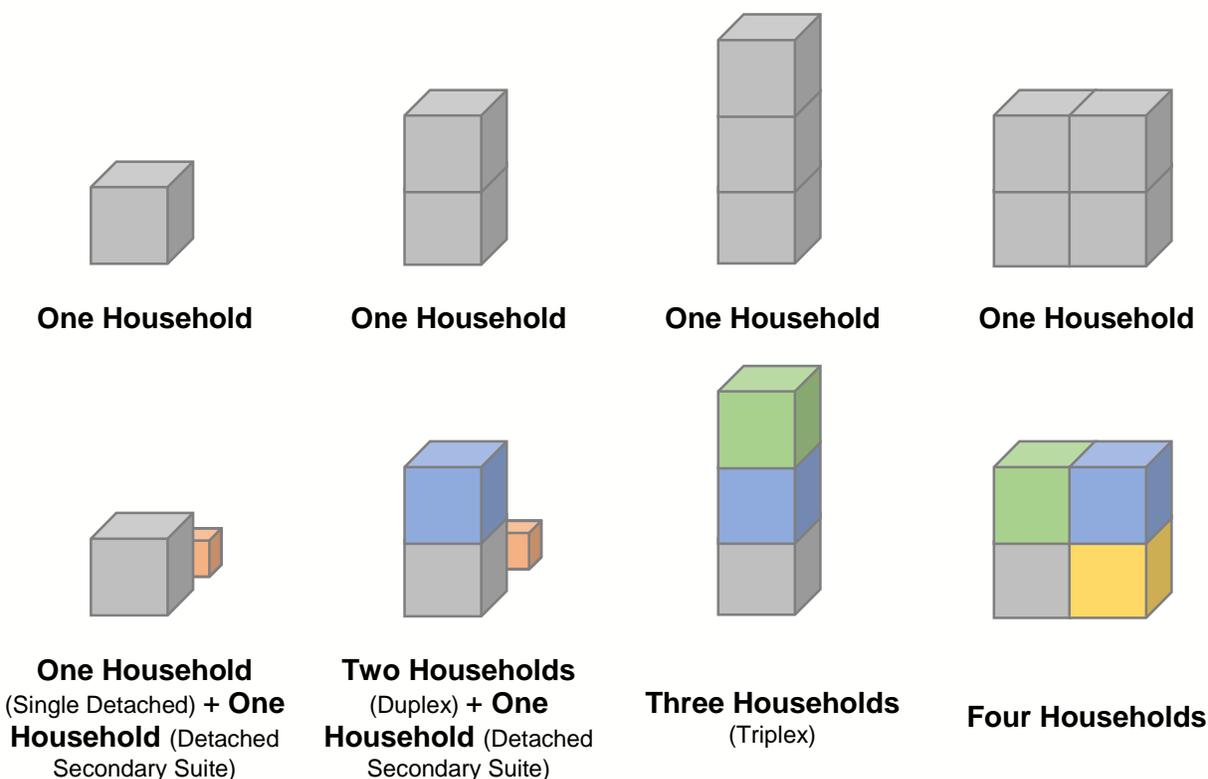


Figure 12: Addressing the missing middle through context appropriate housing

Public Realm

The successful design of buildings, streets and open spaces should be designed with comfortable, welcoming, protected, and accessible spaces between buildings which promotes an inviting pedestrian environment. The key to providing a high-quality public realm is making it accessible to all people, including having regard for the Principles of Universal Design. More specifically, park and open space design policies, and policies related to the design of buildings and parks facilities, among others, will need to consider the AODA and the Design of Public Space Standard, having regard for accessibility for persons with disabilities.



All publicly accessible areas, including streetscapes, parks and open spaces, mid-block connections, and privately accessible open spaces, should also conform to principles of Crime Prevention Through Environmental Design (CPTED), including providing clear views to sidewalks and public areas, placing amenities in well-lit areas where activities are anticipated, and creating public-facing building frontages that create ‘eyes on the street’ through activating building frontages with ample glazing, street-facing front doors, clear delineation of the public-private interface and encouraging active uses and spillover activities for buildings at street-level. Particular attention should be paid to addressing the residential land use interface with employment areas.

Streetscapes

Streetscapes should be designed to facilitate the movement of people and should keep the comfort and experience of pedestrians, cyclists and transit users top of mind. Areas for streetscape enhancement may be identified based on priority areas in the Official Plan. Design guidance should also be provided to encourage an aesthetically pleasing and comfortable streetscape and public realm, and policy may encourage the use of elements such as shade trees, benches and bus shelters to facilitate active transportation. Policy may encourage or incentivize active uses along main streets, such as cafes and storefronts, which contribute to higher turnover and more activity at the street level, enhancing the public realm experience.

Similarly, creating attractive and pedestrian-friendly streetscapes, and a vibrant and animated public realm, that incorporate sustainable design elements, should be a priority for the Official Plan in promoting active transportation and aid the City in adapting to a changing climate. Consider policies that promote streetscape improvements and beautification, such as using a range of pavement materials, incorporating furnishings, pedestrian-scaled lighting and increased sidewalk widths for added comfort, safety and accessibility, Low Impact Development (LID) for stormwater management, and double rows of street trees for the multitude of natural and human benefits they provide, where possible.

Landmarks, Views and Skylines

Significant existing public views of both the natural and built environments should be preserved throughout the city, through building height limitations and other mechanisms adopted as a part of Official, Secondary and Block Planning exercises. The protection and enhancement of these views, as well as the creation of new views from public open spaces and/or buildings, helps to orient pedestrians moving through the City.

New views can be created or enhanced through the placement of windows, balconies or terraces of new buildings. In addition, small-scale views can be developed from the pedestrian environment into the interior public spaces of buildings, such as entry halls, lobbies, or other active use areas. Where buildings are highly visible from public areas, articulating the building facades creates visual interest and enhances views from the adjacent public area. In addition to developing different sidewalk-level treatments, visual interest on building facades can be created by developing rhythms of recessed window openings. Elements at higher building elevations that add to visual interest for the pedestrian include, but are not limited to, belt-courses, cornice lines, and roof forms.

It is recognized that as the City evolves, views can also be positively altered, and additional views can be created. New viewpoints are created when windows, balconies, and outdoor terraces are



oriented toward important points of interest such as public open spaces, Mount Pleasant Village Square is great example of this. Taking advantage of the surrounding view opportunities increases the desirability of living, visiting, and working in the City. In addition, developing new, small-scale views into the active-use spaces of buildings strengthens the physical and visual connections between these buildings and the adjacent sidewalk.

The new policy framework should set out a framework for identifying views and vistas that should be protected in the future. Policies will need to be evaluated for their ability to protect for current views and reviewed for views, perspectives, entranceways, and vistas that should be protected in the future. New policies will also need to recognize the impact of tall building clusters on the city's skyline that contribute to the City's image.



4 POLICY RECOMMENDATIONS AND STRATEGIC DIRECTIONS

Brampton Plan is expected to make several significant policy changes to shape the city as it continues to grow and develop. Based on the policy context and emerging considerations presented in the previous sections of this Discussion Paper, a series of five growth management strategic directions are being proposed. Each strategic direction is associated with policy recommendations for how policy directions will be crafted in the next stage of this project, subject to further consultation with the community. The policy directions in this section should be read in conjunction with the other Discussion Papers which provide complementary directions.

1

Align Urban Design, Open Spaces, and Recreation with the City Structure

- Develop urban design and built form policies and guidelines that correlate to the various areas of the City Structure (e.g., urban centres, town centres, etc.).
- Establish performance standards to avoid shadow and wind impacts from development to ensure a minimum number of hours of sunlight on parks and important open spaces.
- Align urban design policies with sustainability, public health, and transportation policies to support the establishment of 20-minute neighbourhoods.
- Urban design policies should recognize clusters of tall buildings at the major centres.
- Investigate opportunities to retain properties in strategic locations in the vicinity of Centres and Corridors.
- Strengthen policies regarding the placement, design, and maintenance of parks and open spaces to support the protection and enhancement of the natural heritage system.

2

Creating a Vibrant Public Realm

- Promote a more comfortable and vibrant public realm which encourages people to congregate and celebrate diversity and incentivizes active transportation.
- Create direct connections to transit stops, mobility hubs, transit stations and transportation corridors using a walkability and accessibility lens.
- Incentivize walking and cycling to transit facilities through public realm improvements and providing cycling facilities at transit stations and buildings.



3

Promoting Contemporary Approaches and New Design Solutions in Public Realm, Streetscape and Park Design

- Collaborate with the Region to ensure the design of Regional roads supports the development of complete streets and complete communities.
- Promote opportunities for urban agriculture broadly across the city through policies for building design, land use, and to promote a sustainable food system for Brampton.
- Explore opportunities to use underutilized space such as redundant vehicle lanes, leftover road segments, and other spaces to improve the public realm.
- Create policies that emphasize the important of expanding the urban forest through new trees in the parks, streetscapes, and other public spaces.
- Incorporate policies to reinforce Brampton's Eco Park Strategy principles to inform the design and operation of parks, including LID measures.

4

Rethinking Traditional Parks Spaces and Hierarchies

- Addressing parkland distribution targets to achieve all scales and density related requirements.
- Consider moving away from cash-in-lieu of parkland and considering linear corridors, smaller hardscaped gathering spaces in urban areas, such as linear green corridors, naturalized parks, linear retrofits, and hardscaped smaller parkettes and gathering spaces, as constituting parkland dedication.
- Prioritize access and connectivity, inclusivity, and addressing gaps in the Natural Heritage System and other contiguous green spaces to ensure connectivity and equitable access to parks and open spaces.
- Tie the provision of park space to neighbourhood needs.
- Connect and manage assets through partnerships (e.g., public utilities, private developments, POPS)
- Policy to help facilitate the inclusion of park/open spaces into urban infill and densification areas, in a way that is realistic for constraints in available space.
- Redefine parkland distribution targets to facilitate both concentrated larger parks and more frequent alternative park spaces.
- Supports alternative approaches to connecting and managing assets through partnerships such as along utility corridors and through privately owner publicly accessible open space.
- Consider design policies for the public realm which respond to lessons learned from COVID-19, including increased use of open spaces and outdoor recreation amenities, as well as the need for flexible public spaces and programming (e.g., to promote physical distancing).
- Support opportunities with local school boards for programming and use of publicly owned greenspace and shared facilities.



5

Capitalizing on New Development

- Develop policies for the design of tall buildings.
- Consider the recommendations of the Region of Peel's 2014 Affordable Housing Active Design Guidelines and Standards to develop policies which support a high standard of design for affordable housing developments.
- Promote a mix of land uses that foster social interaction, facilitate active transportation and community connectivity.
- Set community benefits requirements for both parkland and recreation amenities.
- Incorporate policies that endorse and align with the Region's Healthy Development Framework and to require a health assessment as part of a complete application for planning and development proposals in accordance with ROPA 27.
- Establish building and site design policies which support convenient active transportation use, such as the placement and design of bicycle parking, streetscape elements, and end-of-trip facilities.
- Provide policies that strengthen the City's urban design implementation toolkit, including the need for urban design studies and urban design briefs.
- Provide direction on responsibilities for private developers as to how public realm, private amenity space, and privately-owned public spaces (POPS) complement support the provision of public parks.
- Establish policies for urban plazas and consider it as part of a development's parkland dedication requirement.
- Consider opportunities to include new City and not-for-profit community services and facilities in mixed-use developments.

6

Supporting Climate Change Resilience

- Develop policies, procedures and guidelines to evaluate the opportunity to incorporate Low Impact Development (LID) into major City capital projects (roads, parks, streetscape improvements, and buildings) and private development.
- Develop and commence a Water Efficiency Strategy for the City's outdoor amenities including potable water for irrigation.
- Recognize the role that parks and other green spaces, green infrastructure, and the urban forest play in providing linkages and ecosystem benefits and services that support public health and a sustainable, liveable city. Aim to protect, maintain and enhance these resources.
- Consider the impacts of a changing climate in new development and creating policies and objectives that direct public realm improvements and built form to contribute to climate change mitigation and adaptation.



5 NEXT STEPS

This Discussion Paper is one of seven Papers that are being completed as part of Phase 4 of the Brampton Plan project. The seven Discussion Papers align with the key focus areas of Brampton Plan and build on the work completed in Phases 1-3 to establish a foundation from which to develop policy directions. The focus areas have been informed by the work completed through the 2040 Vision, policy review and research and through consultation with city staff. The directions and recommendations presented in Section 4 of this paper will be refined through subsequent consultation with the public.

This is a starting point for generating discussion about urban design, open spaces and recreation related issues and recommendations. A Policy Directions Report will follow and will outline detailed changes proposed for inclusion in Brampton Plan.

Discussion Papers pertaining to each of the Brampton Plan Focus Areas can be accessed online at the Brampton Plan Project Website: Brampton.ca/BramptonPlan.

Lets Connect!

Comments and feedback on the Discussion Papers can be provided on the Brampton Plan Project Website or emailed to opreview@brampton.ca.

