



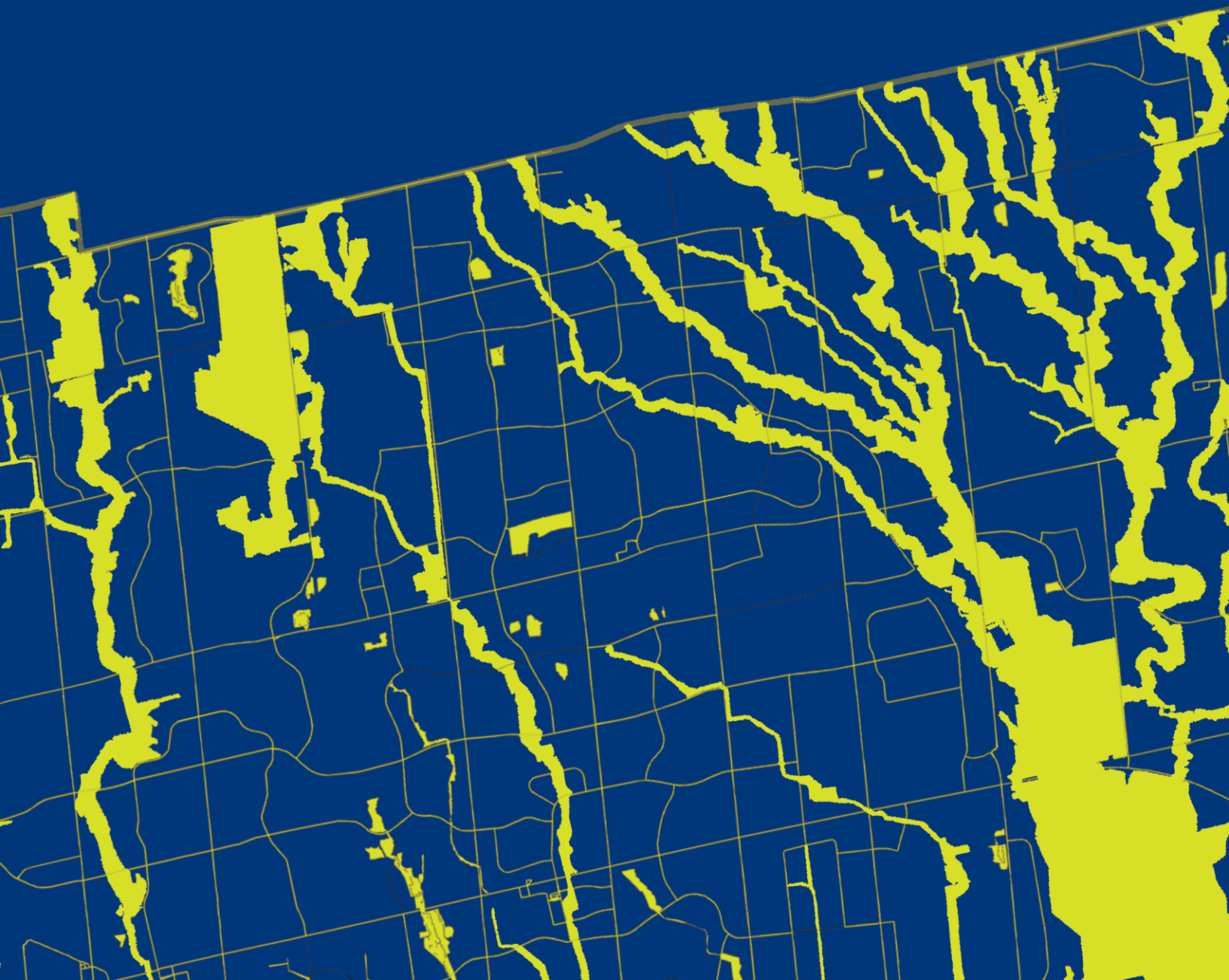
BRAMPTON PLAN

YOUR VISION
OUR FUTURE

2022



Draft | April 2022





BRAMPTON



WSP




TERRITORIAL ACKNOWLEDGEMENT

We respectfully acknowledge that the City of Brampton is located on treaty lands and territory of the Mississaugas of the Credit and the traditional territory of the Huron-Wendat and the Haudenosaunee. The City of Brampton is a contemporary home to many First Nations, Inuit and Metis people today. Brampton appreciates and respects the history and diversity of the land and is grateful to have the opportunity to work and meet in this territory. The City of Brampton joins with First Nation groups in partnership, friendship and reconciliation.

Brampton supports the United Nations Declaration on the Rights of Indigenous Peoples and the Truth and Reconciliation Calls to Action, which act as starting points for the City to develop meaningful collaborative relationships and work that addresses the systemic inequities and racism that Indigenous Peoples face. Some of the relevant Actions identified in the Truth and Reconciliation Commission Report, which were considered in preparing Brampton Plan include:

- We call upon all levels of government to fully implement Jordan's Principle.
- We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.
- We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.

We recognize, however, that a more comprehensive approach is required for the City to work towards true reconciliation and restorative justice – work which must involve sustained engagement with local Indigenous Communities as we implement Brampton Plan.



HOW TO USE BRAMPTON PLAN

AT A GLANCE

Brampton Plan tells the city-building story of Brampton. The chapters of Brampton Plan have been written to be read comprehensively – explaining where we are, where we want to go, and how we will get there. The policies of Brampton Plan are setup to show the relationship with one another to achieve the strategic vision for 2051 and beyond.





Contents

Brampton Plan is organized into four chapters that reflect the interconnected nature of planning, as follows:

1-1 CHAPTER 1. IMAGINING BRAMPTON

Describes the vision for Brampton to 2051 and beyond.

2-1 CHAPTER 2. SHAPING BRAMPTON

Establishes policies to realize Brampton's vision.

2-2 PART 2.1. CITY STRUCTURE

Establishes the City Structure that will define how and where Brampton will accommodate growth over the next 30+ years.

2-32 PART 2.2. OUR STRATEGY FOR BUILDING AN URBAN CITY

Sets our land use and design policies to build an urban city, comprised of great places to live, work, and play.

2-37 Centres

2-46 Boulevards

2-53 Corridors

2-60 Neighbourhoods

2-79 Employment Areas

2-96 Natural Heritage System





2-136 PART 2.3. CITY-WIDE BUILDING BLOCKS

Contains a range of policies that apply city-wide, relating to topics such as housing, parks and recreation, transportation, sustainability, climate change, economic development, health, and infrastructure.

2-138 Nurturing Strong and Connected Communities

2-160 Sustainability and Climate Change

2-195 Housing and Social Matters

2-222 Mobility and Connectivity

2-249 Health and Wellness

2-275 Jobs and Living Centres


3-1 CHAPTER 3. IMPLEMENTATION AND MEASUREMENT

Contains a series of tools that have been afforded by the Province and Region to municipalities for official plans to be effectively implemented.

4-1 CHAPTER 4. SITE AND AREA SPECIFIC POLICIES

Apply to specific sites or areas in the city. All approved site and area specific policies are contained in one consolidated section.





SCHEDULES are used in Brampton Plan to illustrate many of the ideas and concepts in the policy chapters of this Plan. All schedules have been developed based on information provided by the Region of Peel and Province of Ontario, as necessary.

List of Schedules

- Schedule 1.** City Structure
 - Schedule 2.** City-Wide Growth Management Framework
 - Schedule 3A.** Transit Network
 - Schedule 3B.** Active Transportation Network
 - Schedule 3C.** Streets Network
 - Schedule 4.** Provincial Plans and Policy Areas
 - Schedule 5.** Designations
 - Schedule 6.** Natural Heritage System
 - Schedule 7.** Natural Heritage Features
 - Schedule 8.** City Street Right-of-Way Widths
 - Schedule 9.** Cultural Heritage
 - Schedule 10.** Parks and Open Space
 - Schedule 11.** Energy Planning Districts
 - Schedule 12.** Major Development Influences
 - Schedule 13.** Secondary Plan and Precinct Plan Areas
 - Schedule 14.** Site and Area Specific Policies
- 



Amendments in this Consolidation

| Official Plan Amendment | Date in Force | By-law Number |
|-------------------------|---------------|---------------|
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Chapter 1

Defining Brampton





A Rapidly Growing City

Brampton is at a turning point in its evolution. Over the next three decades it is anticipated that Brampton will grow to its boundaries. As first-generation greenfield development winds down, growth will transition to second-generation infill and intensification. During this time, Brampton will transition from a medium sized city with a population of 680,000 to a large city with a population of 1+ million people. Rapid growth will bring many challenges, but also incredible opportunities. Brampton Plan seeks to address challenges and embrace the opportunities that lie ahead to help shape and direct growth in a manner that will allow Brampton to emerge as a global beacon of sustainability where residents, business owners and visitors can enjoy an exceptionally high quality of life.

Brampton is fortunate to enjoy a strategic location within the Greater Toronto Area, adjacent to Pearson International Airport (Canada’s gateway to the world) as well as being well served by transportation infrastructure, including: the CN rail line with GO Train service that provides direct connection between Union Station in Toronto and the technology hub of Kitchener/Waterloo. Existing 400-series highways have helped Brampton attract investment and build a strong employment base. Spectacular natural and designed green spaces connect the city to larger environmental systems and provide opportunities to connect residents of Brampton to neighbouring municipalities and to Lake Ontario via first class trails.

While first generation growth in Brampton has largely been lower density and auto-oriented, things are changing. Brampton is growing up both literally and figuratively. With a new wave of urban and higher density infill and intensification, opportunities will be created to create compact and complete 15-minute neighbourhoods – where residents are able to undertake most of their daily needs within a 15-minute walk or bicycle ride. Brampton Plan will focus on improving livability, quality of life and place-quality within the city.

The Official Plan (referred to herein as “Brampton Plan”) for the City of Brampton (“the City”) sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton. Brampton has a dynamic history, evolving from a village to a bedroom community to an urbanizing city rich with built, natural, social and cultural resources that make it a great place for Bramptonians to call home.



Drivers of Change

To effectively guide growth, and not simply react to it, it is important to understand key drivers of change that are and will continue to influence Brampton's evolution. Brampton Plan will seek to build upon current strengths and strategically address weaknesses. Some key drivers of change are as follows:



Rapid Growth

Brampton has been and will continue to be one of the fastest growing cities in Canada. The population is anticipated to grow from 680,000 in 2021 to 1 million by 2051. Brampton Plan provides the framework within which to guide and direct this growth, along with corresponding hard and soft infrastructure, to deliver a sustainable city where a high quality of life is enjoyed.



Getting Around

With significant growth can come significant challenges associated with congestion. Brampton Plan recognizes that the best transportation plan is a land use plan and seeks to create complete and compact neighbourhoods where the need to travel long distances to undertake daily needs is minimized. While the focus will be on short trip-making and in reducing the distances people need to travel to undertake daily needs, we cannot ignore the private automobile. Currently, approximately 60% of residents commute outside of Brampton for work, predominantly by private automobile. Brampton Plan prioritizes trips on foot, on bicycle and on transit (particularly for longer haul trips) ahead of the private automobile, with the goal of bringing origins and destinations closer together to alleviate the need to drive everywhere. Over time it is anticipated that the City's activity rate (jobs to population ratio) will increase, thereby decreasing the need to commute outside Brampton for work.



Financial Sustainability

Lower density neighbourhoods are more expensive to service (police, fire, ambulance, schools, water, sewer, streets, hydro, parks, community centres, libraries, etc.) than are higher density neighbourhoods. Brampton Plan very deliberately seeks to direct growth in a manner that is more compact and at higher densities so that revenue and operating costs are in better balance. This does not mean tall towers everywhere, instead it means directing growth to the areas that can best support it to maximize efficient use of infrastructure and also pursuing a range of housing typologies – not just single-family homes. In addition to reducing financial costs, smarter land use approaches that are contained within Brampton





Plan will help reduce energy consumption, decrease CO² emissions, preserve agricultural lands, and contribute to healthier residents.



Inclusive City

While the average age in Brampton is 36.5 (2016 Census) making it the lowest average age of any large city in Canada and lower than the provincial average of 39.8, it is important to plan for the needs and abilities of all age cohorts to ensure an inclusive city. Further, there is a need to adapt our physical environments; our approach to housing, transportation and recreation; and the diversity of services provided to our residents to the varying needs of residents. Brampton Plan recognizes the direct connection between the built environment and its impact on health, social connectedness and mobility, and overall well-being.



Celebrating Our Diversity

Brampton is a cosmopolitan city. More than 50% of Brampton residents were born outside Canada and Brampton enjoys one of the country's largest concentrations of South Asian immigrants. Brampton's incredible diversity includes people of all ages, preferences, economic levels, and capabilities. Brampton Plan recognizes that this diversity should be celebrated, treasured, understood, and shared with the world.



Health Wellness and Safety

It is estimated that one in ten adults living in Peel Region have been diagnosed with diabetes and without intervention is projected to rise to one in six (Dr. David Mowat, 2014). In 2015, 161,342 Peel residents under the age of 20 were living with diabetes. This represents a doubling of diabetes rates for this age cohort between 1996 and 2015 - significantly higher than the provincial average.

Car-oriented environments have been shown to lead to higher incidents not only of diabetes, but also heart disease and obesity. Brampton Plan has considered the connection between health and built form and seeks to directly improve health through the creation of more walkable environments.



Desire to Live and Work in Exciting Urban Places

Attitudes and expectations around how people want to live, work, learn and play are evolving in cities across North America, including Brampton. While many Brampton residents are very happy with where their city, the following themes emerged during the 2040 Vision that reflect larger trends:



- Desire to see more diverse housing typologies (particularly missing middle options) to provide for the needs of residents throughout all stages of life;
- Desire to live an active lifestyle;
- Desire for more innovative working options;
- Desire to live in or near cool places with transit connections; and
- Ability to live comfortably for those that choose not to drive or cannot drive.

Brampton Plan intends to provide options for people. For those that want to continue to live a more suburban lifestyle, you can do that. For those that wish a more urban lifestyle with the kinds of attributes listed above, that will also be available. Providing cool, urban places is particularly relevant when we look at ways to attract and retain residents, particularly younger residents. If you do not provide these types of environments or the ability to live in these types of places, then those who seek them out will leave to pursue them elsewhere.



Housing Affordability

The costs to own and maintain a house in Brampton are escalating at unprecedented rates. This mirrors trends across the Greater Toronto Area. Rents are also rising with rental supply at historic lows. Rental vacancy rates are hovering close to 1.3 percent (2020), where a rate between 3% to 5% is considered healthy. Waitlists for non-market housing units are increasing, with residents requiring rent supplements to afford housing. Households in the low- and moderate-income ranges in Brampton cannot afford the housing they need. Housing affordability can be exacerbated for persons living alone, single parents, recent immigrants, at-risk youth, seniors, and families with children. Addressing housing affordability is complex and require a multi-pronged approach. Brampton Plan has been informed by Housing Brampton that details a myriad of strategies that can be implemented to address housing affordability.



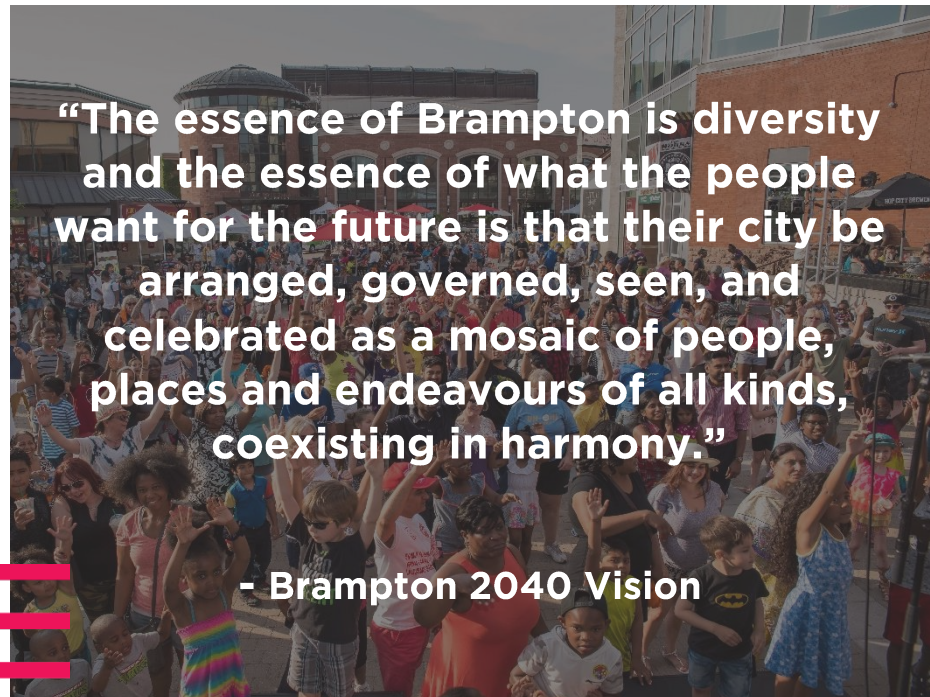
Climate Change

Climate change is a threat to people's livelihoods and all life on the planet. To address this crisis, we must urgently reduce carbon emissions and prepare for the consequences of a warming planet. Ontario has already seen these consequences through the increasing severity of rain, snow, ice and wind events, greater temperature fluctuations and extremes, changing wildlife migration patterns, and the growing presence of vector-borne diseases. In the next quarter century, it is expected that the types of climate change impacts and their severity will increase. These impacts all come at a significant cost to municipalities, residents, and businesses, and inaction will be expensive. Brampton Plan seeks to chart a more sustainable path for the future.



The 2040 Vision

In 2018, the City of Brampton developed the Brampton 2040 Vision, an aspiration document shaped with the input of more than 13,000 residents, to transform Brampton into a future ready city of dynamic, complete, and urban communities. Brampton Plan carries forward and implements the 2040 Vision. Emanating from the 2040 Vision, Brampton Plan's vision statement will provide focus and direction for all planning decisions and directions within the Plan.



Realizing the Plan

To further the creation complete communities, Brampton Plan is grounded in four pillars of sustainability which are applied across all relevant sections and policies in Brampton Plan:

Environmental Sustainability

Brampton Plan will protect, conserve and consider the impacts of the natural environment, climate change, energy consumption, green infrastructure, public transit options to support mobility in the city, as well as provide the roadmap for developing low-carbon and green communities

Social Sustainability

Brampton Plan will plan for equity and inclusion, accessibility, diversity and the social determinants of health for current and future generations

Economic Sustainability

Brampton Plan will strive for affordability, economic development, investment and talent attraction and retention and return on investment. This will support the prosperity and competitiveness of Brampton now and in the years to come.

Cultural Sustainability

Brampton Plan will acknowledge and celebrate Indigenous heritage while honouring the diverse cultures, perspectives and experiences residents bring from around the world.





Throughout the development of the 2040 Vision, and continued through the work of Brampton Plan, the City has listened carefully to the community to create a plan for future Brampton that reflects the desires of Bramptonians. The policies and directions contained within Brampton Plan help to propel the city toward this future vision. The following transformations, representing key areas of focus that the community expressed mattered most to them during the 2040 Vision, are areas of focus for Brampton Plan:

- **A Vibrant Heart** – Realize Uptown, Downtown and Bramalea as Urban Centres.
- **Jobs within Communities** – Create vibrant mixed-use Town Centres and Corridors that will incubate the jobs of the future and foster economic competitiveness and prosperity.
- **15-minute Neighbourhoods** – Realize model living in new and revitalized neighbourhoods, where residents and business owners can enjoy a healthy and high quality of life, find affordable housing for all stages of life, and undertake daily needs close by without the need to travel long distances by car.
- **Connected Places** – Complete and connect Rapid Transit and Active Transportation networks to help make it easier to get around the city and connect to the larger region.
- **Focus on Beauty** – Deliver thoughtfully designed communities that are beautiful, comfortable, and safe, with attractive buildings, trees everywhere and where the intricate details matter.
- **Nature Brought Back** – Respond to the global climate change imperative by integrating sustainable living into everything we do, to provide a roadmap for developing low-carbon and green communities.
- **Thriving Arts Scene** – Acknowledge and celebrate our rich Indigenous heritage, while displaying our incredible diversity to the world through arts and culture.
- **Social and Health Harmony** – Realize equity and inclusiveness as core values that govern the way we all behave and the way we plan our city.
- **Partnerships** – Recognize that we are a city that works stronger together.





Brampton Tomorrow

Brampton tomorrow will be a city where residents do not need to travel long distances to undertake their daily needs, supporting the creation of 15-minute neighbourhoods. A collection of Urban Centres such as Downtown, Uptown and Bramalea will be the centre of the urban transformation. These nodes will have the highest and best transit service in Brampton and will allow people to get around the city and connect to other cities without having to own a car. Streets will transition from their current automobile-oriented nature to complete streets that balance the needs of all mobility users and place priority on pedestrian, cyclists, and transit riders. Streets will be easy to cross and pleasant to walk along, the pedestrian realm will be beautiful and vibrant with active ground floors of buildings.

Outside of this core area will be a collection of Town Centres, located in Heritage Heights, Trinity Commons, Bram GO, Bram West and Bram East, designed to create vibrant and complete focus areas for the broader city. All Town Centres will be connected by higher order transit, as well as safe and connected trails for those who choose to get around by active modes. Whether commuting to work, travelling to school, running errands, or simply going for a walk, each of these centres will offer complete and affordable living throughout all stages of life. They will also deliver urban life and the great amenities that come with it, while attracting new and growing investments that will provide a mix of housing and employment options. No longer will Brampton's youth have to leave Brampton to go live, work, and enjoy entertainment in cool places elsewhere – Brampton will be that exciting place where people will want to spend time.





Brampton is one of the most diverse cities in the world. Complemented by world class urban form and place-quality, we will showcase our diversity through arts, cuisine, culture, events/festivals, etc. Brampton Plan provides the high-level roadmap to allow us to continue this exciting transformation.

To create complete communities across the city to 2051, Brampton Plan will:

- Propel the city toward this future vision that has been collectively established through the Vision 2040 process and refined through the development of Brampton Plan.
- Ensure that growth is managed and does not have any adverse environmental, social, economic, or cultural impacts on the City.
- Ensure the effects of climate change are minimized.
- Promote physical health of residents by ensuring access to healthy, local, and affordable food options, to walkable environments and green spaces that promote active lifestyles and by protecting and enhancing clean air, land, and water.
- Encourage growth in specific priority centres and permit gentle intensification by way of respecting the characteristics of current neighborhoods.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Sustain and enhance the long-term economic prosperity of the agri-food sector.
- Support the delivery of affordable, adequate, and suitable housing options to our residents and workers.
- Prioritize technology, innovation, and entrepreneurship, to give the City's workforce a competitive edge and support us as a national leader for attracting, developing, and retaining new jobs and talent.
- Ensure convenient transportation routes and options are considered and implemented connecting people to where they need to go.
- Create ecosystems for entrepreneurial growth, maximizing public and private investments in transit, education, and health care, (among others) across the city.
- Determine a sustainable allocation of growth throughout the city, focusing the majority of growth in centres and along corridors, while nurturing the neighbourhoods we all know and love.
- Focus on diversifying the economic base of the city, creating opportunities for investment, job creation and innovation.
- Provide a road map for fiscally responsible and sustainable development of communities.
- Cultivate an arts and culture scene that supports creative entrepreneurs.






Interpretation of Brampton Plan

- 1.1.1 Brampton Plan is to be read in its entirety. All relevant goals and objectives are to be considered when decisions are made, and all relevant policies will be applied as appropriate. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read Brampton Plan as a whole.
- 1.1.2 Where there is conflict between Brampton Plan, applicable Provincial policy and the Region of Peel Official Plan, the most restrictive requirements will apply.
- 1.1.3 City Council is responsible for making decisions that conform to this Plan and work to achieve the vision presented in Chapter One which is the foundation upon which Brampton Plan has been developed.
- 1.1.4 Policies in this Plan that use the words “will” or “shall” express a mandatory course of action. Where the words “should” “may” or “encourage” are used, suitable alternative approaches to meet the intent of the policy may be considered.
- 1.1.5 The policies of this Plan represent minimum standards. Brampton Plan does not prevent Council and the approval authority responsible for planning and development applications from going beyond the minimum standards established by this Plan unless doing so would directly conflict with a policy in this Plan.
- 1.1.6 None of the objectives or policies of this Plan are intended to formally commit City Council to provide funding for their implementation. Funding decisions to implement the Plan will be made by Council on a case-by-case basis through appropriate budget processes.
- 1.1.7 It is intended that the policies of this Plan will allow for a reasonable amount of flexibility through interpretation, provided that such interpretation represents good planning and is consistent with the policies of this Plan. In instances where interpretation is needed, the following policies will apply:
 - .a Other plans, strategies, guidelines and studies created by the City to support the implementation of Brampton Plan work together, mutually supporting and informing one another to accomplish the objectives outlined in this Plan.
 - .b The policies of this Plan are general in nature and are intended to be supplemented by Secondary-Level Plans. Land uses and designations approved prior to the implementation of Brampton Plan, as well as uses legally in existence prior to the





implementation of this Plan, will be permitted to be established and continue without an amendment to Brampton Plan.

- .c The boundaries between designations on Map 5 are not intended to be rigid, except where they coincide with physical features such as roads, railways, rivers, or streams. The exact determination of boundaries that do not coincide with physical features will be determined by the City. The City may permit minor departures from such boundaries through interpretation if it is of the opinion that the intent of the Plan is maintained, and that the departure is advisable and reasonable. Where boundaries between designations do coincide with physical features, any departure from the boundary will require an amendment to Brampton Plan.

Legislative Basis of Brampton Plan

In preparing Brampton Plan, the City has reviewed planning and regulatory policies of other levels of government, to ensure consistency and conformity.

Planning Act

The *Planning Act* sets out rules for land use planning in Ontario. Brampton Plan represents the Official Plan for the City of Brampton and has been prepared under the authority of Part III of the *Planning Act*, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct the physical change and the effects on the social, economic, and natural environment of the city. Brampton Plan needs to meet the legislative requirements of the *Act*.


Official Plans prepared under the authority of the *Planning Act* must be consistent with or conform to other Provincial Plans and policies, as well as implement the policies of the Region of Peel Official Plan.

- The Province of Ontario provides broad policy direction which municipalities must comply with.
- The Region of Peel, as an upper-tier level of government, provides specific policy direction to implementing Provincial legislation and plans.

Provincial Policy Statement

Issued under the *Planning Act*, the Provincial Policy Statement (PPS) provides principles and policy direction on matters of provincial interest relating to land use planning and development. Brampton Plan has regard for matters of provincial interest relating to land use planning and development and is written to be consistent with the PPS. These interests can be categorized into three themes:

- Building strong and healthy communities.

- 
- Wisely using and managing resources.
 - Protecting public health and safety.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) has been prepared under the *Places to Grow Act, 2005*. Under the Growth Plan, the majority of growth will be directed to settlement areas that have a delineated built boundary, existing or planned municipal water and wastewater systems and can support the achievement of complete communities. The Growth Plan is premised on building healthy and complete communities, which are intended to be well-designed and provide efficient utilization of land.

Greenbelt Plan

The Provincial Greenbelt Plan is the largest geographical area of its kind, consisting of 728,000+ hectares of agricultural lands, ecological systems and natural heritage features. This area is protected by the Greenbelt Act, which was originally enacted in 2005 and updated in 2017. The Greenbelt Plan establishes a policy framework that identifies where lands are to be protected from significant development and urbanization in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape.

About 200 hectares (500 acres) of land in Northwest Brampton are affected by the Greenbelt Plan and are identified as “Protected Countryside”. This land predominantly follows the Credit River Valley and includes a protective buffer on the north side of the valley.

Parkway Belt West Plan

The Parkway Belt West Plan was prepared in 1978 by the Province of Ontario, for the purpose of creating a multi-purpose utility and transportation corridor, urban separator and linked open space system. The Plan extends from Hamilton to York Region. Certain lands along the southern edge of City of Brampton are subject to the Parkway Belt West Plan.

Lands within the limits of the Parkway Belt West Plan area are governed by the map designations and policies of the Parkway Belt West Plan.

Region of Peel Official Plan

The Region of Peel Official Plan sets out policies that will guide economic, environmental, and community building decisions and manage growth within Peel Region to the year 2051.



The Region completed a Municipal Comprehensive Review (MCR) in 2022 to implement the Growth Plan to the 2051 planning horizon. Brampton Plan has a planning horizon that accommodates growth until the year 2051, in conformity with the Region of Peel Official Plan.

The policies in the Region of Peel Official Plan are intended to help coordinate and set the stage for more detailed planning by local municipalities, including the City of Brampton.





Chapter 2

Shaping Brampton



To achieve the vision for Brampton, Brampton Plan deliberately strengthens and influences the physical shape of the city through the following parts:

- Establishing Our City Structure (Part 2.1)
- Our Strategy for Building an Urban City (Part 2.2)
- City-Wide Building Blocks (Part 2.3)





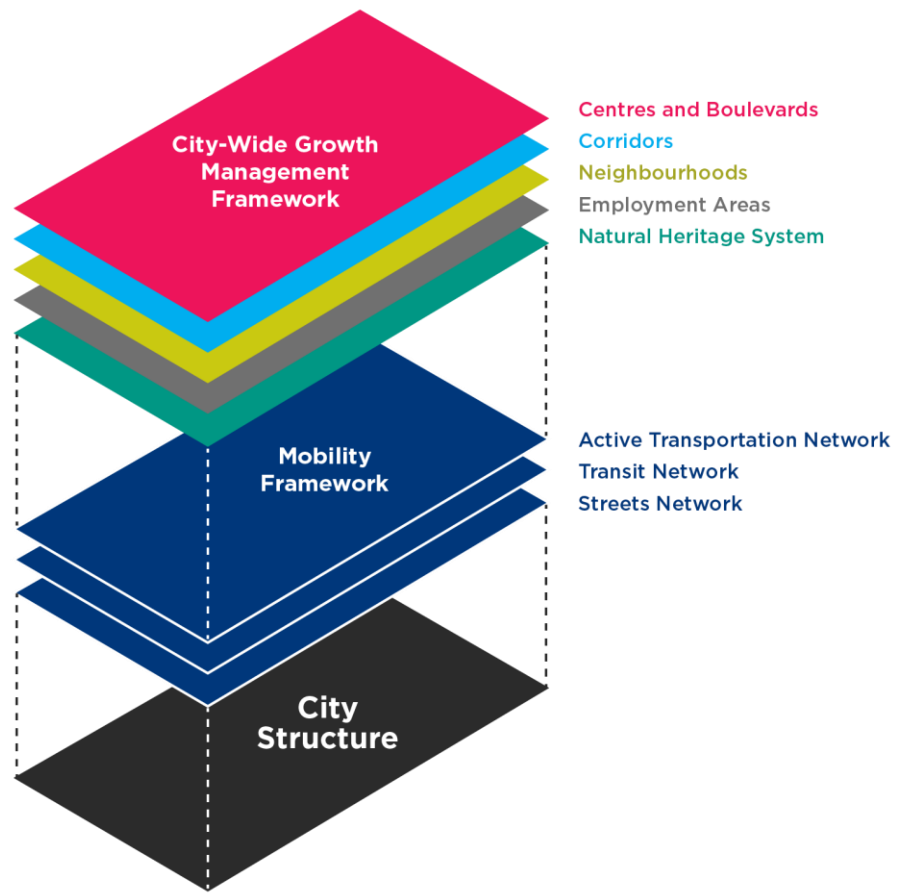
Part 2.1 | Establishing Our City Structure

The City Structure (**Schedule 1**) demonstrates how we will achieve our vision for Brampton, as articulated in Chapter 1, by establishing a framework for where and how growth will occur, and conversely where it will not. The policies of Part 2.1 – Establishing Our City Structure are intended to illustrate how the City of Brampton plans to accommodate residents, jobs, housing, mixed-use areas, and mobility infrastructure, while protecting, maintaining, and enhancing the natural environment over the next 30 years.

The City-Wide Growth Management Framework (Schedule 2) is comprised of Centres, Boulevards, Corridors, Neighbourhoods, Employment Areas, and the Natural Heritage System.

The Mobility Framework (Schedule 3A-C), which knits together the City-Wide Growth Management Framework, is crucial to supporting the growing multi-modal transportation needs of residents and workers.

The City Structure builds on the strengths and opportunities provided by the existing urban fabric and emerging trends. These are encapsulated within the **City-Wide Growth Management Framework** and **Mobility Framework** that make up the City Structure.



Centres, Boulevards, and Corridors create logical opportunities to concentrate new growth and support housing and employment growth in desirable and vibrant community locations served by transit and other community services and facilities. They are places to explore and to gather. They are animated with people and activity with an emphasis on design of buildings and streets and beauty that creates a sense of place.





This Part contains the general policies of Brampton Plan, which are designed to support the City's overall vision, goals, and objectives for the City Structure.

Principles for the City Structure

- 2.1.1 Brampton Plan will create a vibrant and sustainable natural and built environment, a thriving local economy, and a more socially cohesive and equitable city through the integration and coordination of the City-Wide Growth Management Framework and Mobility Framework by:
- .a Protecting and enhancing the city's natural heritage for generations to come by ensuring development is sensitively located, integrated and compatible with the natural environment.
 - .b Conserving cultural heritage resources to preserve and celebrate Brampton's history and legacy.
 - .c Promoting 15-minute neighbourhoods through the design and retrofit of new and existing communities and appropriate infill in Neighbourhoods to support community health, well-being, and quality of life.
 - .d Directing the majority of growth to locations within the built-up area to support sustainable growth and to prioritize investments in regional and city infrastructure including water, sewage, transit, community and emergency facilities, and commercial amenities.
 - .e Providing an appropriate range and mix of housing types and tenures for residents of all ages, life stages, incomes, and abilities.
 - .f Providing transit and other mobility options to navigate the city, and broader region, safely and equitably, and to connect a city of 1 million+ people on the move.
 - .g Increasing access throughout Brampton by taking advantage of the combined travel benefits afforded by improved mobility, shared mobility, and increased proximity to amenities.
 - .h Supporting an integrated mobility network that promotes shorter, more frequent trips and prioritizing sustainable transportation modes over private vehicles and reducing vehicle kilometres travelled.
 - .i Creating an environment where businesses, academic and health institutions, the arts and technology can meet, collaborate and support one another.





City-Wide Growth Management Framework

The City-Wide Growth Management Framework forms the basis for all planning and development in the City of Brampton. It provides direction for how and where growth is to occur in the City as set out in the Provincial Policy Statement (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, and the Region of Peel Official Plan. It will inform other policies of this Plan by illustrating the desired future shape of our city.

As Brampton transitions to a more intense urban form, where growth is directed and conversely, where it is not, becomes more important. The City-Wide Growth Management Framework carefully reflects how the City can maximize existing investments in infrastructure such as community services and facilities, transit, water and wastewater that are vital to the environmental and financial sustainability of Brampton.

Brampton is forecasted to grow by more than 377,000 people and 102,000 housing units, and 124,000 jobs to the year 2051. Together with commercial amenities and institutions, Brampton will continue to grow over the next 30 years, providing new opportunities for residents and workers. Growth management policies are important to meeting Provincial and Regional requirements, as well as ensuring that the City can serve and accommodate the expected growth.


The City Structure (**Schedule 1**) is guided by the City-Wide Growth Management Framework (**Schedule 2**) and illustrates how the city should evolve over the next several decades until 2051. The City-Wide Growth Management Framework is supported by the Mobility Framework (**Schedules 3A-3C**) and demonstrates the degree of connectivity and accessibility between places within the city. It embodies the Brampton Plan vision and represents where the City will focus future investments to support Centres, Boulevards, and Corridors, and an expanded Transit Network. Part 2.2 establishes specific policies that apply to each component of the City-Wide Growth Management Framework.

What is Growth Management?


Growth management includes strategies and tools used by governments to help guide the type, intensity, location, and timing of new development in an economic manner to facilitate the efficient and effective use of government investment in infrastructure and promote environmental sustainability as the City mitigates and adapts to climate change.

See Our Strategy to Building an Urban City in Part 2.2 to read the policies related to each component of the City-Wide Growth Management Framework.



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- 2.1.2 The elements that help to shape our city and are the basis for our growth management hierarchy, as shown on **Schedule 2** and further described in Part 2.2, are defined as follows:
- .a **Centres** are those areas of Brampton where the highest concentration of growth and mix of uses is planned to occur. They connect residential and non-residential opportunities and enhance the ability for more residents to live, work, and play locally. Centres are comprised of **Urban Centres** and **Town Centres**.
 - .b **Boulevards** are vibrant and prominent streets in the city, servicing as destinations in themselves, but also providing critical connections to the rest of the city and region and serving nearby communities. Boulevards are comprised of **Primary Urban Boulevards** and **Secondary Urban Boulevards**.
 - .c **Corridors** represent key current and planned Rapid Transit linkages that provide connections within and across Brampton and the broader region. Along Corridors, a broad mix of uses and more intense built forms are directed. Corridors are envisioned to accommodate the Rapid Transit Network to facilitate the movement of people and are principal locations for **Major Transit Station Areas**.
 - .d **Neighbourhoods** reflect new and existing lower-scale residential, commercial, and institutional areas of Brampton, where people live, shop, work and play, with the amenities, including parks and open space, they need for day-to-day living close to home.
 - .e **Employment Areas** cover those areas where a large number of people who live in Brampton or commute from the surrounding region, work. This includes major institutional uses and areas protected for employment uses, while protecting more industrial areas against conflict with sensitive uses. The goal of these areas is to create productive and desirable places to attract investment.
 - .f The **Natural Heritage System** includes natural spaces, such as provincially and locally significant woodlands, rivers, valleylands, wetlands, and ecological connections, which require protection and enhancement to recognize their environmental, economic, social, and health benefits.

2.1.3 The tallest buildings will be directed to Urban Centres. Within Boulevards and within Major Transit Station Areas, taller buildings may be permitted subject to the applicable built form, design and implementation policies of this Plan.

- 
- 2.1.4 A mix of transit-supportive uses will be provided along Corridors within the Neighbourhoods designation, with higher densities permitted within Major Transit Station Areas to promote transit ridership subject to Table 4 and the policies of this Plan.
 - 2.1.5 Within Employment Areas, a broader mix of uses may be permitted within Major Transit Station Areas subject to the policies of this Plan.
 - 2.1.6 Neighbourhoods will be planned at a lower scale than Centres, Boulevards, and Corridors and will accommodate the lowest densities and building heights, while providing a full range and mix of housing options.
 - 2.1.7 Neighbourhoods will provide flexibility to allow for a mix of lower-scale building types to achieve the objectives of Brampton Plan, including addressing missing middle housing typologies and achieving 15-minute neighbourhoods.
 - 2.1.8 The land use mix in Neighbourhoods will focus on residential uses and associated local-serving services and facilities.
 - 2.1.9 Employment Areas will accommodate a diverse mix of employment uses including offices and industries, mixed employment-focused uses along the periphery, and major institutional uses in locations supported by transit infrastructure. Major Transit Station Areas located within Employment Areas may permit other non-employment uses, subject to further planning studies.
 - 2.1.10 The Natural Heritage System sets the context for conservation and protection when developing the City-Wide Growth Management Framework. In conformity with the policies of this Plan, these lands will be protected, enhanced, restored, and conserved for their long-term sustainability.
 - 2.1.11 All planning and development applications will be in conformity with the City-Wide Growth Management Framework and Mobility Framework, including such activities as investing in public facilities and Civic Infrastructure, designing the public realm, constructing street, sewer and water infrastructure, and developing municipal budgets.
 - 2.1.12 Brampton will work with neighbouring municipalities, the Province, Metrolinx, and the Region of Peel to address mutual priorities and to implement the Provincial and Regional framework for dealing with growth across the City, Peel Region, and the Greater Toronto Area.



Planning for Growth in the City

Minimum growth forecasts have been prepared to the year 2051. These population, housing and employment forecasts, shown in Table 1, will be monitored and revised through future comprehensive reviews of this Plan. They will also be used by Brampton Plan to guide policy and land use decision making until 2051.

- 2.1.13 Most growth will occur within the **Built-Up Area (Schedule 4)** in Strategic Growth Areas of the city, with a majority of residential growth being through intensification, increasing over time during the planning horizon. Most of the employment growth will occur within the designated Employment Areas in the Built-Up Area.
- 2.1.14 Both residential and employment growth will be located in Centres, Boulevards, Corridors, and Employment Areas in our City-Wide Growth Management Framework, including locations of existing or planned transit and community services and facilities.
- 2.1.15 Sufficient opportunities for strategic intensification and land in the city have been designated for growth to meet the projected requirements for population, housing, and jobs until 2051.
- 2.1.16 Minimum growth forecasts are identified in the Region of Peel Official Plan to the year 2051 to conform to the requirements of the Growth Plan. Table 1 of Brampton Plan plans for the minimum population, employment, and housing forecasts prepared by the Region of Peel.

Table 1 - Population, Employment, and Housing Units Growth Forecast

| Year | People | Employment | Housing Units |
|------|---------|------------|---------------|
| 2016 | 608,000 | 191,400 | 168,011 |
| 2051 | 985,000 | 315,000 | 270,000 |

- 2.1.17 The identification of new or additional Settlement Area and conversions of Employment Areas to non-employment uses may only occur as part of the Region of Peel’s Municipal Comprehensive Review, as set out by Provincial policies and in accordance with the policies of the Region of Peel Official Plan.
- 2.1.18 The timing and progression of development will:



- .a Be orderly and provide for a logical extension of services and civic infrastructure in a coordinated and economically viable and sustainable manner.
- .b Provide for a compact form of development and a mix of land uses that support the achievement of 15-minute neighbourhoods.
- .c Be supported by the adequate provision of parkland and community services and facilities.
- .d Be supported and connected by the adequate provision of mobility infrastructure.

2.1.19 The servicing and phasing of all development will be coordinated with any applicable Regional and City master plans and capital planning, and will be addressed as a component of a development application, Secondary Plan, or Precinct Plan.

Accommodating Growth in the City

Brampton has a limited amount of land within its Designated Greenfield Area that is available to accommodate the growth targets to 2051. The goal of Brampton Plan is to encourage and support the majority of growth within the City's Built-up Area as shown on **Schedule 4**. This will result in a greater provision of meeting places, locations for cultural facilities, public institutions, and transit connectivity with the potential to become a more vibrant, mixed-use, and transit-supportive community.

Brampton Plan will accommodate growth in the city through intensification and infill, and within its remaining Designated Greenfield Areas. Part 2.2 of this Plan establishes detailed policies for accommodating intensification and infill within the City-Wide Growth Management Framework.

Development through intensification and infill, together with development within the Designated Greenfield Area, will shape how the city's Neighbourhoods and Employment Areas evolve. Part 2.2 of Brampton Plan establishes detailed policies for Neighbourhoods and Employment Areas.





Intensification

Intensification will be accommodated through a variety of building typologies and building scales that are appropriate to and sensitively fit within their local and planned context. Intensification is a key tool to achieving the City's community building and climate change goals through efficiency improvements in land use, transportation, and energy such as:

- Supporting the achievement of 15-minute neighbourhoods, as well as the minimum intensification and density targets of this Plan.
- Reducing dependence on the private automobile and supporting existing and planned Transit and Active Transportation Networks.
- Promoting green development through measures including but not limited to opportunities for district heating and cooling and community gardens in high density areas, and especially within Centres and Major Transit Station Areas.
- Protecting encroachments within the Natural Heritage System.

2.1.20 Brampton Plan requires that a minimum 60% of all new residential development within Brampton will occur within the Built-up Area, as shown on **Schedule 4**, on an annual basis to 2051.

2.1.21 Intensification in Brampton will be accommodated, subject to the policies of this Plan, by:

- .a Directing intensification and highest densities and heights primarily within Urban Centres, which includes the Downtown Brampton Urban Growth Centre, Town Centres, Boulevards, along Corridors and within Major Transit Station Areas.
- .b Promoting a variety of built form in Corridors and Boulevards. Development in these areas will respond to the existing and planned built form context in Neighbourhoods, subject to the transition, form and design policies of this Plan.
- .c Promoting gentle intensification in Neighbourhoods. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.





- .d Encouraging air-right development above Civic Infrastructure, transit facilities, and community facilities, where appropriate, including the co-location and integration of housing of public facilities such as but not limited to libraries, community centres, fire stations, and transit stations.
- .e Redeveloping, where appropriate, industrial and commercial sites, including brownfield sites, located outside of Employment Areas, in accordance with the policies of this Plan.

2.1.22 In conformity with the Civic Infrastructure and Community Services and Facilities policies of Brampton Plan, hard and soft infrastructure such as streets, and water and wastewater servicing, and community services and facilities will be proactively planned, and budgeted for, to support intensification.

2.1.23 The City will monitor and report regularly on the pattern and amount of intensification achieved, together with the Region of Peel, in accordance with the policies of Chapter 3 as part of the Growth Management Program.

2.1.24 The City will encourage and count innovative forms of housing, including additional residential units, tiny homes, and modular housing as contributions to the intensification target.

2.1.25 The City will maintain, at all times:

- .a The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and lands designated and available for residential development; and,
- .b Land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate intensification and land in draft approved and registered plans.

2.1.26 Employment intensification will be focused in Centres, Boulevards, and Major Transit Station Areas the are located within Employment Areas (**Schedule 2**).

What is Civic Infrastructure?

Civic infrastructure is made up of the below-ground and above-ground systems that provide important water, waste disposal, drainage, and utilities to Brampton. They can be referred to as hard services.

What are Community Services and Facilities?

Community services and facilities include lands, buildings and structures, such as recreation centres, arenas, pools, libraries, childcare, schools, human services, fire and emergency services, public health, human services, and cultural and employment services, used for the provision of programs and services provided or subsidized by the City or other public agencies, boards or commissions. They can be referred to as soft services.





Designated Greenfield Area

Brampton's Designated Greenfield Area, as shown on **Schedule 4**, is comprised of lands outside of the Built-up Area. New Neighbourhoods and Employment Areas within the Designated Greenfield Area provide a key opportunity for the establishment of 15-minute neighbourhoods that provide a diverse mix of land uses, including clusters of business and economic activity, and creating an urban form that supports active transportation and transit.

- 2.1.27 Neighbourhoods within the Designated Greenfield Area will be designed to meet or exceed a minimum density target of 71 persons and jobs per hectare.
- 2.1.28 The density target for the Designated Greenfield Area will be measured over the entire Designated Greenfield Area, excluding Employment Areas, the Natural Heritage System, rights-of-way for electricity transmission lines, energy transmission lines, highways, railways, and cemeteries.
- 2.1.29 Employment Areas within the Designated Greenfield Area will be planned to meet or exceed a minimum density of 30 jobs per hectare.

Strategic Growth Areas in the City

Brampton has grown outward for many decades. Within the 2051 horizon of Brampton Plan, most of the greenfield development opportunities in Brampton will be built-out with new first-generation development. This means that Brampton will need to become more strategic in the way the city grows now and into the future. As the form of Brampton's growth transitions to intensification and urbanization, where growth is directed and, conversely, where we do not, becomes even more important.

Growth, predominantly in a compact form, will need to be strategically directed to mixed-use, transit focused locations in the city – places that will allow residents and business owners to minimize their need to travel long distances to undertake their daily needs. Additionally, careful consideration will need to be given to timing and sequencing of growth to align with strategic priorities. Brampton cannot grow everywhere at the same time. To achieve a vibrant, successful, critical mass of urban living, Brampton Plan must articulate clear areas of focus and planned densities for growth.

What are Strategic Growth Areas?

These are priority areas for intensification and higher-density mixed-uses in compact built forms. The Strategic Growth Areas align with the Region of Peel's hierarchy for highest densities being directed to the Urban Growth Centre, Major Transit Station Areas, Nodes and Centres, and Intensification Corridors.





Centres and Boulevards

The City Structure (**Schedule 1**) envisions compact and walkable Centres and Boulevards and coordinates them with the Mobility Network and other public and private investments. Centres and Boulevards allow people to reside, work, shop, access services, people watch, recreate, and socialize without traveling far distances and without relying on their private automobiles. Within Centres and Boulevards, the design and scale of buildings will reflect their prominence in the city, together with parks and gathering spaces will welcome people of all ages, abilities, and backgrounds. These places will be walkable, bikeable, and connected to one another, the rest of the city, and the region by streets, transit, bicycle routes and lanes, and trails.

The Province and Region have identified significant portions of the Downtown Urban Centre and Queen Street Primary Urban Boulevard as Brampton's Urban Growth Centre, which reflects this area's importance at the local, regional, and provincial scale.

- 2.1.30 To optimize the use of land in Brampton, a significant portion of growth will be directed to Centres and Boulevards. Table 2 establishes the minimum density targets for each Centre which includes the city's Urban Growth Centre, and other nodes and corridors identified in the Region of Peel Official Plan.

Part 2.2 of Brampton Plan contains detailed policies for Centres and Boulevards.

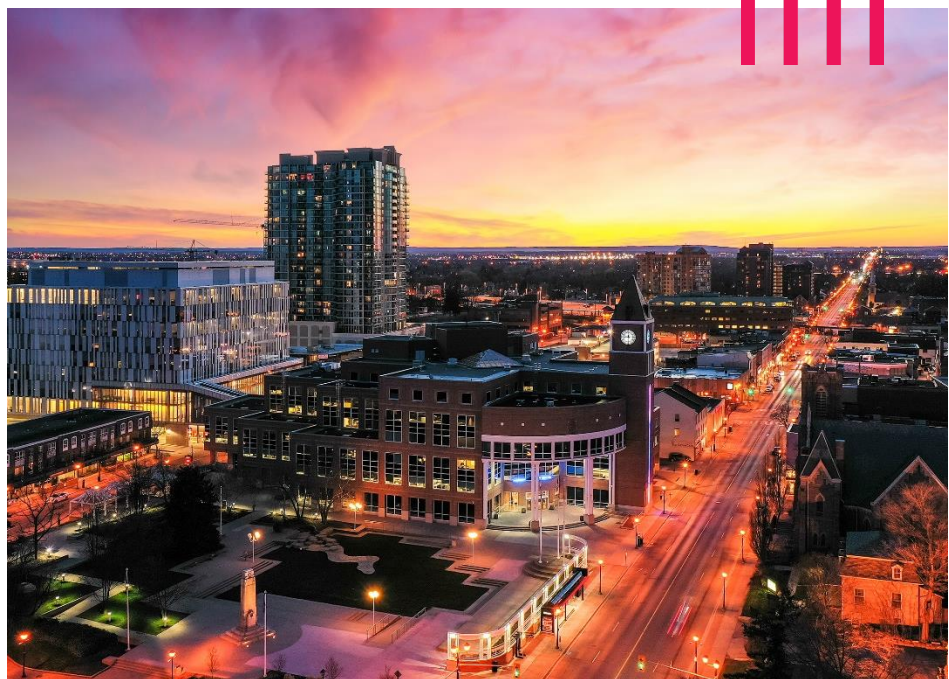




Table 2 - Minimum Density Targets for Centres and Boulevards

| Location (Schedule 2) | Classification | Minimum Density Target (Persons and Jobs Per Hectare) | Additional Policy Area (Schedule 4) |
|----------------------------------|-----------------------|--|--|
| Downtown | Urban Centre | 200 | Urban Growth Centre Primary Major Transit Station Area |
| Uptown | Urban Centre | 160 | Primary Major Transit Station Area |
| Bramalea | Urban Centre | 160 | Primary Major Transit Station Area |
| Bram West | Town Centre | 160 | Primary Major Transit Station Area |
| Mount Pleasant | Town Centre | 150 | Designated Greenfield Area Primary Major Transit Station Area |
| Bram East | Town Centre | To be determined through a Secondary Plan. | None |
| Bram GO | Town Centre | 150 | Primary Major Transit Station Area |
| Trinity Commons | Town Centre | To be determined through a Major Transit Station Area Study. | Planned Major Transit Station Area |
| Heritage Heights | Town Centre | To be determined through a Major Transit Station Area Study. | Designated Greenfield Area Planned Major Transit Station Area |





Corridors and Major Transit Station Areas

Corridors serve as a link between Brampton’s Town Centres, Major Transit Station Areas, and key intersections. Corridors will be the location for a range of higher density land uses along the corridor, including mixed-uses where feasible, supported by Rapid Transit.

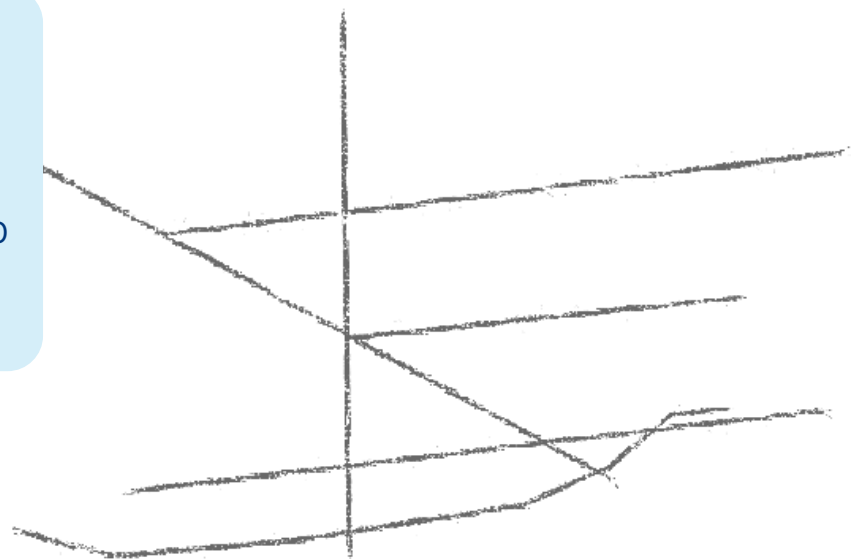
Major Transit Station Areas are generally defined as the area within an approximate 500 to 800 metre radius from a transit station, representing about a 10 to 15-minute walk, and represent significant locations with respect to attracting opportunities for intensification and attractive public realm. Major Transit Station Areas are also those locations where Inclusionary Zoning may be leveraged to help achieve Brampton’s affordable housing goals.

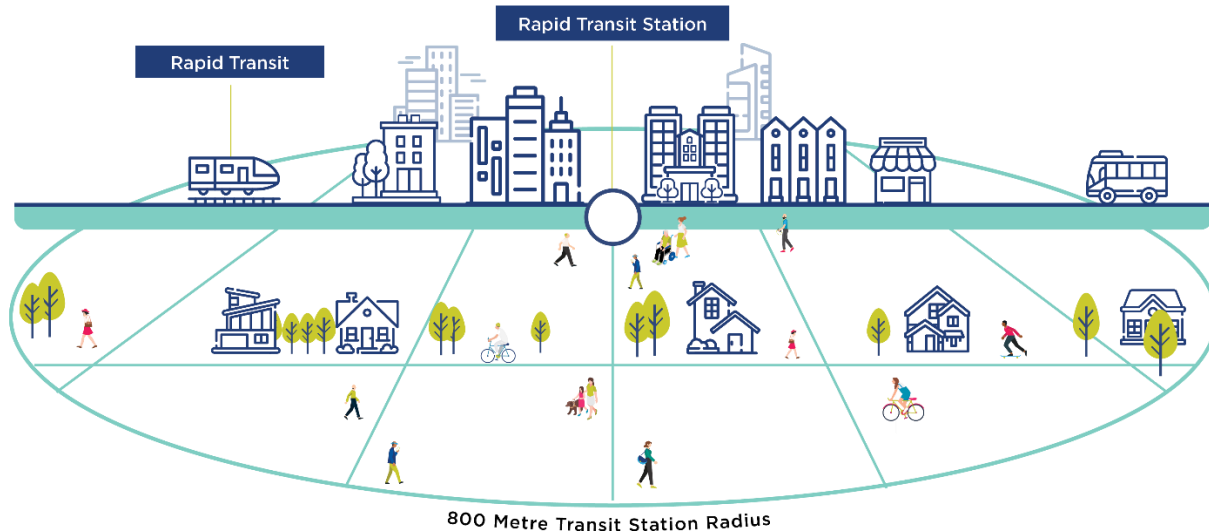
Major Transit Station Areas are classified into one of two categories within the city:

- **Primary Major Transit Station Area** – areas delineated by the Region of Peel Official Plan that have existing or planned Rapid Transit and can meet or exceed the minimum density target.
- **Planned Major Transit Station Area** – areas identified by the Region of Peel Official Plan which are intended to become Major Transit Station Areas and will be further delineated when infrastructure planning and investment, or changes in land use unlock potential.

Schedule 2 identifies the locations and boundaries for Primary Major Transit Station Areas listed in **Table 3**, as well as the locations of Planned Major Transit Station Areas.


Brampton’s Major Transit Station Areas are located along Hurontario Street, Queen Street, Steeles Avenue, the Kitchener GO Train line, Bovaird Drive, and Highway 407 to support the City’s Rapid Transit Network, two-way all-day GO Train Service, and Highway 407 Transitway.





Part 2.2 of Brampton Plan contains detailed policies for Major Transit Station Areas within the Mixed-Use Districts designation, which is applied to lands within Primary Major Transit Station Areas.

- 2.1.31 Over the life of this Plan, the City will plan to achieve the minimum density target as shown in **Table 3** to create a critical mass of people and jobs essential to make existing and planned rapid transit viable and create a compact urban form with a diverse mix of land uses, housing types, job opportunities, and amenities.
- 2.1.32 Major Transit Station Areas will be designated as Mixed-Use Districts on **Schedule 5** to provide appropriate use, form, and intensity requirements.
- 2.1.33 Each Major Transit Station Area is unique with its own growth potential. The City will study Major Transit Station Areas in accordance with the implementation policies of Chapter 3 of this Plan based on local context and conditions to facilitate intensification.
 - .a Where a Major Transit Station Area is also within a Centre, the density and height policies governing Centres will prevail.
 - .b Where Employment Areas are within or overlap with a Major Transit Station Area, the City will initiate a study, in accordance with the Region of Peel Official Plan and Part 2.2 of Brampton Plan, to support the integration of specific portions Employment Areas with non-employment uses to develop vibrant, mixed-use areas, and innovation hubs.

- 
- .c Where a City-initiated study of a Major Transit Station Area has not been initiated or approved by way of an amendment to Brampton Plan, the City may require the coordination of development applications between applicants, by way of a Secondary Plan and/or Precinct Plan at the cost of the applicant. The Secondary Plan and/or Precinct Plan will be subject to the applicable policies of the overlapping Centre or Boulevard, or other similar approaches to ensure an orderly, coordinated, and phased approach to the provision of Civic Infrastructure prior to or coincident with development.
 - .d The City may study the potential for future Major Transit Station Areas; however, new Major Transit Station Areas may only be identified through a Municipal Comprehensive Review completed by the Region of Peel.
 - .e Planned Major Transit Station Areas require further study to determine appropriate land use considerations to meet the Region of Peel Major Transit Station Area policy requirements before they are delineated as Primary Major Transit Station Areas. The delineation and establishment of minimum density targets for Planned Major Transit Station Areas will require an amendment to the Region of Peel's Official Plan, Brampton Plan and the applicable Secondary Plan(s). The area within a Planned Major Transit Station Area is to be protected for transit supportive densities, uses, and active transportation connections.

2.1.34 The City will conduct detailed planning for Primary Major Transit Station Areas identified in **Table 3** to achieve the minimum density target and in accordance with the policies of Part 2.2.

Table 3 – Primary Major Transit Station Areas in Brampton

| Primary Major Transit Station Area (Schedule 2) | Rapid Transit Corridor | Minimum Density Target (Persons and Jobs Per Hectare) | Additional Policy Area (Schedule 2) |
|--|--------------------------------|--|---|
| Ray Lawson County Court | Hurontario LRT | 160 | Urban Centre (Uptown) |
| Gateway Terminal Charolais | Hurontario LRT | 160 | Urban Centre (Uptown) |
| Brampton GO Queen at Wellington | Kitchener GO Hurontario LRT | 200 | Urban Centre (Downtown) |
| Bramalea GO | Kitchener GO | 150 | Town Centre (Bram GO) |
| Mount Pleasant GO | Kitchener GO | 150 | Designated Greenfield Area |
| Centre Street | Queen St. BRT | 160 | Urban Centre (Downtown) |
| Kennedy | Queen St. BRT | 160 | Primary Urban Boulevard |
| Rutherford | Queen St. BRT | 160 | Primary Urban Boulevard |
| Laurelcrest | Queen St. BRT | 160 | Primary Urban Boulevard |
| Dixie | Queen St. BRT | 160 | Primary Urban Boulevard |
| Central Park (Bramalea Terminal) | Queen St. BRT | 160 | Urban Centre (Bramalea) |
| Bramalea | Queen St. BRT | 160 | Primary Urban Boulevard |
| The Gore | Queen St. BRT | 160 | Secondary Urban Boulevard |
| Mississauga Road | Steeles Ave. BRT | 160 | Designated Greenfield Area Secondary Urban Boulevard |



Employment Areas

Employment Areas will provide employment opportunities through a broad range of uses, including industrial uses, research and development, innovation parks, and logistics uses. Employment Areas also contain Major Institutional uses as a sub-designation to reflect the vital employment function that Brampton's major institutions, such as hospitals and post-secondary institutions, play in the city. Together, Employment Areas establish a high-level plan for key elements of the city that will drive economic success over the next 30 years.

The following policies provide high-level objectives for Employment Areas. Part 2.2 of Brampton Plan contains detailed policies for Employment Area designations.

- 2.1.35 Brampton Plan will provide for a diverse range of job opportunities in proximity to major goods movement infrastructure, including rail and Lester B. Pearson International Airport, and the highway and Transit Network which will help the city support varying location and market requirements for businesses, including regionally-significant industries.
- 2.1.36 Employment Areas will be planned and designed to be easily accessible by a range of transportation modes, including active transportation, transit, and automobile.
- 2.1.37 Employment Areas will be planned and designed to maximize access to specific goods movement corridors and the efficiency of goods movement within Employment Areas, including rail. Streets in Employment Areas will be designed to achieve the principles of complete streets described in the Mobility and Connectivity section of this Plan.
- 2.1.38 Employment Areas will be designed such that the placement and orientation of buildings, entrances, access points, parking, and landscaping enhances the public realm, promotes walkability, cycling and transit. Key gateways along Highways 407 and 410 will be designed to recognize the importance of these Employment Areas in the city.
- 2.1.39 Adequate land is included within the Urban Boundary and in Employment Areas to ensure there is an ample supply of strategically-sized and located sites for attracting businesses of various kinds.





Natural Heritage System

Our Natural Heritage System sets the context for conservation and protection within the City-Wide Growth Management Framework. In conformity with the policies of this Plan, the Natural Heritage System will be protected, enhanced, restored, and conserved for their long-term sustainability. The major watersheds found in Brampton and surrounding areas connect the city to many other communities and to natural ecosystems beyond our borders. This system is vital to both our quality of life and to the health of natural ecosystems both within and beyond our current boundaries.

Environmentally sensitive features help to shape and inform the locations for growth in the City Structure. By promoting a compact and connected city, Brampton seeks to direct development away from sensitive natural heritage features and water resources, while improving air and water quality and opportunities for recreation, environmental education, and tourism.

The following policies provide high-level objectives for the Natural Heritage System. Part 2.2 of Brampton Plan contains detailed policies for the Natural Heritage System.

- 2.1.40 Actions will be taken to improve, preserve, and enhance the Natural Heritage System by:
 - .a Restoring, creating, and protecting a variety of landscapes;
 - .b Improving public access and enjoyment of lands under public ownership; and,
 - .c Establishing co-operative partnerships in stewardship
- 2.1.41 The City will work with public agencies and residents to support the protection, enhancement, and restoration of links within and between elements of the Natural Heritage System.
- 2.1.42 Brampton Plan will implement the policies of the Region of Peel Official Plan as they relate to the Greenlands System, which includes the Natural Heritage System of the Growth Plan and the Greenbelt Plan, as well as the Conservation Authority Natural Heritage System.
- 2.1.43 Locally significant natural heritage features will be defined and protected, and minimum ecological buffers will be used to protect and further enhance the Natural Heritage System.





Secondary-Level Planning

Secondary Plans

Secondary Plans provide detailed local development policies to guide growth and change in a defined area of the City. They implement the objectives, policies, and land use designations of Brampton Plan to fit local contexts while providing direction for such matters as: the desired form and type of physical development, targets for population and jobs, the protection of natural and cultural heritage resources, targets for sustainable development, phasing, and the implementation of soft and hard infrastructure.

Secondary Plans provide detailed local development policies to guide growth and change in a defined area of the City. They implement the objectives, policies, and land use designations of Brampton Plan to fit local contexts while providing direction for such matters as: the desired form and type of physical development, targets for population and jobs, the protection of natural and cultural heritage resources, and targets for sustainable development, phasing, and the implementation of soft and hard infrastructure.

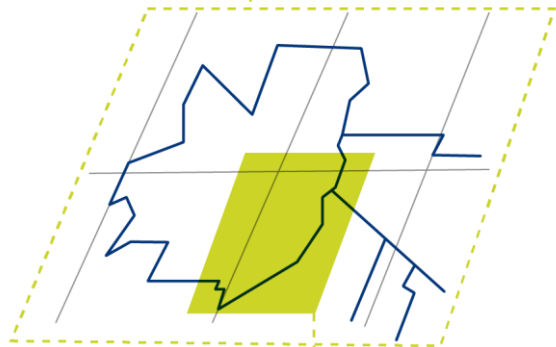
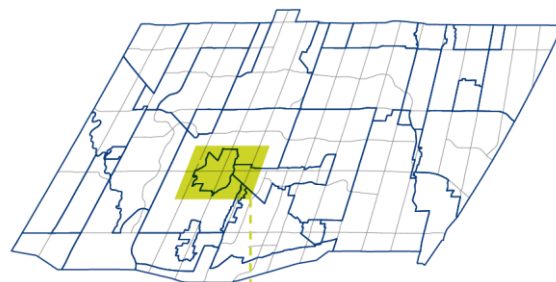
Brampton Plan relies on Secondary Plans to provide contextual development policies to guide growth and change in a defined area of the city. Secondary Plans will allow for a comprehensive study of a secondary planning area, considering all of the policies of this Plan.

Schedule 13 identifies areas where Secondary Plans have been prepared or may be prepared in the future.

Detailed policies and requirements for the preparation of Secondary Plans are provided in Chapter 3 of this Plan.

2.1.44 Secondary Plans guide the evolution of existing and creation of new Neighbourhoods and Employment Areas while ensuring there is sufficient hard and soft infrastructure to support development. They also provide direction for existing Neighbourhoods and Employment Areas targeted for intensification and growth, while protecting natural and cultural heritage features and functions and setting targets for sustainable development. Areas where new or updated Secondary Plans should be prepared by the City, in order of priority, include:

- .a Urban Centres
- .b Queen Street Corridor (Primary Urban Boulevard)
- .c Hurontario/Main Corridor (Primary Urban Boulevard)
- .d Areas within Town Centres, Major Transit Station Areas, and Primary Urban Boulevards.



- .e Areas, in whole or in part, within Secondary Urban Boulevards.
- .f Lands within existing Neighbourhoods that are experiencing pressure for conversion, infill development, or redevelopment to a higher intensity of use than is anticipated with the Neighbourhood.
- .g Areas that are subject to substantial change as the result of a proposed major development that alters the planned function of the City Structure, including commercial and institutional lands.

2.1.45 Secondary Plans will identify the locations and boundaries of Precincts.

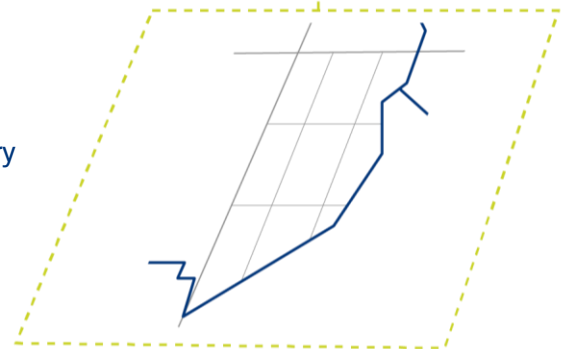
2.1.46 New or updated Secondary Plans will be prepared in accordance with the policies of Chapter 3.

2.1.47 All Secondary Plans will be supported by a complete analysis of the costs and revenues of planned growth and necessary updates to the Growth Management Program in accordance with the policies of Chapter 3 or Development Charges Study.

Precinct Plans

Precinct Plans pertain to specific areas that are smaller than Secondary Plan areas and establish a context for coordinated development. Precinct Plans will implement the vision of Secondary Plans using a variety of instruments and tools provided for in the *Planning Act* and as set out in this Plan.

Detailed policies and requirements for the preparation of Precinct Plans and the supporting technical studies are provided in Chapter 3 of this Plan.



2.1.48 Precinct Plans and the supporting technical studies will:

- .a Establish the location, scale, and character of buildings, streets, buildings, parks and open spaces, and other public spaces and places in a geographic area.
- .b Refine land uses proposed through the Secondary Plan, consistent with the land use structure of this Plan.
- .c Where applicable, establish and provide direction for Neighbourhood Centres to support the objective of creating 15-minute neighbourhoods and complete communities, in accordance with the policies of Part 2.2.

- .d Identify hard infrastructure requirements to support development
- .e Refine community services and facilities priorities, affordable housing strategies, and housing/density targets for the Precinct as set out in the Secondary Plan.
- .f Develop implementation strategies for community services and facilities, and affordable housing priorities.
- .g Refine height, density and transition policies as set out in the Secondary Plan.
- .h Establish and set direction for Urban Design Guidelines to guide development.
- .i Establish a robust network of fine grain local streets and blocks which promote and support active and healthy lifestyles.
- .j Confirm the layout/function of open space corridors, valley lands, woodlands and other natural features and functions, including storm water management.
- .k Contribute toward the City's climate change targets.
- .l Identify opportunities for public art.

2.1.49 Where a Secondary Plan does not yet identify the location of Precincts, Precinct Plans will be required with the submission of any Draft Plan of Subdivision and/or significant Zoning By-law Amendment application within Centres, Boulevards, and with frontage onto Corridors to the satisfaction of the City and Region of Peel before approval of the application, in accordance with the policies of Part 2.2 and Chapter 3.

Servicing Growth

Achieving the vision of Brampton Plan and the City Structure is dependent on sustainable, secure, reliable and affordable infrastructure. The City will work closely with the Region of Peel to plan and direct Civic Infrastructure and community services and facilities to service the development patterns and levels of intensity expected based on the City Structure and the policies of this Plan.

2.1.50 Growth will be managed, on both a city-wide and Secondary Plan basis, to ensure that an appropriate balance is maintained between demands for services and overall fiscal capacity. All municipal services will be planned:

- 
- .a On a systems basis, considering the entire system when planning for a single segment.
 - .b On a long-term basis to support growth and the City Structure, in accordance with all servicing strategies, master plans, by-laws, and capital budgets.
- 2.1.51 Brampton Plan supports the principles that new growth should support itself in terms of capital investments and will accordingly:
- .a Utilize the provisions of the *Development Charges Act* and related mechanisms to the maximum extent permissible to obtain financing for that purpose.
 - .b Leverage innovative infrastructure financing initiatives such as public/private partnerships and front-end financing to ensure that development proceeds in a fiscally responsible manner.
 - .c Establish a City Structure, together with the Region of Peel and other appropriate agencies, to enhance or maintain the fiscal health of the City, including but not limited to phasing strategies, and alternative financing mechanisms.
 - .d Solicit funding from upper levels of government.
- 2.1.52 The City's Growth Management Program, as described in Chapter 3, will identify, coordinate, and regulate the phased extension of municipal services to accommodate future growth.
- 2.1.53 The City must be satisfied that adequate Civic Infrastructure, in accordance with the policies of Part 2.2, can be supplied prior to any development or intensification proceeding and, where technically and economically possible.
- 2.1.54 Changes in land use and zoning that would result in the underutilization of previously planned and constructed Civic Infrastructure will not be permitted.
- 2.1.55 Infrastructure and facilities that support emergency services will be strategically located to support the effective and efficient delivery of emergency services including, fire, ambulance, and police.

The policies of Part 2.3 and Chapter 3 provide more detailed policies on infrastructure and growth servicing.



Mobility Framework

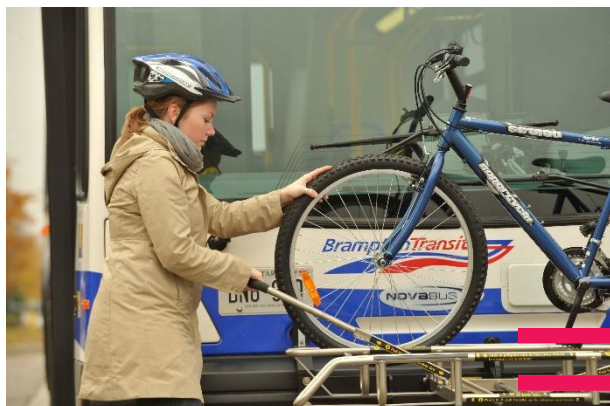
Land use and transportation are fundamentally linked. Brampton Plan is a plan for people, and a vision for mobility that reflects the importance of people, health, safety, and well-being, and creates the opportunity to build connected communities.

The Mobility Framework shown on **Schedule 3** establishes a high-level plan for moving people, goods, and services throughout Brampton, to the surrounding region and beyond while also guiding city-building objectives such as growth management, economic development, and climate action. The transportation sector accounts for 59% of greenhouse gases (GHG) generated in Brampton, and as a result, needs to be a major part of Brampton’s efforts to become more sustainable. If Brampton’s Mobility Framework can be built in a way that makes walking, cycling, and taking transit more attractive, people will have the choice to drive less, and will produce less vehicle-related emissions as a result.

Physical activity is a key component of public health, and when people walk, bike, or even take transit, they are incorporating physical activity into their daily lives. Less driving and the resulting reduction in vehicle emissions can improve air quality in Brampton’s neighbourhoods, reducing the chance for people to develop respiratory illnesses.

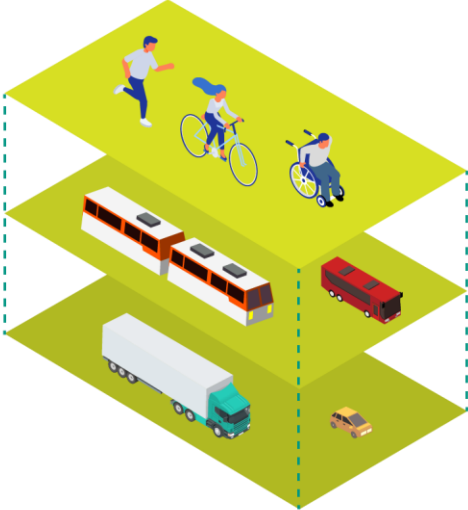
Brampton’s transportation network needs to work for everyone, regardless of their age, gender, ability, ethnicity, socioeconomic status, or neighbourhood of residence. While driving may be the most common way to get around in Brampton, many people do not have access to, or struggle to have access to, this mode. An equitable approach to improving transportation in Brampton means making non-driving modes accessible to everyone across the city.

The Mobility Framework establishes a hierarchy for the City to actively prioritize pedestrians, cyclists, transit, private automobiles, and goods movement in decision making and investments.





Brampton’s mobility system creates connections and provides opportunities for people and goods to move through and around the city in a safe and accessible way. It is critical that the mobility framework is efficient and multi-modal. Three integrated networks guide future investment and decision making:



Mobility Framework

Active Transportation Network

including walking, rolling, and biking

Transit Network

including rapid, regional, and local service

Streets Network

including roads, highways, and truck routes

- **Active Transportation Network (Schedule 3A)** – The Active Transportation Network creates critical local and regional connections using walking, cycling, or rolling that allow people of all ages and abilities to access destinations, amenities, daily needs, and recreational opportunities – all of which are key elements of 15-minute neighbourhoods. By improving the Active Transportation Network, the City can address many challenges including motor vehicle congestion, commute times, air quality, transportation costs, lack of connectivity, bicycle safety, and recreational access.
- **Transit Network (Schedule 3B)** – The Transit Network provides local and regional connectivity local, rapid, and regional mass transit, prioritizing accessible, convenient, and safe services. By improving the Transit Network, the City can address many challenges including reducing sprawl, decreasing congestion and vehicle kilometres travelled, improving air quality, access to economic and social opportunities, promoting infill and intensification, and reducing household transportation costs.
- **Streets Network (Schedule 3C)** – The Streets Network includes streets which represent important mobility corridors for active transportation, transit, and automobiles, while serving as places within the city themselves, as well as highways and interchanges which will be protected in accordance with provincial requirements.



- **Goods Movement Corridors** – Within the Streets Network, Goods Movement Corridors will be identified on certain streets to facilitate economic development and the flow of goods and services, provide access to industry and employment, and support regional connection and prosperity.

Brampton Plan protects the integrity of the City’s Mobility Framework and provides for its planned expansion through the designation of public rights-of-way and the Transit Network on **Schedule 3B**.

See the Mobility and Connectivity in Part 2.3 to read the policies to each component of the Mobility Framework.

The integration of transportation and land use planning is critical to achieving the overall aim of increasing accessibility throughout the city. Accessibility involves two components: mobility (transportation) and proximity (land use). Increasing mobility by providing modal choice, and/or increasing the speed of travel allows more trips to be made within a given time, whereas increasing proximity through greater mixing of uses and/or higher densities achieves the same effect by shortening trip lengths. The policies of this Plan reflect the importance of mutually supportive transportation and land use policies that combine the mechanisms of mobility and proximity to maximize accessibility.

The following policies provide high-level objectives and concepts for the Mobility Network. Part 2.3 of Brampton Plan contains detailed policies for Mobility and Connectivity.

- 2.1.56 The Mobility Framework, together with the Mobility and Connectivity policies in Part 2.3, will:
- .a Embrace complete street designs that protect the most vulnerable road users – pedestrians and cyclists – regardless of street classification to enhance safety for users of the Active Transportation Network and increase the city’s active transportation mode share.
 - .b Audit and re-think the traditional auto-centric approach to development that characterizes suburban development in Brampton towards development patterns that will support a robust network of multi-modal streets.
 - .c Reimagine the mobility needs for city-building to 2051 and beyond through a future-oriented outlook that considers current and emerging technologies, which also support healthy community and climate change objectives.
 - .d Reduce traffic fatalities and serious injuries to zero through Vision Zero principles and strategies for road safety.



- .e Support goods movement on specific routes to promote the economic vitality of the city.
- .f Improve mobility options for women, the elderly, those living with disabilities and in neighbourhoods where there are large numbers of residents who may face transportation-related barriers to social and economic participation.

2.1.57 Brampton Plan will create a better urban environment, a competitive local economy and a more socially cohesive and equitable city through the integration and coordination of transportation planning and land use planning by:

- .a Attracting more people and jobs to targeted growth areas within the City-Wide Growth Management Framework that are supported by reliable, efficient, and affordable transit services and other infrastructure
- .b Developing and expanding components of the Transit Network, Active Transportation Network, and other transportation infrastructure to support the growth objectives of this Plan.
- .c Increasing accessibility throughout the city by taking advantage of the combined travel benefits afforded by improved mobility and increased proximity.

2.1.58 Throughout Brampton, people who walk, cycle, and use transit will be given priority for safety and movement. Through Brampton Plan and the City's Transportation Master Plan and Active Transportation Master Plan, the City will manage and improve the Mobility Framework to support healthy, 15-minute neighbourhoods, and allow more residents to reduce their reliance on single-occupancy vehicles.

2.1.59 The Mobility Network will be maintained and developed to support the growth management objectives of this Plan in accordance with the policies of Part 2.2

Active Transportation Network

Active transportation contributes to a high quality of life in cities. Communities that are bike, walk and roll-friendly result in greater fitness opportunities and a wider range of transportation options for people and businesses. New and improved active transportation facilities, maintained year-round, will improve access to transit and provide viable active transportation options for the first and last miles of a trip.





The Active Transportation Network (**Schedule 3A**) is made up of the cycling and the sidewalk facilities, including various types of trails.

- 2.1.60 In accordance with the City’s Active Transportation Master Plan, the planning, design, and provision of the cycling network will:
 - .a Provide a safe, enjoyable and practical way to get around.
 - .b Offer a real choice for commuters and recreational cyclists of all ages, abilities, backgrounds, and walks of life.
 - .c Instill a culture of cycling in Brampton that sees cycling as a viable, everyday way to get around the city.
 - .d Support the development of 15-minute neighbourhoods and allow residents to complete short trips of distances less than 5 kilometres by bicycle.

- 2.1.61 In accordance with the City’s Active Transportation Master Plan, the planning, design, and provision of sidewalks, multi-use paths, and recreational trails, will:
 - .a Improve walkability within shorter blocks, introducing sidewalks where there are none (or if sidewalks are not feasible, introduce traffic calming measures), wider sidewalks, rest areas, safe crossings, and adequate space and soil volumes for trees;
 - .b Be prioritized in the development of new communities through the requirement of sidewalks on both sides of the street and the retrofit of sidewalks where they currently do not exist in existing communities;
 - .c Connect residential areas with commercial and employment uses to provide safe routes for people going to work; and,
 - .d Provide enhanced, safe and convenient pedestrian routes within Centres, Boulevards, Corridors, and Major Transit Station Areas.

Transit Network

Transit is most successful when it is convenient, and it is most convenient when it is located close to where people live, work and play. Directing growth to Centres, Boulevards, and Corridors allows more people to be well served by mass transit, where housing and jobs are concentrated. The Transit Network also provides vital connections to Employment Areas where high concentrations of workers are employed.





Brampton Plan is premised on a robust transit network that not only helps move people, but also contributes to building a more efficient and seamless Mobility Network within the city and broader region.

- 2.1.62 Transit services will support more compact and lively Neighbourhoods, reduces our environmental footprint and vehicle kilometres travelled, and links customers with jobs and businesses with customers.
- 2.1.63 To realize these benefits, the Transit Network will be maintained and expanded across the city and will include a network of Regional Rail, Rapid Transit, and Local Transit Routes.
- 2.1.64 Over time, the Transit Network will adapt in response to emerging technologies and mobility services and will increasingly move towards a low carbon operation.

Transit Modes

- 2.1.65 Brampton’s Transit Network includes Regional Transit, Rapid Transit, and Local Transit Routes. The City will plan for the early introduction of transit service and protect the rights-of-way to support the expansion of Regional Rail and Rapid Transit services.
 - .a **Regional Rail** connects Bramptonians to the broader region, including Downtown Toronto, at three GO Stations – Bramalea GO, Brampton GO, and Mount Pleasant GO. A future GO Station located in the Heritage Heights community will provide enhanced rail connectivity. The Regional Rail network will provide two-way, all-day train service along the Kitchener GO Rail line.
 - .b **Rapid Transit** provides fast, reliable city-wide mobility through investment in segregated or dedicated right of way and transit priority measures. These routes serve as the spines of public transit for the city. Rapid transit includes the Hurontario LRT and Queen Street BRT (higher order transit) and the Züm Bus Rapid Transit network (frequent transit).
 - .c **Local Transit Routes** provides connections within and between Neighbourhoods, and to key destinations across the city, including Regional Rail stations and Rapid Transit stations. Local Transit Routes are complemented by paratransit operated by the Region of Peel which accommodates transportation needs for persons with disabilities.

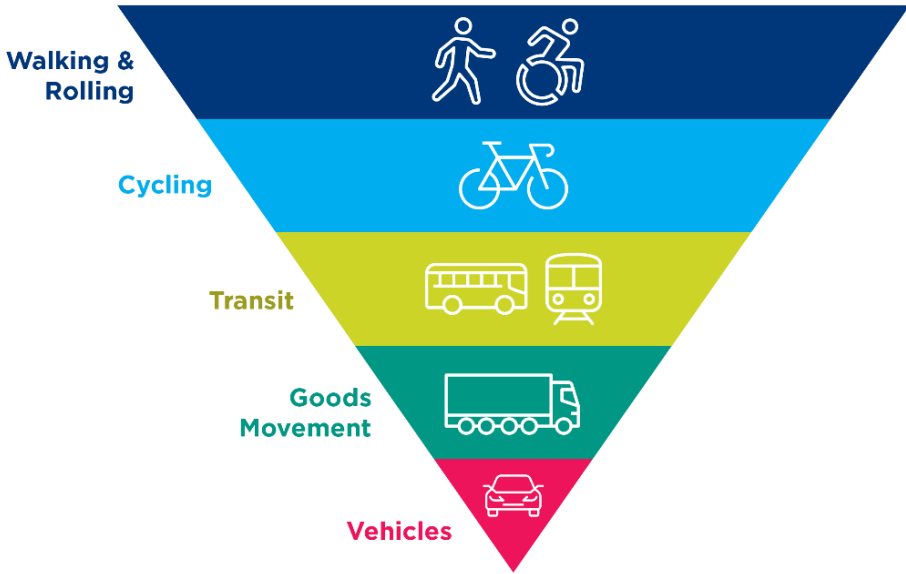




Street Network

The Street Network will support multi-modal travel, the movement of goods, and services, provide address and access to properties, public spaces, street trees and landscaping, and contribute to the overall quality of the public realm.

The goal is to provide complete streets that provide safe conditions for everyone, regardless of how someone is travelling. Dedicated space is provided for people walking and cycling, and priority is considered for transit vehicles, using dedicated lanes, signals, and other means. Complete streets also include trees and other urban design features to make a street feel like a place, rather than just a conduit for movement, in accordance with the policies of Part 2.3. Other supporting elements include lighting, crossings, traffic signals, utilities, and drainage infrastructure.



- 2.1.66 Planning for new development will be undertaken in the context of reducing auto dependency and the transportation demands and impacts of such new development assessed in terms of the broader social and environmental objectives of the Plan’s intensification goals and objectives.
- 2.1.67 The City will investigate alternative design options to six-lane road widenings to increase the person-throughput of a street, rather than focusing on vehicle capacity, such as dedicated transit lanes or transit priority measures, enhanced active transportation facilities, and exploring ways to increase the efficiency of signals with intelligent transportations systems (ITS).
- 2.1.68 Brampton’s Street Network will be planned as complete streets, the classification of which are described in the Mobility and Connectivity policies of this Plan and shown in more detail on **Schedule 3C**.





Goods Movement Corridors

Urban goods movement is delivery-oriented transportation that has its origin or destination inside an urban setting. It usually represents the final delivery of goods for retailers or consumers but also includes transporting goods and products to consolidation centres or out of the city to other markets.

While trucks and other freight vehicles are vital for Brampton’s economy and the movement of goods, designing for these vehicles often runs counter to the needs of vulnerable road users. Trucks need wider lanes and corners, which can lead drivers of smaller vehicles to travel faster. Trucks also have many more “blind spots” that put pedestrians and cyclists at risk.

Trends in consumer preferences and emerging urban freight technologies are creating new challenges for cities. A comprehensive and adaptive urban freight environment will be important to prepare Brampton for future technological innovations and disruptions. New solutions for the ‘last-kilometre’ of delivery could consider new approaches including cargo cycles and micro-hubs. For example, the integration of micro-hub lockers could be incorporated into Brampton’s rapid transit stations to enable convenient goods pick-up by travellers. These solutions could make urban deliveries more efficient and potentially reduce congestion, emissions, and curbside management issues.

The following policies describe the intent of goods movement corridors.

- 2.1.69 Safe and efficient movement of goods and service within and through Brampton is essential for sustainable economic growth and is an important aspect of the city’s economy in attracting and retaining a wide range of industries and businesses. Wherever possible, goods movement will be directed to goods movement corridors and 400-series highways.
- 2.1.70 The City will identify a network of goods movement corridors where urban goods movement will be prioritized and to be able to plan more compact street designs in contexts where truck traffic is anticipated to be lower.
- 2.1.71 Brampton will continue to be served by a strong network of rail and intermodal infrastructure that will service Employment Areas.
- 2.1.72 Highways will be protected in accordance with provincial requirements to ensure their long-term accessibility and strong connection to Brampton.





Part 2.2 | Our Strategy to Build an Urban City

Our Strategy to Build an Urban City provides a framework for the designations shown on **Schedule 5** and overlays shown on **Schedule 2**. These apply to different areas throughout the City of Brampton. The policies that follow provide more detailed directions for each of these designations.

To achieve our vision for Brampton, our city will need to represent a mosaic of outstanding places. These places will have their own unique functions and will offer a multitude of benefits to those who experience them. While the ‘Establishing Our City Structure’ policies of Brampton Plan lay out the essential framework for how we will build our city over the next 30 years, Brampton Plan must also provide direction for how we will develop different geographic areas within our city – the places that make up Brampton.

Brampton Plan reimagines land use designations to allow the city to grow and evolve, while providing criteria-based policies and overlays that consider the type of place that is envisioned, and together build distinctive, memorable, welcoming, and resilient places for Bramptonians to experience. Through Brampton Plan, this vision of creating great places requires a connected mobility network to move residents as strategic growth areas in the city experience significant population, household and employment growth to 2051.

Designations implement our City Structure. They shape the use, intensity, and form of development to manage growth and change in pursuit of our vision and key directions.

Overlays then provide further permissions related to use and form for specific areas in the city. It is important to understand that this full range may not be permitted on all sites. The Zoning By-law and Secondary-Level Plans will determine what, within this broader range, is permitted and required, based on the policies of this Plan. Ultimately, Brampton Plan should not require multiple amendments to facilitate appropriate development but should contemplate criteria to evaluate a range of different scenarios and provide guidance to the Zoning By-law and Secondary-Level Plans.






Principles for Our Strategy to Build an Urban City

- 2.2.1 Our Strategy to Build an Urban City will be guided by the following principles to shape the use of land and form of development in the various designations shown on **Schedule 5** to:
- .a Efficiently use land, infrastructure, and services.
 - .b Focus housing, jobs, and people in locations that are well-supported by transit and active transportation.
 - .c Protect and enhance the Natural Heritage System.
 - .d Support the achievement of 15-minute neighbourhoods that are designed to support healthy and active living and meet people’s needs for daily living.
 - .e Support the creation of complete streets.
 - .f Meet the City’s climate change commitments to reduce greenhouse gas emissions established through the Community Energy and Emissions Reduction Plan.
 - .g Contribute to the City’s fiscal health and stimulate economic development through job creation and employment retention and attraction.
 - .h Support the diverse needs of Brampton’s changing demographics by providing the essential community services, facilities and supports required.
 - .i Ensure employment lands remains reliable places to do business, attract employment and provide opportunities for retention and expansion.
 - .j Foster a lively public realm, places where people can gather, and support cultural activity.

Designations and Overlays

Brampton Plan establishes a range of designations shown on **Schedule 5**, which form Our Strategy for Building an Urban City. **Schedule 2** identifies the different overlays that apply. This section contains policies for the following designations and overlays:





2.2.2 Our Strategy to Build an Urban City implements the policies of our City Structure and the City-Wide Building Blocks. The policies of each designation must be read together to understand the vision and intent for each area. The following provides a summary of each designation (**Schedule 2**) which forms Our Strategy for Building an Urban City:

- .a Mixed-Use Districts are identified as Primary Major Transit Station Areas for the purposes of the Region of Peel Official Plan. The Mixed-Use Districts designation concentrates a diversity of functions, a higher density of development, a greater degree of mixed-uses, and higher level of transit connectivity within a Major Transit Station Area, compared to the areas abutting and surrounding the Mixed-Use District.
- .b The Neighbourhoods designation is found throughout the city and will support the achievement of 15-minute neighbourhoods. Neighbourhoods include a broad range of residential uses together with neighbourhood-supportive commercial and community services and facilities that serve and support the residents of these neighbourhoods. The intensity of development and range of uses that may be permitted in Neighbourhoods varies depending on the street typology that a property fronts onto, in addition to a number of other factors described in this section.
- .c Employment Areas are comprised of three designations: Employment, Mixed-Use Employment, and Major Institutional. The Employment designation allows for a wide range of industrial uses, located in areas where they are unlikely to cause negative impacts on adjacent lands and where they meet the locational requirements of such uses. Major Institutional recognizes major institutions, including post-secondary centres, hospitals, and major government facilities. Where a Corridor or Boulevard overlay applies to an Employment Area, the employment conversion policies for the introduction of sensitive uses will prevail. Mixed-Use Employment areas are generally located on the periphery of Employment Areas and are clusters of economic activity and provide a broad range of non-residential uses.
- .d The Natural Heritage System designation applies to natural landscape features and areas such as wetlands, woodlands, valleylands, lakes, and rivers to protect, conserve, enhance, and manage these areas into the future.



2.2.3

Overlays, which are shown on **Schedule 5**, then apply to one or more of the underlying designations. The following provides a summary of each overlay which forms Our Strategy for Building an Urban City:

- .a The Urban Centre and Town Centre are conceptual overlays which indicate the City’s principal locations for growth, accommodate important regional amenities, and provide for the greatest intensity, form, and scale in Brampton.
- .b The Primary Urban Boulevard and Secondary Urban Boulevard overlays provide for greater intensity, form, and scale along key Corridors, but at lesser scale than Centres. Boulevards function as both destinations and connections and provide for a mix of uses, moderate intensification and a vibrant street life.
- .c The Corridors overlay is found along specific streets with rapid, high-frequency transit whose planned function combines a moderate form of development and a greater mix of transit-supportive uses in certain locations than currently exists in Neighbourhoods and the Mixed-Use Employment designation.





Framework for Building Typologies

To set the stage for Our Strategy to Build an Urban City, it is useful to summarize the range of built form typologies permitted within each designation and overlay. **Table 4** provides this summary. The Glossary in Chapter 3 establishes the general building typology thresholds as expressed in storeys to describe height categories throughout this Plan.

Zoning on individual sites may not allow for the full range of building typologies permitted within a designation or overlay. To provide flexibility, height categories have been described in building storeys.

For clarity, a storey is a single floor of usable above-grade space in a building.

The Urban Design policies of this Plan provide further guidance for built-form in Brampton.

Table 4 - Summary of Building Typologies by Designation and Overlay

| Designation (Schedule 5) | Building Typology | Additional Permissions |
|-----------------------------------|-------------------------|--|
| Neighbourhoods | Low-Rise | Low-Rise Plus within 400 metres of a Support Corridor shown on Schedule 3C |
| Mixed-Use District | Low-Rise | Major Transit Station Studies may identify appropriate locations for Low-Rise Plus, Mid-Rise and Tall buildings |
| Overlay (Schedule 2) | Building Typology | Additional Permissions |
| Urban Centres | Low-Rise Plus, Mid-Rise | Tall and Tall Plus buildings may be permitted subject to a Precinct Plan study, and other applicable policies in this Plan |
| Town Centres | Low-Rise Plus, Mid-Rise | Tall buildings may be permitted subject to a Precinct Plan and other applicable policies in this Plan, and where located within an MTSA |
| Primary Urban Boulevards | Low-Rise Plus, Mid-Rise | Tall buildings may be permitted subject to a Precinct Plan and other applicable policies in this Plan, and where located in within an MTSA |
| Secondary Urban Boulevards | Low-Rise Plus, Mid-Rise | In limited areas, there may be opportunities for Tall buildings subject to a City-initiated Secondary Plan |
| Corridors | Up to Mid-Rise | Precinct Plan required to permit Tall buildings where located within an Urban Centre, Town Centre, and/or MTSA |





Centres

What Are Centres?

Centres form part of the City-Wide Growth Management Framework. Centres are generally focused on one or more Rapid Transit or Regional Rail stops. The greatest density of people and activities will be located around these stops. Centres will feature a compact built form and mix of retail, office, open space and parks, public uses and community facilities such as libraries and government offices, and a variety of housing choices. Due to their compact nature, short trips as a pedestrian or cyclist can be prioritized and maximized.

There are two types of centres – Urban Centres and Town Centres, shown on **Schedule 2**. Urban Centres are, or will be, the city’s principal locations for growth and will accommodate important regional amenities. There are three Urban Centres:

- **Downtown** is Brampton’s existing economic, cultural, institutional, and mobility hub, which comprises the historic core of the city, referred to as the Four Corners, which contributes to Downtown’s unique urban fabric. It will realize the full potential of Brampton’s historic Downtown as an advanced education, arts, and life sciences hub.




- **Uptown** will be a new urban core built around Rapid Transit connections on Hurontario Street and Steeles Avenue, extending west to Sheridan College, and east toward the Orion Gate presenting an opportunity to plan for the evolution of the area towards a transit-oriented, live-work civic core with expressive buildings and spaces.
- **Bramalea** will build upon its roots as an early iteration of a complete community and one of the most identifiable landmarks in all of Brampton, continue to offer more diverse living options than elsewhere in the Urban Centres, centred around the mixed-use, transit oriented redevelopment of surface parking lots and shopping centre, serving both the immediately adjacent neighbourhoods, as well as the broader city.

Town Centres are mixed use centres which serve and connect to surrounding Neighbourhoods, providing locations for secondary intensification compared with Urban Centres. There are six Town Centres, which are shown on **Schedule 2**:

- **Trinity Commons** presents opportunities to redevelop an existing focal point in the community as a mixed-use, transit-oriented redevelopment of surface parking lots and shopping centre, serving both the immediately adjacent neighbourhoods, as well as the broader city.
- **Bram GO** will build upon the Bramalea GO Station, and its location along the Kitchener-Toronto Innovation corridor to attract residents and offices, which support the thriving industrial area.
- **Bram West** will build upon the existing Employment base to create an urban employment mixed use-centre, bringing people closer to their places of employment.
- **Bram East** will build upon public investments in the area such as Gore Meadows Community Centre, establishing opportunities for diverse housing forms, and transit services throughout northeast Brampton.
- **Heritage Heights** will build upon public investments in the Rapid Transit Network, such as the Heritage Heights GO Station, and the potential for Brampton's third hospital.
- **Mount Pleasant** has been developed around a GO Train station. This urban village provides a range of densities, amenities, and open spaces that can be leveraged to build a complete and walkable community.

2.2.4 Each Urban Centre and Town Centre will be subject to a Secondary Plan or Major Transit Station Area study process, which will establish a unique vision for each Centre. The Secondary Plan for each Centre will guide land use change, providing direction for the form and types, affordability, and tenure of new housing, the provision of jobs, promote



design excellence and improvement in public realm, and other considerations in accordance with the policies of this Plan.

What Do We Want to Achieve?

- 2.2.5 In 2051, Brampton's Centres will be highly connected activity centres that feature a variety of land uses including a diversity of housing types and tenures, and jobs. Centres will be gathering places that serve a regional function where the Mobility Network converges. To achieve this, development in Centres will:
- .a **Foster Vibrant Urban Places.** Centres will maintain and enhance an urban pattern of built form, site design, enhanced public realm and a balanced mix of uses in Downtown Brampton, while promoting new opportunities for this pattern in other Urban Centres and within Town Centres.
 - .b **Prioritize Sustainable Mobility.** Centres will encourage comfortable and enjoyable active transportation facilities, especially with direct connections to Rapid Transit stations, while discouraging uses, site design and building forms that create reliance on private automobiles.

Foster Urban Places

In many ways, Centres are or will evolve to become 15-minute neighbourhoods within a highly mixed-use environment; with housing, services, and amenities serving a wide spectrum of lifestyles such as families, seniors, and young adults. The sharing economy will thrive in Centres, including such features as shared office and workspace, as well as shared car and bicycle fleets. Boulevards and intersecting Corridors will provide for a full range of transit connections, a high concentration of job opportunities, and existing and new cultural assets will be integrated into the fabric of the community, including those that support the arts and nightlife.

Downtown Brampton represents the economic, cultural, institutional, entertainment and mobility heart of the City. The Downtown represents the divergence of heritage, institutional and economic drivers that support Brampton's economy and its residents. Downtown Brampton is planned to support higher-order transportation modes while leveraging its historic urban fabric to support active transportation and a vibrant and walkable transit-oriented community. Downtown Brampton is also the central location for the Innovation District and Centre of Innovation while will foster and attract innovation and entrepreneurship. Establishing the Downtown as a cultural, entertainment and tourism hub, with ancillary uses and supportive services, is essential to attracting and retaining businesses and post-secondary institutions.



The policies of this section are intended to cultivate a diverse economy by embracing services and technologies responsive to shifts in the broader economy, new ways of working, and the impacts of climate change.

- 2.2.6 Centres and Boulevards are intrinsically linked. Growth in the city will be directed to Centres as shown on **Schedule 2** in order to achieve the following:
- .a The efficient use of land, infrastructure and services.
 - .b A concentration of people and employment opportunities in areas that have convenient access to transit and that supports trips made by active modes of transportation.
 - .c A broad range of uses in accordance with the permitted uses of this section to support complete communities and the creation of 15-minute neighbourhoods city-wide.
 - .d Building types and tenures to provide opportunities for people of all means and abilities to be affordably housed.
 - .e Places for people to gather safely, celebrate culture and cultural heritage, and promote economic activity.
 - .f Improved air quality, energy efficiency, and reduced greenhouse gas emissions.
 - .g Green infrastructure to improve surface and groundwater quality.

Permitted Uses

- 2.2.7 The following uses may be permitted within Urban Centres and Town Centres as shown on **Schedule 2**:
- .a A broad range of residential, retail, personal service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses may be permitted.
 - .b Mixed-use buildings with active uses, such as cafes, restaurants, local-serving retail and person service uses, at-grade will be encouraged.
 - .c New surface accessory parking lots and surface commercial parking lots are not permitted.
 - .d Educational facilities of an urban form will be encouraged.



- .e The full range of uses described above will not necessarily be permitted on all sites within Urban Centres and will be evaluated on a site-by-site basis subject to the policies of this Plan, or relevant Secondary or Precinct Plans subject to their approval by Council.

Intensity

Urban Centres


- 2.2.8 Urban Centres will be planned to achieve the minimum density targets established in Part 2.1.
- 2.2.9 High-Rise and High-Rise Plus buildings will be permitted only in the areas described in **Table 4**, where they achieve a high level of design excellence in conformity with the Urban Design policies of this Plan.
- 2.2.10 The evaluation of height and built form will consider access to sunlight by adjacent properties, wind impacts, view corridors, visual impacts on the Natural Heritage System and lower scale Neighbourhoods, and potential impacts on public spaces and heritage properties located in close proximity to proposed development.

Town Centres

- 2.2.11 Town Centres will be planned to achieve the minimum density targets established in Part 2.1

Form and Function

- 2.2.12 Growth and development within Centres will be primarily through redevelopment and intensification, comprised of compact, high-quality buildings, some which will serve as landmarks in appropriate locations within Brampton. Growth and development will contribute to excitement, vibrancy, and a high quality of urban living within Centres by:
 - .a Adhering to the City-Wide Urban Design Guidelines.
 - .b Placing priority on the pedestrian experience through:

- 
- .i The site layout and building location;
 - .ii A building design that reinforces pedestrian comfort and safety;
 - .iii At-grade uses that address the street and the orientation of new buildings to create a positive pedestrian experience; and
 - .iv Supporting pedestrian and user comfort to mitigate adverse affect due to inappropriate wind turbulence and velocity within the public realm will be considered and mitigated through design.
- .c Offering a variety of formal and informal gathering spaces through the provision of recreation open spaces, city parks, urban plazas, and community-led services.
 - .d Leveraging proximity and access to the Rapid Transit Network, as well as local bus routes, through direct pedestrian routes, where possible, and the integration of development with transit infrastructure.
 - .e Providing for compatibility and harmony in architectural style with adjacent uses that are of architectural or historical significance.
 - .f Encouraging building design that represents individual creativity and innovation to create a cohesive fabric of buildings, develop a distinctive character of each Centre, and contribute to the city's image.
 - .g Encouraging through all public works that a high-quality pedestrian environment through streetscape improvements such as widened sidewalks, planting street trees, installing benches and other street furniture, providing pedestrian lighting, and integrating public art is achieved.
 - .h Placing a priority on the pedestrian experience through site layout, building location, and a design that reinforces pedestrian comfort and safety.
 - .i Providing convenient pedestrian access to transit stations and stops as a primary design principle within Town Centres.
 - .j Considering publicly-accessible mid-block pedestrian connections through proposed development sites connecting with the Active Transportation Network on existing and future adjacent sites.



- .k Providing massing and architecture within each Centre which provides for clearly defined main entrances and fenestration, enhanced façade treatments along sidewalks and walkways, and the provision of weather protection features that support the pedestrian environment.

2.2.13 Tall buildings will be permitted only in the areas described in **Table 4**, where they achieve a high level of design excellence in conformity with the Urban Design policies of this Plan.

2.2.14 Permitted building heights will step down from Town Centres to adjacent the Neighbourhoods designation.

2.2.15 For development proposed on large lots, a grid-pattern of public streets, or in special circumstances private streets, will create smaller human-scaled blocks to facilitate development and/or redevelopment over time.

What are large lots?

Large lots are identified as sites that are sufficiently large enough that they require new streets and blocks.

2.2.16 The height and intensity of Town Centres will not exceed that of the Urban Centres identified in this Plan.


Secondary Plans

2.2.17 The minimum density target within each Centre will be the minimum density target identified in Part 2.1 of Brampton Plan. Secondary Plans will allocate the minimum density target within the boundaries of each Centre.

2.2.18 Each Urban Centre and Town Centre will have a Secondary Plan that will:

- .a Achieve a minimum combined gross density target of jobs and people per hectare for each Centre as established in Part 2.1.
- .b Sets out the local vision, goals and a development framework consistent with this Plan.
- .c Establish policies for managing change and creating transit-supportive mixed-use areas that are tailored for each Centre, considering the Centre's relationship to Downtown, surrounding Neighbourhoods, and the rest of the City.
- .d Set out the location, mix and intensity of land uses within the Centre and supports walkable, connected neighbourhoods.



- 
- .e Support growth within the Centre and provide sensitive transition to adjacent Neighbourhoods outside of the Centre by establishing boundaries for the development area and providing policies for appropriate transition in scale, density and form.
 - .f Identify how existing retail centres, if any, within Town Centres will gradually redevelop into complete communities.
 - .g Assess the supply of local parks and open spaces within the Centre, and enhance existing parkland, through parkland dedication policies to meet the needs of the existing and future population.
 - .h Assess the adequacy of existing community services and facilities and develop and implement a strategy for the timely provision of these services and facilities to meet the needs of a growing population in accordance with the Implementation policies of Chapter 3.
 - .i Assess opportunities for energy conservation, including peak demand reduction, resilience to power disruptions, and smaller-scale local energy solutions that incorporate renewable energy, district energy, combined heat and power or energy storage.
 - .j Assess opportunities for green infrastructure including tree planting, stormwater management, urban agriculture, and green roofs.
 - .k Identify or indicate urban design and suitability objectives, guidelines and parameters

Prioritize Sustainable Mobility

Brampton's Centres will be the most highly connected locations in the entire city, being hubs for rapid transit, rail, and major active transportation routes. Centres will offer the city's premier walking experience. The following policies support the intrinsic connection between Centres and objectives for the Mobility Network and support the prioritization of active transportation.

- 2.2.19 The Mobility Network within Centres will emphasize walking, cycling, and micromobility for short trips, and cycling and transit for longer trips, such that convenience and safety for pedestrians, cyclists and transit users will take priority over private automobile access and movement in Centres.

- 
- 2.2.20 All new and reconstructed streets in Centres will include pedestrian and cycling facilities appropriate for their context and may include grade separated bicycle lanes.
 - 2.2.21 Shared car and bicycle parking facilities and carshare/bikeshare programs will be encouraged within Centres.
 - 2.2.22 There will be no minimum automobile parking required for development within Centres. The Zoning By-law will include standards related to minimum indoor bicycle parking spaces and bicycle facilities and may include standards related to minimum electric vehicle parking or car-share spaces.
 - 2.2.23 New automobile-oriented uses and development forms are prohibited in Centres.
 - 2.2.24 Where new development includes structured parking as an accessory use within Centres, such parking will be located underground or, if within the principal building, not along the frontage of any public street. Standalone above-grade parking structures will be prohibited in Centres.



Boulevards

What Are Boulevards?

Boulevards form part of the City-Wide Growth Management Framework. Boulevards are important places for movement, living, and commerce along major streets where re-urbanization and intensification is anticipated and encouraged. Boulevards are intrinsically linked to the city's Centres and Mobility Network to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for the community.

There are two forms of Boulevards – Primary Urban Boulevards and Secondary Urban Boulevards. Primary Urban Boulevards connect Urban Centres and will serve as the most vibrant and prominent streets in the city. They are destinations, but also provide critical connections to the rest of the city and region. There are three Primary Urban Boulevards shown on **Schedule 2**.

- **Queen Street**, through Downtown to Bramalea Road.
- **Hurontario Street**, through Uptown and Downtown.
- **Steeles Avenue**, through Uptown to Bramalea Road.

Secondary Urban Boulevards are streets with a mix of uses which provide a transition in scale and intensity of use between Primary Urban Boulevards and other areas of the city. Secondary Urban Boulevards connect key destinations, such as major shopping and employment areas and serve surrounding Neighbourhoods. There are seven Secondary Urban Boulevards shown on **Schedule 2**:

- **Queen Street**, east of Bramalea.
- **Bramalea Road**, between Queen Street and Steeles Avenue.
- **Dixie Road**, between Queen Street and Steeles Avenue.
- **McLaughlin Road**, between Queen Street and Steeles Avenue.
- **Kennedy Road**, between Queen Street and Steeles Avenue.
- **Hurontario Street**, north of Downtown.
- **Steeles Avenue**, west of McLaughlin Road and between Highway 410 and Torbram Road.
- **Heritage Heights Boulevard**.





Additional Boulevards may be identified and designated through the update to the city's various Secondary Plans. The framework for new development on each Boulevard will be established by the Zoning By-law and City-Wide Urban Design Guidelines created in consultation with the local community.

What Do We Want to Achieve?

- 2.2.25 Boulevards will be transformed incrementally over this Plan's planning horizon. Primary and Secondary Urban Boulevards will change building-by-building over a number of years and will vary in terms of intensity, form, and scale. To achieve this, development in Boulevards will:
- .a **Cultivate Urban Places.** Boulevards will be urban places where people live, work, and play. Buildings will adhere closely to the street, creating a continuous cluster of activity.
 - .b **Prioritize Sustainable Mobility.** Boulevards function as transit spines, where most people walk, roll, or cycle to and from transit stops to their destination, along a safe and comfortable public realm.

Cultivate Urban Places

Boulevards follow several major streets throughout the City and will continue to link our communities together as they have in the past. Boulevards will support the creation of 15-minute neighbourhoods by facilitating locations for employment, commercial, retail, and housing as well as physical and social focal points for adjacent neighbourhoods.

The policies of this section are intended to enhance the mixed-use nature of the City's Boulevard while recognizing that Primary and Secondary Boulevards will differ in character and function over time. Boulevards provide a significant opportunity for creating animated places through investment in infrastructure, residential intensification, infill and redevelopment, and careful attention to urban design.





Permitted Uses

Primary Urban Boulevards

- 2.2.26 The following applies Primary Urban Boulevards shown on **Schedule 2**:
- .a Residential, retail, personal service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses may be permitted in Primary Urban Boulevards. Residential uses may only be permitted within Employment Areas in accordance with the policies for the Mixed-Use Employment designation.
 - .b Single use buildings are permitted on portions of the Primary Urban Boulevard that are not within delineated Centres. Mixed-use buildings will be encouraged.
 - .c Urban Parks and Squares will be encouraged.
 - .d Retail and service uses will be encouraged at grade, with residential and non-service office uses that do not serve a walk-in clientele directed to the rear of buildings and to upper floors.
 - .e New surface accessory parking lots should not be permitted along Primary Urban Boulevards. New surface commercial parking lots will not be permitted.
 - .f The full range of uses described above will not necessarily be permitted on all sites within Primary Urban Boulevards and will be evaluated on a site-by-site basis subject to the policies of this Plan, or relevant Secondary or Precinct Plans, subject to their completion.

Secondary Urban Boulevards

- 2.2.27 The following applies Secondary Urban Boulevards as shown on **Schedule 2**:
- .a A broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses may be permitted in Secondary Urban Boulevards. Residential uses may only be permitted within Employment Areas in accordance with the policies for the Mixed-Use Employment designation.
 - .b Sensitive land-uses will not be permitted in Secondary Urban Boulevards within the Lester B. Pearson Airport Operating Area.





- .c Mixed-use buildings will be encouraged. Where there is a mix of uses within an individual building, retail and service uses will be encouraged to front the street at grade.
- .d Single use buildings are permitted on portions of the Secondary Urban Boulevard that are not within delineated Centres.
- .e The full range of uses described above will not necessarily be permitted on all sites within Secondary Urban Boulevards and will be evaluated on a site-by-site basis subject to the policies of this Plan, or relevant Secondary or Precinct Plans, subject to their completion.


Intensity

- 2.2.28 Primary and Secondary Urban Boulevards will be a focus for residential and employment intensification for the Neighbourhood and Employment Areas they overlay.
- 2.2.29 The evaluation of height and built form will consider access to sunlight by adjacent properties, wind impacts, view corridors, visual impacts on the Natural Heritage System, and potential impacts on public spaces and heritage properties located in close proximity to proposed development.
- 2.2.30 New development within Primary and Secondary Urban Boulevards will have regard for the existing character and built form of adjacent Neighbourhoods and provide transition in accordance with the design policies of this Plan.
- 2.2.31 Implementing Secondary Plans and Zoning By-laws will include policies and regulations to ensure that the intensity of development is appropriate for individual sites, including residential areas outside of Primary or Secondary Urban Boulevards.

Form and Function

- 2.2.32 Development along either side of Primary and Secondary Urban Boulevards will achieve a high level of design excellence in conformity with the Urban Design policies of this Plan, and in accordance with the City-Wide Urban Design Guidelines and area specific Urban Design Guidelines, to:
 - .a Make a positive contribution to the public realm;
 - .b Define the distinct character of the street and street edge.

- 
- .c Promote architectural diversity and sustainable development practices in building and open space design.
 - .d Design and place buildings on sites based on their relationship to their location and context, their character and use, their ability to enhance existing site conditions, and positively contribute to adjacent development and the public realm.
 - .e Transition in height and massing, including the relationship of the building to the width of the public right-of-way, setbacks and separation distances between buildings, and adjacent or abutting development
 - .f Provide safe connections to pedestrian and cycling routes and convenient access to public transit;
 - .g Achieve continuity in building placement, views and vistas of identified landmarks, comfortable microclimatic conditions including sunlight access and wind conditions, public safety, and adequate privacy conditions for residential buildings and their outdoor amenity areas.
 - .h Provide linkages to Urban Centres, Town Centres and Mixed-Use Districts through Rapid Transit and active transportation connections.
 - .i Offer a variety of formal and informal gathering spaces through the provision of recreation open spaces, city parks, urban plazas, and community-led services.
 - .j Support a mixed-use environment comprised of residential, major institutional uses, offices, urban format retail uses, and other services that support Primary and Secondary Urban Boulevards as places for people to live, work, and play locally.
 - .k Ensure through all public works that a high-quality pedestrian environment through streetscape improvements, such as widened sidewalks, upgrading the sidewalk material, planting street trees, installing benches and other street furniture, providing pedestrian lighting, and integrating public art, is achieved.
 - .l Encourage building design that:
 - .i Incorporates architectural detailing and features to increase comfort, add interest and achieve a good relationship with neighbouring development;
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- .ii Orients primary facades and locates pedestrian entrances on public street frontages;
 - .iii Encourages human interaction and activity at the street level and avoids blank facades along public streets and spaces;
 - .iv Allows space for activities such as vending and outdoor seating along commercial frontages; and,
 - .v Provide screening of parking, service areas, and building utilities along public streets

Prioritize Sustainable Mobility

Boulevards are located on the Rapid Transit Network and local bus routes. They also provide opportunities for active transportation linkages. Boulevards provide strong linkages that connect and allow for efficient movement of people and strategic movement of goods. The following policies support the intrinsic connection between Boulevards and objectives for the Mobility Network and support the prioritization of active transportation.

Streets and blocks provide the framework upon which Brampton's urban form is built. Streets form the perimeter of blocks and provide access to, and connections between different blocks. Blocks are the spaces for accommodating buildings and land uses within the defined pattern of streets. Together they can create a well-defined urban fabric that is attractive, safe, pedestrian-oriented and transit-supportive. The organization and layout of streets and blocks provides a functional framework for transitioning, accessing and integrating a diverse mix of land uses of varying intensity and scale.

Their design and use can influence Brampton's urban form and contribute to placemaking by highlighting prominent landmarks such as natural and cultural heritage features, architecturally significant buildings, landscapes, parks and open spaces and public art. The quality and comfort of streets, and the size of a block, also shape the perceptions of a community and influence the community to choose walking as a viable mode of travel. A well-defined street grid provides blocks of a scale and dimension that is human, comfortable and walkable.

2.2.33 The Mobility Network along Boulevards will emphasize and provide:

- .a Walking, cycling, and micromobility for short trips, and cycling and transit for longer trips, such that convenience and safety for pedestrians, cyclists and transit users will take priority over private automobile access and movement along Boulevards and between Centres.



.b Enhanced pedestrian facilities, including wider sidewalks, pedestrian-priority at intersections and fully separated cycling facilities, in accordance with the Complete Streets Guide.

2.2.34 There will be no minimum automobile parking required for development along Boulevards. The Zoning By-law will include standards related to minimum indoor bicycle parking spaces and may include standards related to minimum electric vehicle parking or car-share spaces.

2.2.35 Along Boulevards, the Zoning By-law will prohibit new automobile-oriented land uses and development forms.

2.2.36 Where new development includes parking as an accessory use, such parking will be located underground or, if within the principal building, not fronting a public street. Stand alone above-grade parking garages will not be permitted.

2.2.37 The growth and development of Boulevards will be supported by the Rapid Transit Network. The City will assess and plan for Rapid Transit corridors located along Boulevards to maximize connectivity between Centres.

2.2.38 Where Rapid Transit is not provided along Corridors identified as Primary or Secondary Urban Boulevards, the City will work with Metrolinx to support the implementation of transit services to accommodate expected population and employment growth.





Corridors

What Are Corridors?

Rapid, high-frequency transit is critical to connecting people to places across the City of Brampton and beyond. Rapid transit in Brampton is comprised of Züm Rapid Transit Service and the future Hurontario-Main Light Rail Transit (LRT) and Queen Street Bus Rapid Transit (BRT). Future rapid transit services are also being planned to connect Brampton, such as the Highway 407 Bus Rapid Transit corridor. And Steeles?

Corridors are specific streets served by rapid, high-frequency transit, whose planned function combines a higher density of development and a greater degree of mixed uses than currently exists today.

Mixed-Use Districts are identified as Primary Major Transit Station Areas for the purposes of the Region of Peel Official Plan. Located along Corridors, Mixed-Use Districts are a designated land use centred on Primary Major Transit Station Areas. The planned function of Mixed-Use Districts is to concentrate a diversity of functions, a higher density of development, a greater degree of mixed-uses, and higher level of transit connectivity than the areas abutting and surrounding the Mixed-Use District.

What Do We Want to Achieve?

- 2.2.39 Brampton Plan will plan for future growth and intensification to support rapid transit , focusing on networks and systems that connect people and places, make transit viable, and to build great places within our communities to live, work, and play. To achieve this, Brampton Plan will:
- .a **Plan for the Evolution of Corridors and Mixed-Use Districts.** Apply appropriate planning permissions along Corridors and within Mixed-Use Districts to set the stage for the function, form, and change.
 - .b **Support Transit Viability.** Set out direction for Mixed-Use Districts to achieve appropriate development densities to create the critical mass essential to make frequent, rapid transit viable.
 - .c **Provide Affordable Housing Options.** Mixed-Use Districts present the opportunity to support the development of affordable housing through Inclusionary Zoning.





Plan for the Evolution of Corridors and Mixed-Use Districts

Along the Corridors identified on the City-Wide Growth Management Framework (**Schedule 2**), there are two components which collectively work to achieve our vision for transit-oriented development and a greater mix of uses supported by the Transit Network:

- **Corridors (Overlay – Schedule 2)**
- **Mixed-Use Districts (Designation – Schedule 5)**

Lands within these two components are largely built-out with existing residential, commercial, and employment uses along major corridors in Brampton such as Queen Street, Bovaird Drive, and Airport Road. Over the life of this Plan, it is anticipated that development in these areas will occur predominantly through intensification and redevelopment. This section establishes specific policies for Corridors and those properties with frontage along Corridors, along with Mixed-Use Districts to achieve Brampton’s vision for evolution of Corridors and Mixed-Use Districts.

Defining the Corridor Overlay

2.2.40 Corridors are shown as linear overlays on **Schedule 2**. The Corridors overlay generally applies to any lot with frontage on the Corridor, provided that:

- .a The lot has direct access onto the Corridor.
- .b The lot does not contain an existing rear-lotted dwelling.
- .c Where a side street intersects with a Corridor or where a lot has frontage on both a Corridor and a parallel or side street, the permissions for a Corridor may include one or more lots on the side of the street so as to extend the Corridor designation along the side street.
- .d Where a Secondary Plan or Precinct Plan defines a Corridor differently, the boundaries in the Secondary Plan will prevail.
- .e Where the Corridor overlay applies to a Boulevard, the Boulevard policies will prevail.
- .f The Corridor overlay will not apply to lands within the Natural Heritage System designation.





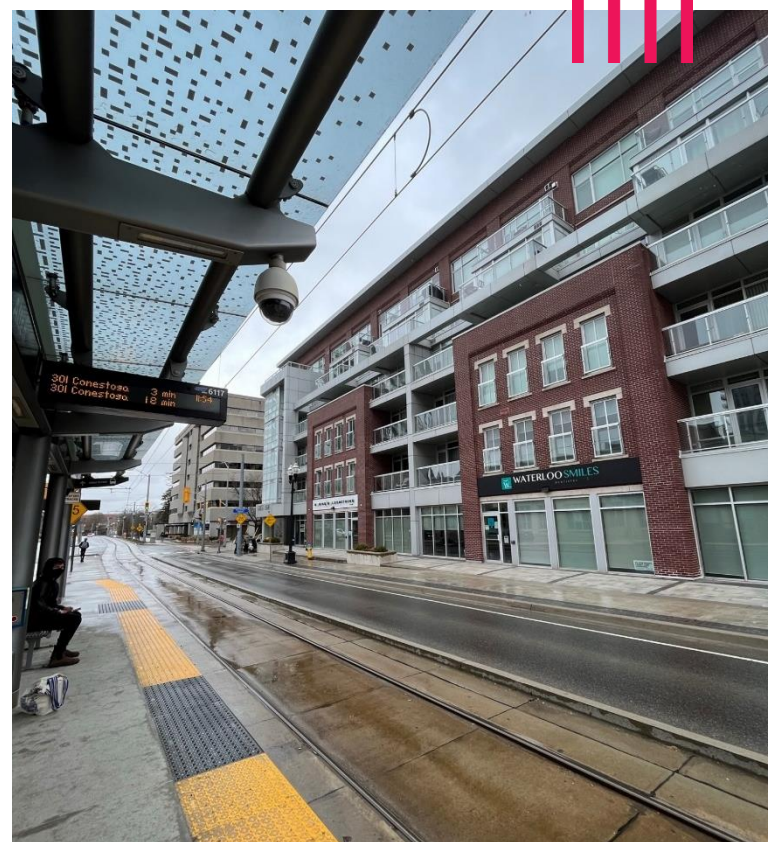
Permitted Uses within the Corridor Overlay

- 2.2.41 All underlying Neighbourhood or Employment designations will be permitted along Corridors.
- 2.2.42 Where development is proposed within a Mixed-Use District, the permitted uses for the Mixed-Use District will prevail.
- 2.2.43 Where the Corridor overlay overlaps with the Employment and the Mixed-Use Employment designations, the Employment and the Mixed-Use Employment designation policies take prevail to ensure the protection and preservation of the City’s finite employment land base.

Form and Function within the Corridor Overlay

Areas within the Corridor overlay are intended to develop in a compact urban form with a streetscape design and building arrangement prioritizing transit access, pedestrian and cyclist use and circulation, and the creation of vibrant places for people.

- 2.2.44 To provide appropriate transitions to adjacent Neighbourhood designations, development within the Corridor overlay will:
 - .a Facilitate transit supportive development and increased transit ridership along the corridor;
 - .b Introduce buildings that locate the maximum permitted building heights and highest densities oriented toward and along the Corridor, subject to the building typologies set out in **Table 4** and the Urban Design policies of this Plan;
 - .c Incorporate landscape buffering to buffer property lines; and,
 - .d Locate and be designed to minimize the effects of shadowing and overlook on nearby and adjacent properties.
- 2.2.45 Within the Corridor overlay, development will:
 - .a Ensure appropriate transition in height and use of land to where the overlay meets abutting designations.





- .b Ensure that mid-block pedestrian connections are established from the Corridor to nearby streets.
- .c Where the site is a large lot:
 - .i Establish an enhanced circulation network through the site that prioritizes the needs of pedestrians, cyclists, and transit users.
 - .ii Build phases closest to the Corridor prior to the development of phases located at the rear of the site.
 - .iii Be prohibited from including functions or uses likely to cause nuisance due to noise, odour, dust, fumes, vibration, radiation, glare, or high levels of truck traffic.

2.2.46 Development will address the Corridor. Where a corridor intersects a paralleling street, development will address both street frontages with added emphasis for the frontage addressing the Corridor.

2.2.47 Vehicular access will generally be provided from the parallel or side street and via consolidated access. Planning and development applications which proceed in advance of a Secondary Plan or Precinct Plan may be required to prepare an access concept that demonstrates the developability of adjacent parcels.

2.2.48 Reduced parking requirements will be considered to take advantage of the higher level of transit service along Corridors, in instances where transit supportive development and densities are proposed.

Defining the Mixed-Use District Designation

2.2.49 Mixed-Use Districts are designated areas centered on Primary Major Transit Station Areas on **Schedule 5**. Mixed-Use Districts will:

- .a Facilitate transit supportive development and increased transit ridership, providing the highest level of connectivity for the immediate surrounding uses.
- .b Concentrate a broad range of residential, retail, personal service, office, cultural, institutional, hospitality, recreational, and other related uses.
- .c Meet or exceed the minimum transit supportive density targets established in Part 2.1 of this Plan and the Region of Peel Official Plan.





Permitted Uses within Mixed-Use Districts

- 2.2.50 Within Mixed-Use Districts as shown on **Schedule 5**, the following range of uses may be permitted:
- .a A broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.
 - .b Mixed-Use Buildings, with retail and service uses at grade, with residential and non-service office uses directed to the rear of buildings and to upper floors.
- 2.2.51 The full range of uses will not necessarily be permitted on all properties within Mixed-Use Districts. Such uses will only be permitted in conformity with the policies of this section, as well as the applicable Secondary-Level Plan.
- 2.2.52 Within Provincially Significant Employment Zones and the Lester B. Pearson Operating Area, residential uses will not be permitted.
- 2.2.53 Secondary Plans may exist, or Major Transit Station Area Studies will be prepared to give more specific direction for each distinct Mixed-Use District.

Intensity Policies within Mixed-Use Districts

- 2.2.54 The minimum density for residential and mixed-use development within the Mixed-Use District designation will be the minimum density target established for the corresponding Major Transit Station Area identified in Part 2.1 of Brampton Plan.
- 2.2.55 A Major Transit Station Area Study will allocate the minimum density target within the boundaries of each Mixed-Use District.

Form Policies within Mixed-Use Districts

Mixed-Use Districts will support a broad range of uses and mixed-use buildings to facilitate significant intensification along the Corridors.

- 2.2.56 Development in Mixed-Use Districts within the Corridor overlay will:
- .a Generally, be located to frame and address streets, parks, or greenspaces and will provide an appropriate setback within and in relation to the street context.



- 
- .b Locate and site buildings with the greatest heights along the Corridor, subject to the Urban Design policies and **Table 4** of this Plan.
 - .c Place priority on the pedestrian experience through site layout, building location, and a design that reinforces pedestrian comfort and safety.
 - .d Be designed, and new buildings oriented, so as not to negatively impact pedestrian comfort created by wind turbulence and velocity within the public realm.

Support Transit Viability

Appropriate development densities and form will create the critical mass essential to make transit viable. They will lead to reduced revenue-cost ratios and help provide cost-effective and high levels of transit service, and reflect significant investments in Rapid Transit infrastructure, such as the Hurontario LRT and Züm Bus Rapid Transit Network. The Region and Province are also prioritizing the implementation of more compact, higher-density, and mixed-use communities around Rapid Transit Stations within Major Transit Station Areas which is reflected in this Plan.

- 2.2.57 **Schedule 2** identifies the locations of both Primary and Planned Major Transit Station Areas
- 2.2.58 Where a Planned Major Transit Station Area is changed to a Primary Major Transit Station Area through the Region of Peel Official Plan, the Mixed-Use District designation will be applied to the applicable Major Transit Station Area by way of an amendment to this Plan.
- 2.2.59 New Primary Major Transit Station Areas may only be identified through a Municipal Comprehensive Review process completed by the Region of Peel. A new Mixed-Use District designation may only then be applied by way of an amendment to this Plan.



Provide Affordable Housing Options

Corridors are intended to support and facilitate the development of affordable and diverse housing options. Planning for growth in Mixed-Use Districts will support Brampton in achieving minimum density targets as established by the City and the Region.

2.2.60 The minimum density targets for Major Transit Station Areas established through the City-Wide Growth Management Framework of this Plan will be satisfied through the planning horizon. To support affordable housing options within Mixed-Use Districts the City will support the following development along Corridors:

- .a Intensification and improved multi-modal access and connectivity to Mixed-Use Districts.
- .b Prioritize the provision of affordable housing within Mixed-Use Districts.

2.2.61 The City may implement Inclusionary Zoning within Major Transit Station Areas as a mechanism to contribute towards meeting the City and Region’s affordable housing needs in alignment with the Inclusionary Zoning and Housing and Social Matters policies of this Plan.





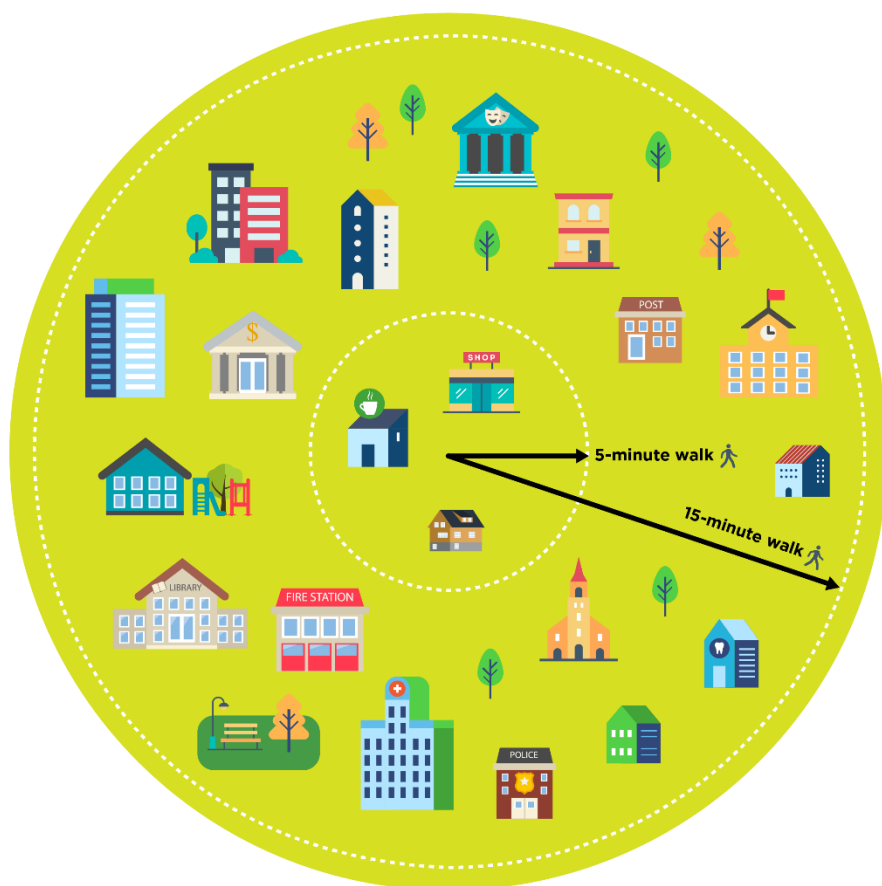
Neighbourhoods

What Are Neighbourhoods?

Brampton's Neighbourhoods are areas of the City where most residents live and are comprised of a mix of uses and built form. As illustrated on **Schedule 5**, the Neighbourhood designation makes up the vast majority of the City Structure's land area. Lands located within the Neighbourhood designation include new and existing residential and residential-serving areas, and mixed-use developments such as Mount Pleasant. Neighbourhoods in Brampton will include a wide range of building forms, uses, and densities appropriate to local context and the City's growth trajectory.

Neighbourhoods have an important role to play in supporting growth based on their location in the Brampton's City Structure. Where Neighbourhoods are located within a Centre, Boulevard, or Corridor, higher densities and a greater mix of commercial, institutional and residential uses will be support the increased population, household and employment growth in transit-supported locations.

Neighbourhoods can be vertical or horizontal and provide a range of destinations, services, and amenities, It is the goal of this Plan that most Neighbourhoods will be developed or transition into 15-minute neighbourhoods where most daily needs are met within an area that can be accessed in a 15-minute walk from home. As existing Neighbourhoods evolve, Brampton Plan will guide their evolution into 15-minute neighbourhoods, locating key community amenities, jobs, local retail, office uses, parks, services and gathering spaces to Neighbourhood Centres to serve residents in the surrounding community. Neighbourhood Centres, identified in Secondary Plans, will be developed to improve service proximity and promote healthy lifestyle, while promoting sustainable means of transportation such as pedestrian, cycling and transit use within the neighbourhoods.





Neighbourhood Centres will be established around schools, retail/commercial uses, Places of Worship, and/or community/civic uses.

Unless otherwise identified, the policies of this section apply to those lands identified as Neighbourhoods on **Schedule 5**. Policies related to the Established Rural Estate Residential Area, as shown on **Schedule 14** are found in Chapter 4.

What Do We Want to Achieve?

- 2.2.62 In 2051, Brampton’s Neighbourhoods will be unique places to live, work, and play, connect people with their neighbours, and foster a sense of community safety and well-being. To achieve this, Brampton Plan will:
- .a **Support 15-Minute Neighbourhoods.** Guide the evolution of all Neighbourhoods towards 15-minute neighbourhoods through appropriate permitted uses, built form, and intensity policies, which ensure that most day-to-day needs are met within an area that can be accessed in a 15-minute walk from home.
 - .b **Plan for Evolution.** Provide a framework for the function and change of Neighbourhoods over the life of Brampton Plan through appropriate infill and intensification policies.
 - .c **Foster Liveability.** Ensure that Neighbourhoods remain central to liveability and affordability in Brampton.

Support 15-Minute Neighbourhoods

The notion of the 15-minute neighbourhood can be accomplished by providing for everyone’s daily needs within a 15-minute walk. This section establishes policies which are focused on four key elements:

- **Proximity**, which means reducing time spent travelling from home to meet daily needs and reduce car dependency.
- **Diversity**, which refers to the diversity of services and amenities to meet needs locally, the diversity of housing options, and diversity of culture and socioeconomic backgrounds to build Neighbourhoods that are inclusive and open for all to live.
- **Ubiquity**, which refers to the decentralization of some of the city’s functions and a focus on local amenity instead of city-wide provision. Each community within our Neighbourhoods has its own identity and should be planned in a way that serves the needs and desires of its residents.





Together, the elements of the 15-minute neighbourhood work to improve the quality of life in Brampton’s more suburban neighbourhoods and help to achieve a more sustainable, healthier and liveable city.

Approach for Planning in Neighbourhoods

This section includes policies that apply to Neighbourhoods shown on **Schedule 5**.

In the traditional way of thinking, a neighbourhood is made up of homes, built side-by-side. As Brampton Plan emphasizes intensification and infill to accommodate growth, the city’s neighbourhoods will also be growing vertically, requiring specific consideration. Multi-unit buildings might contain a mix of uses and indoor and outdoor amenities which create new vertical neighbourhoods in Brampton’s built-up area. On that basis, Brampton Plan sets out policies for both new and existing Neighbourhoods – in a range of contexts.

Existing Neighbourhoods are areas of Brampton that are largely built out. Existing Neighbourhoods can be predominantly low-rise neighbourhoods, such as Bramalea, but also existing high-rise neighbourhoods. New Neighbourhoods are areas where new development is occurring. New Neighbourhoods can be predominantly suburban greenfield developments, such as Heritage Heights, but also new urban vertical Neighbourhoods in Brampton’s Built-Up Area. In areas of the city that are anticipated to be redeveloped, there is a need to address the adequate provision of services and amenities to create complete communities in both the urban and suburban contexts.

The policies of this section address these existing and planned contexts that characterize Brampton’s Neighbourhoods.

2.2.63 To establish a common understanding of what represents appropriate forms of intensification and infill within various existing Neighbourhood contexts, so that property owners can confidently design such projects, individuals and communities can assess and provide input, and the City can evaluate planning and development applications consistently, the City will prepare Neighbourhood Intensification Guidelines to evaluate and provide guidance on infill proposals. The Guidelines will address intensification and infill on large lots such as existing shopping plazas, and smaller lots within Neighbourhoods.

2.2.64 Planning for new Neighbourhoods within the built-up area requires a comprehensive approach to plan urban land uses, streets, parks, infrastructure, community services and facilities to support development and build complete communities. The development of new Neighbourhoods within the built-up area will consider:





- 2.2.65 New Neighbourhoods within the designated greenfield area will be vibrant, complete communities which will have:
- .a Neighbourhood supportive uses, that may or may not be located within a central ‘node’ within walking distance of the new Neighbourhood’s residents and workers;
 - .b A grid network of interconnected streets and pedestrian routes that define development blocks;
 - .c A mix of uses and a range of building types to provide a varied and interesting built environment;
 - .d Parks and open space, community facilities, schools and public buildings to support existing and new residents and workers;
 - .e Services and facilities that meet the needs of residents, workers and visitors such as small healthcare facilities, and local-serving places of worship, retail, grocers and pharmacies;
 - .f Access to transit and accessible and comfortable connections to the surrounding streets and open spaces;
 - .g Uses and building scales and designs that are compatible with surrounding development and provide an appropriate transition to existing Neighbourhoods in accordance with the Urban Design policies and **Table 4** of this Plan; and,
 - .h A housing mix that contributes to the full range of housing options along the housing continuum for all age groups.

Permitted Uses

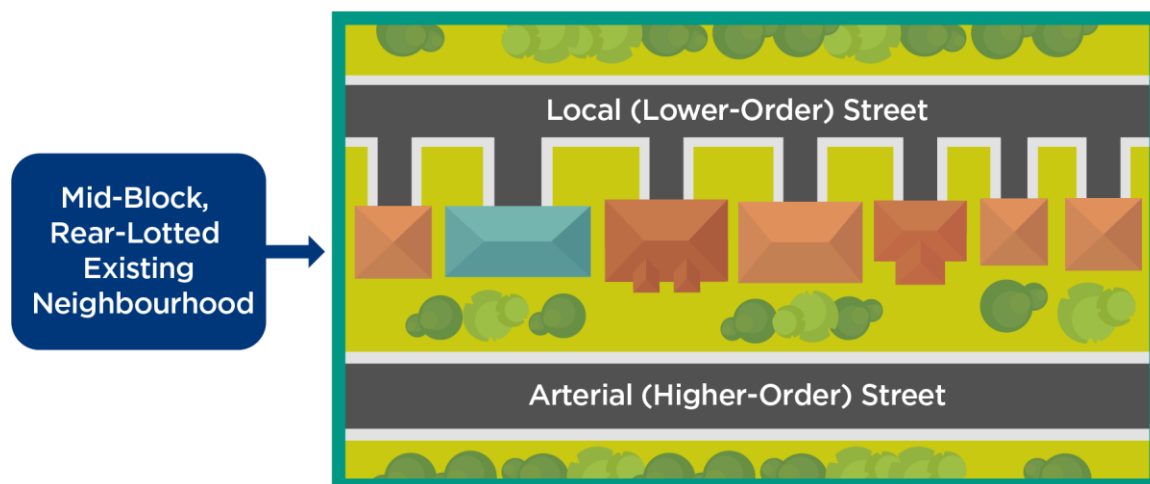
Within Neighbourhoods, the range of permitted uses is connected to the planned or existing character of the street. Different streets in Brampton have competing forms and functions that create unique places across the city. The policies in this section are intended to provide a land use framework for both new and existing Neighbourhoods which permit a range of uses that support 15-minute neighbourhoods, while offering predictability in terms of the location of more intense residential building forms and non-residential uses.

- 2.2.66 The range of permitted uses in Neighbourhoods is determined based on the street classification shown on **Table 5**. The Mobility and Connectivity policies of this Plan and **Figure 1** show street typologies.





- 2.2.67 The full range of uses described in **Table 5** will only be permitted provided it can be demonstrated that they conform with the policies of Policies 2.2.68-2.2.69.
- 2.2.68 Where development is being considered at the intersection of two streets of different typologies, development will be oriented toward the higher-order street. Access may be provided from the lower-order street.
- 2.2.69 Where development is being considered on a lot that has frontage on two or more streets of different classifications but is not located at an intersection, such as an in existing rear-lotted neighbourhoods:
- .a The lower-order streets will be used to determine the permitted uses in **Table 5**.
 - .b Where land assembly has occurred and the development fulfills the development criteria of this Plan, the higher-order street may be used to establish the permitted uses in Table 5.
 - .c Where the higher-order street has been used to establish the permitted uses in **Table 5**, the development will be required to complement the existing or planned character of each street onto which it has frontage.



- 2.2.70 Secondary Plans and Precinct Plans will provide more specific designations of lands within the Neighbourhoods designation of Brampton Plan.





Table 5 - Permitted Uses in Neighbourhoods

| Street Typology onto which the Property has Frontage and Access (Figure 1) | Permitted Uses (Subject to the Policies of this Section) | Permitted Accessory Uses (Subject to the Policies of this Section) |
|---|--|---|
| Local Residential | <p>A. Residential Uses</p> <p>B. Community Facilities</p> <p>C. Parks and Open Space</p> | <p>I. Home Occupations</p> <p>J. Additional Residential Units</p> |
| <p>Mixed-Use Residential</p> <p>Neighbourhood Residential</p> <p>Downtown Street</p> <p>Urban Main Street</p> <p>Neighbourhood Connector</p> <p>Commercial Connector</p> <p>Regional Road</p> | <p>A. Residential Uses</p> <p>B. Community Facilities</p> <p>C. Parks and Open Space</p> <p>D. Mixed-Use Buildings</p> <p>E. Neighbourhood Supportive Uses</p> <p>F. Large-Scale Non-Residential Uses</p> <p>G. Emergency Facilities</p> <p>H. Places of Worship</p> | |

Interpreting Table 5

The following policies are intended to support the interpretation of **Table 5**. The letter in **Table 5** corresponds to the policy sections below.

A. Residential Uses

- 2.2.71 Residential uses are permitted in accordance with the policies of this section.
- 2.2.72 Supportive housing is permitted within Neighbourhoods in accordance with the Housing and Social Matters policies of this Plan.

B. Community Facilities

- 2.2.73 Community services and facilities include lands, buildings and structures, such as recreation centres, arenas, pools, libraries, childcare, schools, human services, public health, human services, and cultural and employment services, used for the provision of programs and services provided or subsidized by the City or other public agencies, boards or commissions.





- 2.2.74 Community services and facilities are integral to supporting Neighbourhoods. Depending on their scale and operation, community services and facilities may be permitted within Neighbourhoods in accordance with the Nurturing Strong and Connected Communities policies of this Plan.
- 2.2.75 Zoning on individual sites may not allow for the full range of permitted uses. Community facilities that generate significant automobile trips will be directed to locations in accordance with **Table 5** that are easily accessible and where they can help establish and enhance the character of a neighbourhood.

C. Parks and Open Space

- 2.2.76 Public parks and open spaces are permitted in Neighbourhoods in accordance with the Health and Wellness policies of this Plan.

D. Mixed-Use Buildings

- 2.2.77 Mixed-use buildings, including live-work units, may include a residential use and may also include appropriately scaled retail, personal and social service, local office, daycares, cafes, restaurants, or community uses on the ground floor. Mixed-use buildings may include purpose-designed buildings or converted buildings, and buildings with a mix of unit types.

E. Neighbourhood Supportive Uses

- 2.2.78 Neighbourhood supportive uses such as, but not limited to neighbourhood-oriented retail, personal service, daycares, restaurants, small-scale recreational and public services, will be permitted in accordance with the policies of this section.

F. Large-Scale Non-Residential Uses

- 2.2.79 New and existing large-scale non-residential uses, such as shopping plazas and strip malls, will be permitted in locations determined in accordance with the policies of this section.
- 2.2.80 Drive-through facilities may be permitted in Neighbourhoods in conjunction with a large-scale non-residential use where it can be clearly demonstrated that they will not detract from the vision and role of Neighbourhoods and the quality and character of the pedestrian-oriented street environment. Drive-through facilities may be permitted only on properties with frontage along streets shown as Neighbourhood Connector or Commercial Connector on **Figure 1** in the Mobility and Connectivity policies of this Plan.





G. Emergency Facilities

- 2.2.81 Emergency facilities are permitted within Neighbourhoods in accordance with the Housing and Social Matters policies of this Plan.

H. Places of Worship

- 2.2.82 Places of worship are permitted in accordance with the policies of this section,

I. Home Occupations

- 2.2.83 To encourage a mix of uses in Neighbourhoods, where people can work from home, home occupations, including bed and breakfasts, may be permitted as an accessory use within a dwelling.

J. Additional Residential Units

- 2.2.84 Additional residential units may be permitted in accordance with the Housing and Social Matters policies of this Plan.

Intensity

- 2.2.85 A diverse range of context-sensitive housing options will be provided in Neighbourhoods, by:
- .a Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology.
 - .b Promoting diversity in unit sizes, densities and tenure options within Neighbourhoods in accordance with the Social Matters and Housing policies of this Plan.

Form

- 2.2.86 The Zoning By-law, together with Site Plan Control, and other regulatory tools as appropriate, will include requirements for building stepbacks, height, front and sideyard setbacks, massing, floor area, roofline, materiality and landscaped areas, as appropriate, having regard for:
- .a Gradation and transition in permitted densities and mix of housing types, in accordance with the Urban Design policies of this Plan
 - .b Appropriate interfaces with the public realm, including features that occupy both public and private land such as trees.

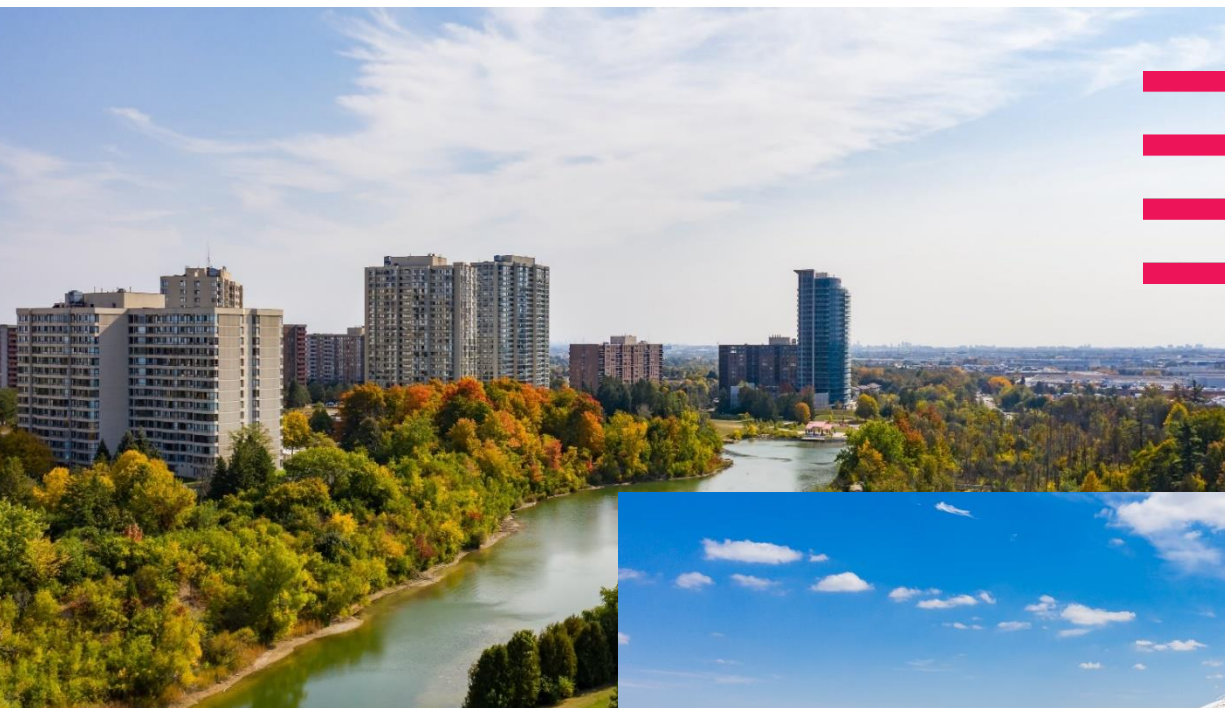




- .c Active frontages and non-residential uses at-grade to encourage walkability and street life.
- .d Appropriate interfaces between residential buildings, including provision of reasonable and appropriate soft landscaping and screening to support livability.
- .e Proximity to Mixed-Use Districts and Corridors.
- .f Transition in building form to and from abutting designations.
- .g The intended density to be accommodated within the permitted building envelope.

2.2.87 Predominantly ground-oriented dwelling forms will be directed to locations in Neighbourhoods outside of Mixed-Use Districts and Corridors.

2.2.88 Rear lotting will be prohibited in new Neighbourhoods. Noise walls that are required to protect amenity areas, as defined by Provincial guidelines, will be avoided in the design of new Neighbourhoods.





Plan for Evolution

To ensure that Neighbourhoods continue to be desirable places to live for many generations, the revitalization, redevelopment, and gentle intensification of Neighbourhoods will be promoted over time for a natural evolution reflective of the context. The City Structure provides an opportunity to develop a diversity of housing types in all areas of the city. Neighbourhoods will be liveable and adaptable considering the needs of residents through all of life’s phases.

In Brampton, mobility connections and services to meet daily needs are unevenly distributed between communities, or between Centres and outer neighbourhoods. Therefore, Brampton Plan contains policies to increase diversity, affordability, vibrancy, the effective use of land, and active transportation.

The policies of this section are intended to guide residential intensification, in Brampton’s existing Neighbourhoods.

Guiding Residential Intensification


1.3.181 Development in Neighbourhoods will have regard for the existing physical character of each geographic neighbourhood, including in particular:

- .a Patterns of streets, blocks and lanes, parks and public building sites;
- .b Size and configuration of lots;
- .c Heights, massing, scale, density and dwelling type of nearby residential properties;
- .d Building type(s);
- .e Location, design and elevations relative to the grade of driveways and garages;
- .f Setbacks of buildings from the street or streets;
- .g Patterns of rear and side yard setbacks and landscaped open space;
- .h Continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and,
- .i Conservation of heritage buildings, structures and landscapes.

What is residential intensification?

Residential intensification means the development of a property, site, or area at a higher residential density than currently exists. Intensification adds one or more residential units to a site or creates one or more additional lots from an existing lot.





2.2.89 In Neighbourhoods, infill development that varies from the local pattern in terms of lot size, configuration and/or orientation will be considered subject to satisfying the following:

- .a Heights, massing and scale that are compatible with adjacent residential properties;
- .b Setbacks from adjacent residential properties and public streets that are proportionate to adjacent residential properties;
- .c Ensure adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- .d Front onto existing or newly created public streets wherever possible, with no gates limiting public access; and,
- .e Provide safe, accessible pedestrian walkways from public streets.

2.2.90 Underutilized sites or sites within existing Neighbourhoods which were previously used for non-residential uses, such as schools, golf courses, and places of worship, may convert to residential uses through the completion of an Area Plan, provided that:

- .a The proposed development includes both residential and non-residential uses, such as a community facility, retail, or service commercial uses, as appropriate;
- .b The intent of the City-Wide Growth Management Framework is met;
- .c The proposed development meets the Housing policies of this Plan;
- .d Have heights, massing and scale that have regard for nearby residential properties;
- .e Industrial and commercial sites, such as mall re-development, that are within a Neighbourhood are not subject to this policy and must rely on the direction of the applicable Secondary Plan or Precinct Plan; and
- .f Development is evaluated against the new Neighbourhoods policies of this Plan.

2.2.91 The City may establish further form-based regulation through the Zoning By-law as appropriate for development on interior lots, corner

lots, through lots, and whole-block lots, in order to produce a consistent built form and site development characteristics that enhance the public realm and contribute to well-designed blocks.

Established Apartment Neighbourhoods

Brampton Plan recognizes many clusters of rental apartment and condominium buildings in Brampton’s neighbourhoods designed as “towers in the park”. These apartment neighbourhoods were built with different planning and design theories than the way we plan and design tall buildings in Brampton today. In these established apartment Neighbourhoods, improving walkability to transit, shops and services, improving amenities, accommodating sensitive infill, and promoting environmental sustainability are key considerations.

Established apartment Neighbourhoods are distinguished from Neighbourhoods because a greater scale of buildings exists today. While established apartment Neighbourhoods may not be located within Strategic Growth Areas, opportunities exist for new residential uses on underutilized sites, including new rental housing. This section sets out criteria to evaluate these situations.

Notwithstanding the height and intensity policies of the underlying Neighbourhood designation, the following policies will apply to established apartment Neighbourhoods:

- 2.2.92 Established apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided in **Table 5** within Neighbourhoods are also permitted within established apartment Neighbourhoods.
- 2.2.93 Development in established apartment Neighbourhoods will contribute to the quality of life by:
 - .a Locating and massing new buildings to provide a transition between areas of different development intensity and scale through means such as providing setbacks from and/or a stepping down of heights towards lower-scale Neighbourhoods and locating low-rise plus and mid-rise forms towards the internal street network to support connections to surrounding Neighbourhoods.
 - .b Providing connections to the local street networks, where possible.



- 
- .c Locating and massing new buildings, including appropriate separation distances, so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods.
 - .d Locating and massing new buildings to frame the edge of streets and parks with good proportion and maintaining sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.
 - .e Including sufficient off-street motor vehicle and bicycle parking for residents and visitors.
 - .f Locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.
 - .g Providing indoor and outdoor recreation space for building residents in every multi-unit residential development.
 - .h Strongly encouraging the provision of ground floor non-residential uses and community uses/amenities that enhance the safety, amenity and animation of adjacent streets and open spaces.
 - .i Encouraging redevelopment of existing multi-unit residential development to locate any existing surface level parking lot and/or above ground parking lot, below grade.

2.2.94 Although the established apartment Neighbourhood overlay may not be within Strategic Growth Areas, compatible infill development may be permitted on a site that improves the existing site conditions subject to satisfying the following:

- .a Meeting the development criteria set out in this section.
- .b Being compatible with the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site.
- .c Providing separation distances between buildings adjacent to the site.
- .d Maintaining or replacing and improving indoor and outdoor residential amenities on the site, including, where achievable, equipping and managing indoor and outdoor amenity space to encourage use by residents.



- .e Improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents, including the preservation or replacement of significant landscape features and walkways and creating such features where they did not previously exist.
- .f Providing adequate sky views from the public realm and creating and/or improving the safety and comfort of existing/new parks and open spaces.
- .g Improving pedestrian access to the buildings from the sidewalk network and through the site.
- .h Providing needed improvements, renovations and retrofits to the existing rental housing to extend the life of the existing building(s) that are to remain.
- .i Encouraging improved energy and water efficiency in existing buildings through renovations, retrofits and changes to management practices.

2.2.95 The City will support context-sensitive revitalisation of established apartment neighbourhoods through culturally relevant community hubs, supporting initiatives that strengthen social infrastructure within these communities

2.2.96 The City will explore zoning that supports the creation of microenterprise opportunities within these communities to enhance community and economic development and well-being of residents.

2.2.97 Culturally relevant placemaking initiatives will be supported in established apartment neighbourhoods. These may include equity-centred community development initiatives and placemaking activities such as temporary markets, events and public art projects.

2.2.98 The City will support efforts to maintain the physical integrity of buildings within established apartment neighbourhoods, supporting their necessary upkeep.

2.2.99 The City will support the transition towards decarbonisation and environmental resilience for established apartment Neighbourhoods. The City will explore collaboration with other levels of government and organisations for home energy retrofit programs that support the City's goals and commitments towards sustainability, energy efficiency, and increased resilience to climate change.





- 2.2.100 Infill development may be permitted on a site within an established apartment Neighbourhood that creates an addition on top of or beside an existing apartment building provided the addition meets the criteria of this section.
- 2.2.101 On sites within the established apartment Neighbourhood overlay that have the opportunity for more than one new building, an Area Plan will be required to be prepared by the applicant to the satisfaction of the City, to provide a framework for such matters as, but limited, additional public streets, pathways, shared driveways, new parkland, and shared open space, among other matters.

Foster Liveability

Residents of Brampton identify with the city through their street or block, neighbourhood or community. Neighbourhoods will provide a range of destinations and services, and act as a gathering place. The co-location of services and amenities at key locations improves access and reduces the need for longer trips.

The policies of this section are intended to provide form and intensity direction for uses which contribute to Neighbourhood liveability and the achievement of 15-minute neighbourhoods, such as neighbourhood supportive uses and large-scale non-residential uses, as well as policies which support Neighbourhood resilience.

Large-Scale Non-Residential Uses

Large-scale non-residential uses constitute an important part of Brampton's Neighbourhoods, such as shopping plazas and strip malls, providing centres with a range of retail, service, business, recreational, social, educational, and government uses within easy walking distance for neighbourhoods. Large-scale non-residential uses are best directed to arterial streets, not local streets within the interior of Neighbourhoods. Over time, existing large-scale non-residential uses will evolve to become mixed-use areas along Corridors and within Mixed-Use Districts.

- 2.2.102 Secondary Plans will identify appropriate locations for large-scale non-residential uses.
- 2.2.103 Where a new large-scale non-residential use is proposed within the Neighbourhood designation, the following criteria will apply:
 - .a The use is suitable to be located in the Neighbourhood designation and does not otherwise belong within a Mixed-Use District or Mixed-Use Employment designation or along a Corridor. New large-scale residential uses will not be permitted within Centres and Primary Urban Boulevards.



- 
- .b The lot is of sufficient size and configuration to accommodate the proposed development to help mitigate adverse impacts on adjacent uses.
 - .c The use is located on a street where frequent Local Transit service is provided.
 - .d The site and proposed development are designed in accordance with new Neighbourhoods, Urban Design and other applicable policies of this Plan.

Places of Worship

Brampton Plan recognizes the important role faith groups play and the contribution Places of Worship make to the objective of building sustainable, complete communities. Places of Worship are religious institutions used for faith-based, spiritual purposes including religious worship, fellowship, religious teaching and charitable community outreach, and all associated activities that support these objectives. In addition, many Places of Worship provide social and community related functions and services, and often serve as the focal point of the community.

Accessory uses which are integral to the primary religious use include but are not limited to: classrooms for religious instructions, small-scale nursery or daycare facilities, assembly areas related to faith-based activities, kitchens and eating areas, fellowship halls, recreation facilities and administrative offices related to the place of worship, and one habitable living unit with up to 5 guest rooms. Accessory uses will be permitted, unless specifically prohibited by the Lester B. Pearson International Airport Area policies of this Plan or result in land use compatibility concerns.

Auxiliary uses are defined as uses that do not represent an integral part of the Place of Worship and the primary use of religious practices but may be planned to function together on sites that are of a sufficient size to accommodate the use. Auxiliary uses will include but not be limited to: cemeteries, schools which offer an academic program in addition to religious instruction, supportive housing, and assembly areas which have a commercial function operated on a profit-making basis such as banquet halls. Except for those uses permitted in the Zoning By-law, auxiliary uses will require a zoning amendment.

Places of worship policies will be reviewed and monitored by the City in consultation with the Brampton faith communities on a regular basis and will be amended or modified whenever it is deemed necessary to accommodate the diverse needs of existing and future faith groups. Places of Worship may be located in a range of designations to meet the diverse needs of the various faith groups, subject to the specific policies of the designation of the Brampton Plan in which they are proposed. Land use compatibility, traffic impacts, community integration and



performance standards, which will be implemented in the Zoning By-law must be taken into consideration to ensure the site is able to accommodate the functional demands of Places of worship.

2.2.104 Places of worship will be subject to the following general functional and land use compatibility criteria, as well as the specific criteria of the land use designation in which they are located:

- .a On-site parking will be provided to accommodate regular worship attendance and other regular events in accordance with the City's Zoning By-Law standards, which are based on the worship area/person capacity of the place of worship. Sufficient parking will be provided to meet typical peak demand, unless reduced standards or alternative arrangements, including shared parking or on-street parking are approved by the City.
- .b Places of worship will be properly integrated into the surrounding neighbourhood in a manner that will not adversely impact adjacent land uses. The size, height, massing and scale of the building will be compatible with the character of adjacent uses.
- .c Places of worship that include a sensitive land use, as defined by the Provincial Policy Statement (such as residences and day care centres), will not be permitted in areas where they are likely to experience an adverse effect from contaminant discharges generated by a major facility, or within the Lester B. Pearson International Airport (LBPIA) Operating Area.
- .d Planning and development applications for a place of worship will be subject to a planning review that takes into consideration the criteria set out in this section and other relevant policies of Brampton Plan. Applications will demonstrate the ability to physically integrate the Place of Worship with the host neighbourhood in an appropriate manner, including but not limited to scale, access and parking. Exceptions to the criteria will only be accommodated if it can be clearly demonstrated to the satisfaction of the City that the built form and site characteristics of the proposed Place of Worship and the surrounding neighbourhood can support the use.

2.2.105 Developers, faith groups and organizations will be encouraged to collaborate during the planning process at the earliest possible stage to work out an equitable allocation of the place of worship sites.

2.2.106 The landowner or developer will be required to post a suitable sign on the place of worship reserve site immediately following the registration of the subdivision plan. The sign should indicate the site's designation



and zoning for a place of worship, any alternative use that may be permitted, and provide contact information of the owner and the City.

Neighbourhood Supportive Uses

Neighbourhood supportive uses, such as local scale retail, service and office uses, cultural and recreational facilities, contribute to the proximity, density, and diversity elements of a 15-minute neighbourhood and provide amenities for residents to access primarily as pedestrians or by bike or transit. They support walkable communities, introduce local businesses, and focal points for social interaction.

2.2.107 Neighbourhood supportive uses will be subject to the following criteria:

- .a They are local serving;
- .b Are accessed primarily by walking and cycling;
- .c Foster a connection between neighbours; and,
- .d Are of a size and scale to not attract large volumes of automobile traffic from outside the immediate area.





Building Neighbourhood Resilience

- 2.2.108 To prevent the displacement of disadvantaged populations from existing Neighbourhoods, the City will support the work of non-profit organizations purchasing land in gentrifying communities.

- 2.2.109 The City will continue to support initiatives that build community preparedness and resilience to climate change in all Neighbourhoods at the local scale, including the Sustainable Neighbourhood Action Program (SNAP) and Nurturing Neighbourhoods program.

- 2.2.110 When reconstructing streets, in accordance with the Mobility and Connectivity policies of this Plan, the City will set the stage for their future evolution. This will include a recognition of these streets' broader function as multimodal corridors and as public space that unites and connects Neighbourhoods instead of dividing them, and will implement designs that maintain core functions, as well as provide active transportation infrastructure, for an edge that is calmer, designed for slower vehicular traffic, better integrated into the residential fabric of the adjacent neighbourhoods.





Employment Areas

What Are Employment Areas?

Brampton's existing strengths and strategic location within Canada's largest population centre provides an excellent economic advantage for attracting business and industry. Brampton is in proximity to a large proportion of the North American market and is serviced by an extensive rail, highway network, and proximity to Lester B. Pearson International Airport that provides easy access to local, national, and international markets. The importance of market access is vital for an export focused nation like Canada. Brampton benefits from the combination of being part of a fast-growing local market with access to all other markets.

Employment Areas represent an integral part of our city – where many of the goods and services we produce as a city are designed, manufactured, processed, assembled, and transported locally, regionally, and globally. As of 2022, Brampton's Employment Areas accommodate approximately 58% of the city's jobs, including accommodating a large proportion of the city's large employers. A critical feature of these employers are the spinoff jobs (i.e., indirect jobs) they can create through a multiplier effect. These employers not only create the direct job at their facility but also create employment at suppliers.

Did You Know?

Manufacturing is the largest sector found within Employment Areas, representing 35% of the jobs in Employment Areas, followed by the transportation and warehousing/wholesale sectors comprising 25% of jobs. The remaining 40% of jobs comprise a range of sectors in small industrial buildings, multi-tenant industrial buildings, office buildings, and commercial services.

Brampton Plan provides for the nimbleness and flexibility for businesses to make change and the stability and confidence decisions to make long term capital investments in infrastructure, innovation and employee development. That confidence spills over to the residents and labour market that grows to depend on these jobs. Within Employment Areas, new ideas, talent, and both local reinvestment and foreign direct investment converge to revitalize older industrial areas, intensify employment, and strategically plan for economic opportunities in Designated Greenfield Areas.

Brampton Plan recognizes the integral role that Employment Areas play in bringing the City Structure to life, supporting a local workforce for our growing population. To achieve this vision, Brampton Plan establishes three separate Employment Area designations that are all addressed in this section, to recognize their collective role in providing job opportunities in Brampton that support the economic success of the city, including Employment, Mixed-Use Employment, and Major Institutional.

Brampton Plan provides a framework for a range of traditional economic opportunities to thrive, together with new sectors such as food and beverage, advanced manufacturing, health and life science, innovation and technology, and logistics that will pave the way for our prosperity over the next 30 years within





Employment areas. Existing Employment areas will continue to adapt to changing markets, redevelop and intensify along area edges where they are served by transit and improved active transportation infrastructure. Allowing for changing industries and employment contexts, while ensuring their long-term protection for employment uses, will ensure the long-term economic prosperity of the city and ensure a diversified economic base for existing and future businesses.

Mixed-Use Employment areas are clusters of economic activity and provide a broad range of non-residential uses, as well as limited opportunities for residential uses only within Major Transit Station Areas, subject to the planning context and relevant studies completed for each Major Transit Station Area. Mixed-Use Employment areas will generally be located on the periphery of Employment Areas. They will evolve through the continued expansion of Rapid Transit and transit stations along Corridors. Transit-supportive densities within these areas can also provide a buffer between Employment Areas and Neighbourhoods.

Employment Areas also include Major Institutional uses such as hospitals and post-secondary institutions. These major institutions are among the largest employers in the city and attract thousands of employees, patients, students, and visitors every day. A thriving, adequately funded network of major institutions must be supported in Brampton to support a diverse economy. As the population of the GTA grows, there will be a growing demand for expansion of our hospital and post-secondary education networks. These major institutions are also home to a core concentration of research, cultural and educational institutions that are fundamental to emerging economic sectors.

New opportunities for Employment Area growth are planned to occur in southwest Brampton within and adjacent to the Bram West Town Centre, within Heritage Heights, and within northeast Brampton. These areas, which are identified on **Schedule 5**, are well served by the Rapid Transit and Streets Network, providing access to the regional economy, and offering opportunities for social and economic exchange, with thriving cultural, technology, and innovation industries.





What Do We Want to Achieve?

2.2.111 In support of the City's Growth Management Strategy, Brampton Plan will preserve Employment Areas to provide and retain a diverse range of high-quality jobs and services and to foster innovation. To achieve this, Brampton Plan will:

- .a **Protect Employment Areas and Plan for Employment Growth.** Identify and preserve new and existing Employment Areas for employment growth and intensification to 2051, ensure adverse impacts between employment and sensitive land uses are minimized, and capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries.
- .b **Protect and Plan for the Future of Major Institutional Areas.** Identify and plan for the future of major institutional uses in Brampton.
- .c **Encourage Opportunities and Provide Flexibility.** Support opportunities and connect employment areas by transit to ensure residents can access broad range of economic opportunities, while contributing to the establishment of 15-minute communities.
- .d **Support Transition of Uses and Form.** Provide appropriate transition and minimize adverse impacts to maintain land use compatibility between Employment Areas and adjacent non-employment areas.

Protect Employment Areas and Plan for Employment Growth

There are different components of our Employment Areas that require specific policies to either protect their critical function, meet growth objectives and density targets, and manage their evolution over the long-term. Employment Areas include the following designations which collectively provide employment opportunities in Brampton:

- Employment
- Mixed-Use Employment

This section also addresses policies related to Provincially Significant Employment Zones and employment land conversions.





- 2.2.112 Employment and Mixed-Use Employment areas are important places for business and economic activities and comprise the City’s “Employment Areas” as identified in the Region of Peel Official Plan. Employment areas will be protected and reserved for employment uses including manufacturing, warehousing, logistics, office, and associated commercial, retail and ancillary uses further described in this section.
- 2.2.113 The Mixed-Use Employment designation may permit a broader range of uses on lands that provide a land use buffer as well as transition between Employment areas and Neighbourhoods. Development in Mixed-use Employment areas will front onto and provide address on arterial roads and Rapid Transit corridors to support the transit function of these corridors.


Permitted Employment Uses

Lands shown as Employment on **Schedule 5** will accommodate traditional industrial land uses, such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes. These uses may impact other surrounding uses as a result of emissions, (such as odours, dust, smoke) heavy equipment movement, light, or noise, and therefore are required to be separated from sensitive land uses subject to appropriate mitigation measures applied. The Employment designation is intrinsically linked to major goods movement facilities and is directed to lands in proximity to Goods Movement Corridors.

Compatibility with surrounding uses is a major factor that reduces the viable locations for these uses and requires clustering into Employment areas to minimize and mitigate any potential adverse impacts, minimize risk of public health and safety and ensure the long-term economic viability of these locations. Part 2.3 of Brampton Plan establishes detailed land use compatibility policies.

- 2.2.114 The following uses are permitted on lands shown as Employment on **Schedule 5**.
- .a Traditional heavy and light industrial uses, including but not limited to manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, existing offices, vehicle repair and services, traditional vehicle sales and service, industrial trade schools, utilities, vertical agriculture, and ancillary functions.



- 
- .b Commercial uses such as: large outdoor storage areas, impound areas, large warehouses, storage, display or parking of heavy equipment, and uses that emit noise or vibration, create large volumes of regular truck traffic, and large structures such as domes or out-buildings with a negative visual impact subject to the policies in this section.
 - .c Waste management facilities.
- 2.2.115 The following additional uses are permitted, provided they are ancillary to and the intended to serve the Employment area in which they are located:
- .a Open spaces and urban plazas.
 - .b Small-scale restaurants, catering facilities, and small-scale service uses such as courier services, banks, and copy shops.
 - .c Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted.
- 2.2.116 The Zoning By-law will further refine the permitted uses for the Employment designation, including appropriate locations for office, ancillary retail, service uses, and restaurant uses, and will distinguish between employment uses on the basis of their potential impacts to ensure a compatibility of uses within Employment Areas and to any adjacent and neighbouring sensitive uses in accordance with the policies of this Plan and provincial plans and guidelines.
- 2.2.117 Existing clusters of office are designated Employment in this Plan, reflecting City, Regional and Provincial objectives to retain these areas as places of business while developing and intensifying job growth, especially when these areas are supported by transit. Where office uses are located within a Major Transit Station Area and are designated Mixed-Use Districts, the implementing planning framework will seek to retain existing office in support of creating complete, walkable communities centered around transit.
- 2.2.118 Places of Worship are not intended to be located within heavy industrial areas categorized as Class III in the Province’s “Industrial Categorization Criteria”. The scale, access and parking associated with Places of Worship will be compatible with the existing and planned land uses on adjacent sites. Places of Worship less than 3,000 square metres will be permitted only if the site is located at the edge of an Employment area with frontage on a major street and only if it is demonstrated that there are no land use compatibility issues and adverse impact with adjacent uses.



- 2.2.119 Major facilities will be planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
- 2.2.120 To ensure the long-term operational and economic viability of major facilities is minimized, major facilities will be planned in accordance with provincial guidelines, standards, and procedures. Where avoidance is not possible, the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment will be protected by ensuring that the planning and development of any proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards, and procedures:
- .a There is an identified need for the proposed use;
 - .b Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - .c Adverse effects to the proposed sensitive land use are minimized and mitigated; and
 - .d Potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.
- 2.2.121 Elementary and secondary schools and other sensitive land uses will not be permitted within the Employment designation.

Permitted Mixed-Use Employment Uses


Lands shown as Mixed-Use Employment on **Schedule 5** are characterized by a mix of uses that do not fit well within the context of Neighbourhoods or other mixed-use areas. These areas tend to have a quasi-industrial character, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components. The planned context for Mixed Use Employment areas in Brampton will be to accommodate a broad range of business, service, and institutional uses to serve the general public and adjacent Employment areas. They will provide transition between the traditional employment uses in the Employment designation to sensitive uses in Neighbourhoods, to support more compact built form and convenient access to the Transit Network.

- 2.2.122 The following uses are permitted on lands shown as Mixed-Use Employment on **Schedule 5**:



- 
- .a All types of commercial, commercial recreation, hotels, convention centres, motels, and entertainment uses.
 - .b Self-storage warehouses that provide active uses at grade.
 - .c Retail, restaurant and other service uses may be permitted in these areas to support the function of Employment Areas. Such uses will be located on the periphery of Mixed-Use Employment areas, adjacent to an arterial road.
 - .d A limited range of light industrial uses may be permitted that are compatible with the permitted commercial uses.
 - .e Public facilities such as bus depots and emergency facilities.
 - .f Short-term truck parking for refreshment breaks.

2.2.123 New retail developments that include one or more stores totaling 3,000 square metres or more of retail gross floor or 1,000 square metres for individual units may only be permitted in the Mixed-Use Employment designation through an amendment to this Plan if:

- .a The property is outside of a Centre;
 - .b The property is on a lot that fronts onto a Major Street identified on **Schedule 5**;
 - .c The following matters are addressed:
 - .i The transportation demands and impacts generated by the development, particularly upon nearby residential Neighbourhoods and the Mixed-Use Employment area, are reviewed and approved by the City, and necessary improvements and mitigation measures can be implemented;
 - .ii It is demonstrated to the satisfaction of the City that the existing and planned function of the Mixed-Use Employment designation and any nearby Employment designation, including the movement of goods and employees, is not adversely affected;
 - .iii It is demonstrated to the satisfaction of the City that the economic health and planned function of nearby retail shopping districts are not adversely affected;
 - .iv New public and private streets, as deemed to be appropriate by the City, are provided to complement the area street network and provide improved pedestrian access and amenity; and,
- 

- .v Retail buildings are clearly visible and directly accessible from the sidewalks of the public and private streets; and vi. parking is integrated within and/or located behind or at the side of the new building.

2.2.124 Major offices may be permitted on lands designated Mixed-Use Employment provided that such lands are also located within a Major Transit Station Area or a Primary Boulevard.

2.2.125 Places of worship of up to 3,000 square metres of gross floor area will be permitted on lands designated Mixed-Use Employment. The scale, access and parking associated with Places of Worship will be compatible with the existing and planned land uses on adjacent sites. Places of Worship greater than 3,000 square metres will be permitted only if the site is located within 500 metres from a Neighbourhoods designation.

Relationship with Major Transit Station Areas

Those lands within the Mixed-Use Employment designation (**Schedule 5**) that are also within Major Transit Station Areas, as shown on **Schedule 2**, have the potential to support the integration of Employment Areas with non-employment uses to develop vibrant, mixed-use areas, and innovation hubs in accordance with the Region of Peel Official Plan.

2.2.126 Within areas of the Mixed-Use Employment designation where a Major Transit Station Area Study has been completed and approved through an amendment to this Plan, in accordance with the policies of Chapter 3 of Brampton Plan, compatible new residential uses that do not conflict with the main employment use may be permitted outside of a subsequent Municipal Comprehensive Review process, and subject to other relevant policies of this Plan.

2.2.127 Mixed-Use Employment areas can contribute to the creation of 15-minute neighbourhoods when located within a Delineated Major Transit Station Area. City-initiated Major Transit Station Area Studies will identify appropriate locations for retail, residential, commercial, and non-ancillary uses within the Mixed-Use Employment designation that are also within a Major Transit Station Area, provided that:

- .a An overall net increase of jobs planned within the Major Transit Station Area is achieved.
- .b An employment land use designation is established to protect for major office uses, if appropriate.

- .c The viability of the surrounding Employment designation is protected from introduced sensitive land uses and includes appropriate mitigation measures and setbacks.
- .d A minimum 50/50% employment to population ratio is identified and maintained.
- .e Rapid Transit is planned for the Major Transit Station Area within the planning horizon of Brampton Plan, as identified by the Province.
- .f Parking is integrated underground where possible or located behind or at the side of the new building to reduce the visual impact of parking areas from the public realm.
- .g The non-employment and employment uses support the creation of 15-minute neighbourhoods and transit-supportive densities.

2.2.128 Where a Major Transit Station Area Study identifies retail, residential, commercial, and non-ancillary uses within the Mixed-Use Employment designation, the following policies apply in support of creating 15-minute neighbourhoods:



- .a The types of permitted services are of a scale that serve the local neighbourhood and employees working in designated Mixed-Use Employment such as grocery stores, recreational, health and fitness uses and service commercial uses including but not limited to convenience commercial, retail, office, coffee shops, and restaurants.
- .b The permitted services described in sub-section .a are encouraged to be located within the base of buildings or integrated within a building containing permitted Mixed-Use Employment uses.

2.2.129 Service commercial uses will be located along the edge of the Mixed-Use Employment designation abutting Neighbourhoods.

2.2.130 Segments of the cycling and pedestrian network that form part of the Active Transportation Network shown on **Schedule 3B** will be provided with development.

Form Policies for Employment and Mixed-Use Employment Areas

2.2.131 Development will contribute to the creation of competitive, attractive, highly functional Employment and Mixed-Use Employment Areas by:

- 
- .a Encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
 - .b Supporting, preserving and protecting major facilities, employment uses and the integrity of these areas;
 - .c Providing a high-quality public realm with a connected, easily understood, comfortable, and safe network of streets, pedestrian and cycling routes, and accessible open spaces;
 - .d Integrating development into the Mobility Network, including prioritizing and establishing connections to the Transit Network and Active Transportation Network, which will help minimize the need for surface parking, and establishing new segments to these networks where appropriate;
 - .e Mitigating the potential negative impacts from traffic generated by development within Employment and Mixed-Use Employment designations;
 - .f Providing adequate parking and loading on-site where appropriate and avoiding parking between the building and sidewalk;
 - .g Sharing driveways and parking areas wherever possible;
 - .h Designing Employment areas to accommodate passive recreation spaces and integrated trails within the Natural Heritage System, in accordance with the policies of this Plan;
 - .i In consultation with the Province, encouraging improvements to the visual quality of the public realm adjacent to Highways 407 and 410. City Council may establish incentives to induce these improvements and the beautification of these areas including murals, public art, signage and landscape improvements;
 - .j Mitigating the potential adverse effects of noise, dust, vibration, air quality and/or odour on major facilities and/or other businesses as determined by noise, vibration, air quality and/or odour studies;
 - .k Situating Rapid Transit stations on sites in prominent locations where there is high level of pedestrian activity or where it can form a focal point for the site;
 - .l Providing opportunity for large format/footprints where needed to encourage research and development and advanced manufacturing;
- 

- .m Encouraging office along the frontage of arterial roads or in places of higher visibility;
- .n Providing landscaping on the front and flanking yards adjacent to a public street and open space to create an attractive streetscape, and screening parking, loading and service areas including large open storage areas; and
- .o Open storage areas will not be permitted fronting onto a street. Where open storage and/or outdoor processing of goods and materials as accessory/ancillary uses are permitted, the zoning by-law will ensure that the open storage and/or processing is:
 - .i Limited in extent;
 - .ii Generally located on an area of the property where adverse effects on sensitive land uses are avoided and where avoidance is not possible, mitigated in accordance with Provincial policy and the Province's land use compatibility guidelines; and,
 - .iii Screened by fencing and landscaping, where viewed from adjacent streets and neighbouring land uses.





Provincially Significant Employment Zones

The Province has identified key Employment Areas across the Greater Golden Horseshoe, known as Provincially Significant Employment Zones (PSEZ), for the purposes of long-term planning for job creation and economic development. PSEZ are intended to capture the significant concentrations of employment across the region and apply within a significant portion of lands designated for Employment uses in Brampton.

- 2.2.132 In Brampton, there are three PSEZ within Employment Areas as shown on **Schedule 4**:
- .a **Pearson Airport Hub (Airport) (Zone 14)**, which includes lands within the Airport Intermodal, Bramalea South Gateway, and Highway 410 South Business Parks
 - .b **Pearson Airport Hub (Highway 50 Corridor) (Zone 15)**, which includes lands within the Highway 427 Business Park
 - .c **401 407 (Meadowvale) (Zone 18)**, which includes lands within the Bram West Business Park
- 2.2.133 To protect PSEZ for long-term employment uses and continuity of employment land as an asset for the city, the conversion of PSEZ to non-employment uses will not be permitted outside of a Municipal Comprehensive Review completed by the Region of Peel, except in accordance with the Mixed-Use Employment policies of this Plan.
- 2.2.134 The Province may issue additional supplementary direction to guide growth within PSEZ.
- 2.2.135 The City will coordinate with adjacent municipalities subject to PSEZ Zone 14, 15, and 18 to ensure the viability of PSEZ beyond Brampton's borders.

Applications to Convert Employment Areas

- 2.2.136 Employment and Mixed-Use Employment designated on **Schedule 5** are adequate to accommodate growth for the next 30 years based on the growth forecasts established in Part 2.1 of this Plan. On that basis, Brampton Plan does not permit the conversion of lands within Employment Areas to non-employment uses over the horizon of this plan, except in accordance with the Mixed-Use Employment policies of this Plan.
- 2.2.137 Notwithstanding the policies of this section, the conversion of lands within Employment and Mixed-Use Employment designations to non-



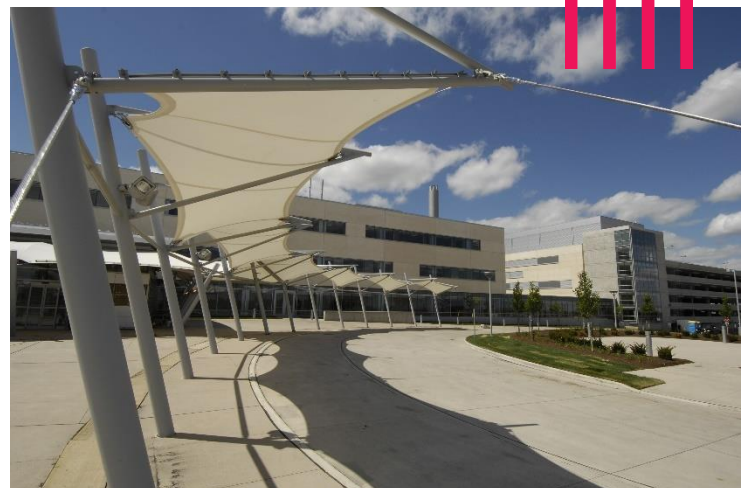
employment uses are not permitted, however, may be considered through a Municipal Comprehensive Review undertaken by the Region of Peel that demonstrates that:

- .a There is a need for the conversion.
- .b The lands are not required over the horizon of the Region of Peel Official Plan for the employment use they were designated.
- .c The Region and City will maintain sufficient employment land to meet the employment forecasts of the Region of Peel Official Plan.
- .d The conversion does not affect the overall viability of the Employment Area and the achievement of intensification and density targets.
- .e There is existing or planned infrastructure and public service facilities to accommodate the proposed conversion.
- .f The lands are not required over the long-term for employment purposes.
- .g The lands do not fulfill the criteria for Provincially Significant Employment Lands.
- .h The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands.
- .i Cross-jurisdictional issues have been considered.

Protect and Plan for the Future of Major Institutional Areas

Major Institutional areas are key post-secondary education, innovation, healthcare, and innovation hubs within Brampton, and include correctional institutions, which together serve as significant places of work in the city. Major Institutional areas usually serve the entire city, region, and may draw talent from beyond the boundaries of Brampton.

Major Institutional areas are outside of “Employment Areas” as identified in the Region of Peel Official Plan within Brampton, but are included in Employment Area as part of the City Structure.





Permitted Major Institutional Uses

Lands designated as Major Institutional on **Schedule 5** are made up of post-secondary, health and governmental uses, together with their ancillary uses, including the full range of housing associated with a health or post-secondary institution. The city's major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population and help to foster innovation and research.

- 2.2.138 The following uses are permitted on lands designated as Major Institutional on **Schedule 5**:
- .a A wide range of institutional uses, such as hospitals, Provincial facilities and associated facilities, and post-secondary institutions.
 - .b Residential care homes.
 - .c Accessory uses that are related to the use of these lands for institutional purposes may be permitted, including such things as: dormitories and residences, offices, day care facilities, laboratories, services, and convenience commercial.
 - .d The full range of uses described above will not necessarily be permitted on all sites within the Major Institutional designation.
 - .e Lands surrounding existing Major Institutional uses, may be redeveloped to support ancillary uses of the principal use, where appropriate.

Form Policies for Major Institutional Uses

- 2.2.139 Development will enable flexibility in Major Institutional areas to allow for their change and evolution over time and to integrate them as important community resources and focal points in the city by:
- .a Incorporating public squares, urban parks, and other social spaces into new developments located in areas of high pedestrian activity, near Rapid Transit stations or Corridors.
 - .b Locating surface parking areas in the rear and side yard. Underground parking and structure parking should be integrated within the building design.
 - .c Situating Rapid Transit stations on site in prominent locations where there is high level of pedestrian activity or where it can form a focal point for the site.



- .d Providing connections to trails within the Natural Heritage System in accordance with the policies of this Plan.

2.2.140 Brampton Plan has identified existing lands associated with the city’s major institutions; however, there may be situations where new opportunities or changing mandates would require new or expanded lands to accommodate these uses. The City may consider applications to add new lands to the Major Institutional designation. Applications to add to or expand existing Major Institutional designations onto additional lands within another designation will be evaluated using the policies of Chapter 3.

- .a Applications for new or expanded Major Institutional areas will be required to clearly demonstrate the need for the proposed new designation or the proposed expansion onto additional lands, considering all other opportunities for development or redevelopment of lands identified for institutional uses.

Encourage Opportunities and Provide Flexibility

Brampton Plan contemplates that residents, entrepreneurs, and investors have opportunities and supports to grow a diverse and resilient economy that they can depend on. Through the continuous improvement, evolution, and intensification of Brampton’s Employment Areas, the City will maintain land supply necessary to support continued employment growth and stability.

The policies of this section are intended to cultivate a diverse economy by embracing services and technologies responsive to shifts in the broader economy, new ways of working, and the impacts of climate change.

Green Development

2.2.141 Green development practices will be incorporated into the design of new development within Employment Areas and the redevelopment of Employment Areas. This is intended to serve as a promotional tool for those businesses that wish to position themselves as green businesses, save on operating costs, improve the employee experience, and provide environmental benefits within Employment Areas. Green development practices that will be considered in the design of developments in Employment Areas include:

- .a District energy, geothermal energy, and bio-mass energy production;
- .b Rainwater harvesting and greywater usage for irrigation and other purposes;

- .c Recycled building materials;
- .d Secure and covered bicycle lock-up facilities, showers, and lockers;
- .e Bikeshare and carshare fleets;
- .f Pervious paving treatments, where appropriate;
- .g Re-use of waste heat within the same building that produces this heat, or in surrounding buildings;
- .h Enhanced strategic tree planting to achieve maximum environmental benefits;
- .i White roofs and green roofs; and,
- .j Utilization of roofs for urban agricultural.

2.2.142 The City-Wide Urban Design Guidelines will provide direction for green development practices within Employment Areas.

Climate-Resilient Industries and Businesses

2.2.143 Brampton Plan aims to cultivate a diverse economy, and embracing services and technologies responsive to the impact of climate change by:

- .a Increasing the ecological function within Employment Areas through appropriate integration and buffers from the Natural Heritage System.
- .b Prioritizing climate-related research, industry, technology, and business through partnerships, processes, and programs such as Community Improvement Plans.
- .c Encouraging Brampton’s businesses to become climate resilient and achieve emissions-neutral operations.
- .d Taking a leadership role in promoting green business including the undertaking of a green economic development strategy. The City will continue to participate in the Pilot Partners in Project Green: A Pearson Eco-Business Zone Initiative.

Partners in Project Green: A Pearson Eco-Business Zone Initiative

The project is spearheaded by the Greater Toronto Airport Authority (GTAA) and the Toronto and Region Conservation Authority (TRCA). It generally covers the industrial and business land surrounding Toronto Pearson International Airport, including those lands in the Avondale/Bramalea West/Brampton East/Steeles Industrial area in Brampton.



Attracting Skills, Talent, and Investment

- 2.2.144 Residents, entrepreneurs, and investors will have opportunities and supports to grow a diverse and resilient economy by:
- .a Maintaining Employment Area land supply necessary to allow for continued employment growth and facilitating intensification of Employment Areas to efficiently use existing infrastructure and meet employment growth projections identified in Part 2.1.
 - .b Supporting opportunities for local economic and community resilience through development, revitalization, and renewal together with local organizations, business improvement areas, and similar groups, and by supporting emerging and non-traditional workplace locations.
 - .c Leveraging Brampton’s strategic location along the Toronto-Waterloo Corridor.
 - .d Partnering to reduce barriers to education, jobs, and business opportunities for Indigenous people and newcomers, together with other levels of government to achieve aligned objectives.
 - .e Advocating for the acceleration of commercial and industrial real estate development and supporting advocacy for infrastructure improvement and funding.
 - .f Reinforcing the city’s identity and competitive advantage as a destination while highlighting other prominent lifestyle features and amenities.
 - .g Supporting the growth and expansion of leisure, health care, and post-secondary sectors.



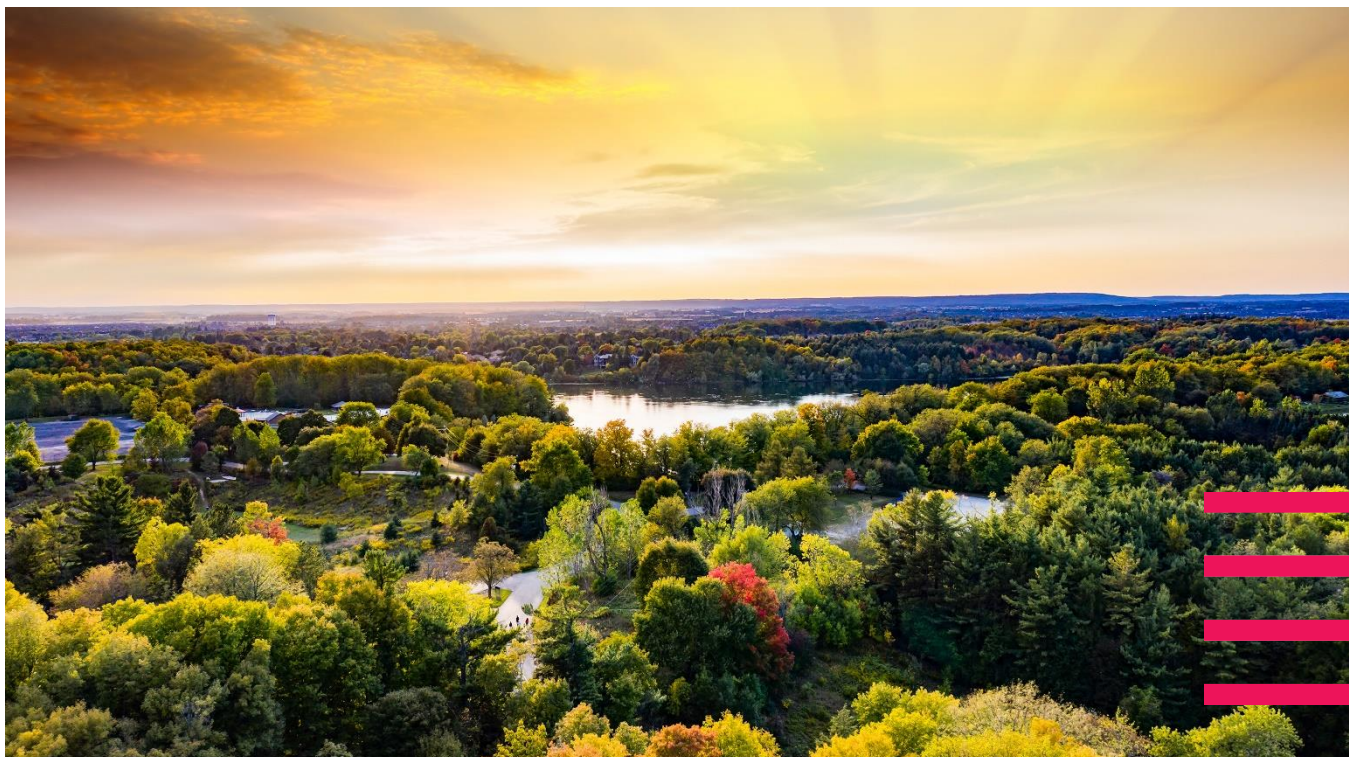


Natural Heritage System

What is the Natural Heritage System?

Brampton's Natural Heritage System is an interconnected network of natural features and areas such as wetlands, woodlands, valleylands, lakes and rivers, water resources, and any associated buffers and restoration and enhancement areas. These systems and features are linked by natural corridors, functioning together to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include regional and local natural heritage features and areas, hydrologic features, federal and provincial parks and conservation reserves, other natural features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrological functions, and working landscapes that enable ecological functions to continue. The policies contained within this section are intended to promote a systems approach to identify, protect, enhance and restore the Natural Heritage System in the City.

Brampton is traversed by the numerous river and valley corridors that connect the City to some of Ontario's most significant environmental features, including the Niagara Escarpment, Oak Ridges Moraine and Lake Ontario. These watercourses and valleys form the backbone of the City's Natural Heritage System. Connected to these significant natural corridors are woodlands, wetlands, headwater drainage





features and hedgerows, as well as the City's parklands, eco spaces, green infrastructure, and cultural heritage system.

Brampton's Natural Heritage System provides a host of ecological services such as biodiversity, pollination, extreme weather mitigation, erosion prevention, clean water, and flood regulation. The Natural Heritage System plays a significant role in addressing climate change by reducing our greenhouse gas emissions through carbon storage and helping us to adapt to the impacts of climate change (e.g., reducing the urban heat island effect). As Brampton continues to grow and develop, the policies for protecting, conserving, enhancing and managing our Natural Heritage Systems will play a critical role in the resilience of our communities and ecosystems to climate change.

As Brampton grows and develops, the policies for the protection, conservation, enhancement, and management of our Natural Heritage System will ensure that future generations will continue to enjoy the benefits provided by natural heritage features and areas of the city.

Together with the policies of Part 2.3. which address human-made hazards and natural resources, along with the policies of the Conservation Authorities, Brampton Plan works to ensure that the City's Natural Heritage System and the services it provides to the community are protected. This will support a net gain in ecological features and functions while also directing development away from areas of significant natural or human-made hazards or natural resources.

The policies of this section apply to recognized, and potential or unevaluated, components of the Natural Heritage System as shown on **Schedule 5** and in greater detail on **Schedules 6** and **7**. In preparing Secondary Plans and Precinct Plans and the review of all planning and development applications, an initial review of the lands will be undertaken to confirm the presence of any natural features or areas that may be present but are not shown on **Schedule 7** and to determine if further evaluation is required.

Did you know?

Brampton's natural heritage system covers approximately 4,600 hectares or 17% of the municipal land base and 2,200 hectares are currently in public ownership.





What Do We Want to Achieve?

2.2.145 Brampton Plan will provide clear direction and a unified framework for the long-term protection, enhancement, and conservation of the Natural Heritage System and the achievement of the goals and objective of the City's Natural Heritage and Environmental Strategy. To achieve this, Brampton Plan will:

- .a **Identify and Protect the Natural Heritage System.** Taking a systems-based approach to identify protect and enhance natural heritage features and areas and the ecological functions, processes, and linkages that they provide over the long-term.
- .a **Identify and Protect the Water Resource System.** Identify and protect water resources including ground and surface water features and their hydrologic functions provided by the water resources system
- .b **Enhance the Natural Heritage System and Water Resources System.** Enhance and conserve the quality and ecological integrity of the Natural Heritage System through appropriate permitted uses, well planned built-form and community design and stewardship, ecological buffers, and environmental studies.
- .c **Education, Stewardship, and Partnerships.** Encourage through education, stewardship and partnerships, the cooperation of property owners in the maintenance of, or enhancement to, the naturalization of lands and the sustainable use of Natural Heritage System, including appropriate passive recreational activities based on the ecological sensitivities of the area.

Identify, Protect, and Enhance the Natural Heritage System

Brampton Plan generally defines our Natural Heritage System and includes policies to ensure its protection, enhancement, and restoration. It builds on the Region of Peel Core Greenland System by incorporating local features and areas and recognizing opportunities for restoration.

Our Natural Heritage System provides ecological services and natural capital and will be supported by other green spaces including parkland, infrastructure corridors, the urban forest, and the built environment.

There is a wide range of features requiring protection within the Natural Heritage System. The Natural Heritage System includes the following features and areas,





together with corridors, Linkages and Enhancement Areas that connect these features:

- Valleylands and Watercourse Corridors
- Wetlands
- Woodlands
- Areas of Natural and Scientific Interest (ANSI)
- Environmentally Sensitive or Significant Areas
- Significant Wildlife Habitat
- Habitat of Endangered and Threatened Species
- Fish Habitat
- Greenbelt Plan Natural Heritage System

Many of these features and areas are mapped on **Schedule 7** as appropriate. This section establishes specific policies for each of these natural heritage features and areas that form the Natural Heritage System.

Identification and refinement of these natural heritage features and areas will be made when watershed plans, subwatershed studies, Environmental Implementation Reports, and other natural heritage system studies are prepared. As well, the City is committed to ensuring the conservation of these natural features, functions and linkages through the application of environmental buffers, setbacks and linkages, the securement of natural heritage areas, and the management of non-native invasive species.

It is a core objective of Brampton Plan to achieve no net loss and if possible, a net gain, in natural heritage features and areas within the Natural Heritage System. Permanent protection of natural heritage features and areas and water resources will provide essential climate mitigation services, including but not limited to water storage and filtration, carbon storage, cleaner air and habitats, support for pollinators, and moderating the urban heat island effect.

There are various measures and tools that the City may use to protect lands that have been identified as part of our Natural Heritage System. These measures and tools are described in the sub-sections below.

2.2.146 The precise boundaries of the Natural Heritage System as shown on **Schedule 5** will be determined on a site-specific basis in accordance with the policies of this Plan and in consultation with the Conservation Authorities.





- .a The extent of the Natural Heritage System will be evaluated and identified through watershed plans, subwatershed studies, Environmental Implementation Reports, and other natural heritage system studies prepared through the development review process and in consultation with relevant agencies.
- .b The results of studies listed in sub-section .a may refine the extent of natural heritage features shown on **Schedule 5**.
- .c If lands are not subject to a Secondary Plan or Precinct Plan, refinement of boundaries of the Natural Heritage System and concerns for the adjacent lands may be determined on a site-specific basis through a scoped Environmental Implementation report.
- .d Refinements to the boundaries of natural heritage features and areas, as confirmed through detailed studies such as watershed plans, subwatershed studies, and Environmental Implementation Reports, may occur without an amendment to **Schedule 5** and these features may be added to our Natural Heritage System in accordance with the policies of this Plan.

2.2.147 The City will strive to achieve no net loss, and if possible, a net ecological gain in natural heritage features and areas, and protect the Natural Heritage System from negative impacts, and discourage the removal of natural heritage features.


2.2.148 Brampton Plan encourages the continuum of conservation, which includes:

- .a Protection – Protect area and avoid any negative impacts.
- .b Minimize – Minimize negative impacts.
- .c Mitigate – Prevent, modify, or alleviate negative effects.
- .d Compensate – Replace lost or altered natural heritage feature and its function.

2.2.149 Through planning and development applications the City will seek opportunities to manage, restore, connect, and where possible, enhance existing natural heritage features and areas, as feasible.

2.2.150 Natural heritage features and areas, including associated buffers, will be zoned as a separate, appropriate classification in the Zoning By-law as part of a development application. Existing uses will be recognized as legal non-conforming, where appropriate.



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- 2.2.151 Removal of natural heritage features and areas from the city's Natural Heritage System should be avoided and must be justified by a watershed plan, subwatershed study, Environmental Implementation Report, or other natural heritage system study to the satisfaction of the City in consultation with the Conservation Authorities and other relevant public agencies.
- 2.2.152 In limited circumstances, removal Natural Heritage Feature and/or Area will be considered if:
- .a Studies demonstrate removal is unavoidable;
 - .b Removal is permitted by this Plan; and,
 - .c Studies demonstrate that development and site alteration will have no net loss in area and function of the natural heritage system.
- 2.2.153 Compensation will be required for the feature and/or area that is no longer to be retained as part of the natural heritage system, and subject to approval by the City in consultation with the Conservation Authority, may be provided at another appropriate location to maximize the benefits to the natural heritage system.
- 2.2.154 In this regard, the lands being added to the Natural Heritage System as compensation for removal of natural heritage feature and/or will, to the satisfaction of the City and other relevant public agencies:
- .a Be equivalent to or in excess of lands the removed lands in terms of area and quality;
 - .b Abut other portions of the City's Natural Heritage System, preferably within the subject lands, or within other suitable lands; and,
 - .c Reflect the loss of ecological function from the removal of lands no longer retained in the Natural Heritage System.
- 2.2.155 Where any natural feature or area designated on **Schedule 5** is damaged, destroyed or removed, there will be no adjustment to the boundary or redesignation of these features or areas. Where the lands are subject to a development application, the applicant will be required, as a condition of development approval, to prepare a site restoration plan for the damaged or destroyed feature and undertake the restoration prescribed in the plan, to the satisfaction of the City.




- 2.2.156 The City will discourage the fragmentation of ownership of natural features, including setbacks and buffers.
- 2.2.157 The City will develop sustainable management plans and practices to address natural heritage system restoration of valleys, woodlands and wetlands, urban forest, and fish and wildlife habitat.
- 2.2.158 Through the development approval process, natural heritage features and areas, including their associated hazards lands and ecological buffers will be gratuitously conveyed to the City in a condition satisfactory to the City. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from the adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.
- 2.2.159 The City will create programs to educate, manage, and enforce encroachment and site alteration into the natural heritage system.
- 2.2.160 The City will support partnerships for the protection and enhancement of the Natural Heritage System and the ecological restoration of enhancement areas and linkages.
- 2.2.161 Development and site alteration will not be permitted on adjacent lands until appropriate studies have been completed to evaluate the ecological function of the adjacent lands and it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions.

Permitted Uses and Activities

In the Natural Heritage System, certain activities or uses will not be permitted, or may be permitted only after studies have been undertaken and approved by the City and appropriate agencies.

- 2.2.162 Within the Natural Heritage System, passive recreational uses associated with the passive enjoyment of natural features including trails, trailheads, foot bridges, small parking areas, signage, picnic facilities, washrooms, and interpretive facilities may be permitted.
- 2.2.163 Natural heritage restoration or enhancement efforts, flood or erosion control projects, and invasive species management, may be permitted provided that the following are demonstrated:



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- .a There is no reasonable alternative location outside of the Natural Heritage System and the use, development, or site alteration is directed away from the Natural Heritage System to the greatest extent possible.
 - .b The impact to the Natural Heritage System is minimized.
 - .c Any impact to the Natural Heritage System or its functions is mitigated through restoration or enhancement.
 - .d That there is no net loss to the natural heritage system and its functions.

2.2.164 Development and site alteration will only be permitted:

- .a In accordance with the Natural Heritage System policies of this Plan.
- .b Provided that an Environmental Implementation Report is completed and demonstrates no net loss to the natural heritage system and its functions and a net ecological gain.

2.2.165 New active recreational uses or expansion of existing active recreational uses will not be permitted in the Natural Heritage System. For the purposes of this policy, active recreational uses are those that result in significant modifications to the landscape, the installation of buildings or structures, and include such uses as golf courses, driving ranges, swimming pools, sports courts and other similar uses and structures.

Regional Greenlands System

2.2.166 The City supports the protection, enhancement and restoration of the Region of Peel Greenlands System through the policies of this Plan and the identification of these features. The precise boundaries and extent of the natural heritage features and areas will be determined through the development approvals process.

2.2.167 Development and site alterations are generally not permitted within the Core Areas of the Greenlands System with some exceptions as defined in the Region of Peel Official Plan and in accordance with the policies of this Plan.

Valleylands and Watercourse Corridors

Valleylands and watercourse corridors in Brampton form an integral part of the ecosystem and creates a spine for the City's overall Natural Heritage System. Valleylands and watercourse corridors are defined as a natural areas that occur in



the valley or other landform depression that has water flowing through or standing for some period of the year, and includes rivers, streams, other watercourses, and ravines.

There are five significant valley and watercourse corridors traversing the city: the Credit River, Fletcher's Creek, Etobicoke Creek, Mimico Creek and Humber River. These significant valley and watercourse corridors provide a transition between the less defined headwater tributaries in the northern portions of the city to the well-defined valley corridors in the southern portions of the city.

It is the City's responsibility, in consultation with the Region of Peel and the area Conservation Authorities, to ensure that the natural heritage features, functions, linkages and hazards associated with valleylands, and watercourse corridors are respected. In addition to the policies included in Brampton Plan, both the Credit Valley Conservation and Toronto and Region Conservation Authorities have policies with respect to valleylands and watercourse protection and management.

Valleylands and Watercourse Corridors have been identified on **Schedule 7**.

- 2.2.168 The refinement of Valleylands and Watercourse Corridors features will be determined in consultation with the Conservation Authorities and relevant agencies. Should further study refine the width of a Valleyland or watercourse corridor feature, the portion of land no longer associated with the natural feature, or its function will revert to the relevant adjacent designation without the need to amend this Plan
- 2.2.169 Development and site alteration will not be permitted in or adjacent to Valleylands and Watercourse Corridors unless it has been demonstrated that there will be no negative impacts on the natural heritage features and/or area or their ecological functions, and a net benefit is achieved.
- 2.2.170 To maintain the open character and linkage functions of Valleylands, structures crossing a valley and/or watercourse will provide for a suitable open span to accommodate the natural movement and functions of the feature as well as through movements of wildlife and pedestrians as appropriate.
- 2.2.171 Vista blocks and window streets will be strategically located to provide strategic views onto valleylands and watercourse corridors providing a focus for Neighbourhoods and access to valley lands. They will be planned to promote continuity, enhance accessibility, connectivity to existing and future trails, and visibility of the open space system and to provide opportunities for passive recreation.





Wetlands

Wetlands play a vital role in our Natural Heritage System and the health of our watersheds. Wetlands not only provide environmental benefits, but they also provide a multitude of social, economic, and cultural benefits including flood management, water quality and quantity, erosion risk reduction, habitat, food chain support, recreational opportunities, improved mental health and well-being, and many other social and economic benefits. Wetlands also play an important role in helping to mitigate and adapt to the impacts of climate change, by storing carbon and providing resilience against extreme weather events such as storms and flooding. Protecting and enhancing wetlands will ensure that these features can continue to provide these services and benefits, now and for future generations.

Wetlands are defined as lands that are seasonally or permanently covered by willow water, as well as lands where the water is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four main types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked lands or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Within Brampton, there are a number of wetlands including Provincially Significant Wetlands, and unevaluated wetlands. Provincially Significant Wetlands and unevaluated wetlands are identified on **Schedule 7**.

- 2.2.172 Development and site alteration will not be permitted in Provincially Significant Wetlands as identified on **Schedule 7** or as determined through environmental studies consistent with the Provincial Policy Statement and in conformity with this Plan.
- 2.2.173 Development and site alteration will not be permitted adjacent to Provincially Significant Wetlands, or within or adjacent to unevaluated wetlands, unless:
- .a The ecological function of the adjacent lands has been evaluated and it can be demonstrated that there will be no negative impact on the natural features or on their ecological functions within Provincially Significant Wetlands and no unacceptable negative impacts to lands within or adjacent to wetlands and unevaluated wetlands.
 - .b The City will require that the unevaluated wetlands be evaluated by qualified persons in accordance with the Ontario Wetlands Evaluation System. The evaluation must be approved by the Ministry of Natural Resources and Forestry. **Schedule 7** will be amended as required to reflect the results of the evaluation.



- .c Nothing in this policy will preclude the protection of other significant wetlands, consideration of the use of mitigation and/or compensation to fulfill the policies of this section and to prevent, modify, or alleviate the impacts of development on the Natural Heritage System.

2.2.174 Development or site alteration adjacent to a wetland will be required to submit a Wetland Management Plan to the satisfaction of the City.

2.2.175 Based on the recommendations of watershed plans, subwatershed studies, and Environmental Implementation Reports, an evaluation of the significance of the wetlands will be undertaken. Those wetlands that are recommended for protection will be maintained, restored, and/or enhanced through sensitive subdivision and site design, including appropriate stormwater management and sustainable management practices.

- .a The City may consider wetland creation as mitigation for the removal of locally significant and unevaluated wetlands based on the recommendations of the applicable study.
- .b The fill, removal, or loss of any wetlands identified by the applicable study will not be permitted.

Woodlands

Woodlands are ecosystems comprised of treed areas and the immediate biotic and abiotic environmental conditions on which they depend. They are rich in biodiversity and are hosts to a variety of plants and animals. Brampton's Woodlands provide environmental and economic benefits to private landowners in Brampton and the public, including erosion prevention, hydrological and nutrient cycling, mitigation of extreme weather and climate, the provision of clean air and long-term carbon storage, the provision of wildlife habitat, outdoor recreation opportunities, and the sustainable harvest of a wide range of woodland products. In our rapidly urbanizing city, protection of natural woodlands and the conservation of urban forest communities are important because of their features, functions, and linkages, as well as the aesthetic qualities and visual relief this vegetation provides.

Woodlands in Brampton continue to be impacted by activities such as clearing of the understory, invasive species, urban impacts, and habitat fragmentation. Development over the last 200 years has led to a significant decline in Brampton's woodland communities. Before European settlement, the majority of Brampton's landscape was covered in woodlands – today they only comprise approximately 1194 ha of Brampton's landscape or just under 5% of the city's total land area.



Within Brampton, woodlands may vary in their level of significance at the local, regional, and provincial levels, and include Regionally Significant Woodlands, and Locally Significant Woodlands, identified on **Schedule 7**.

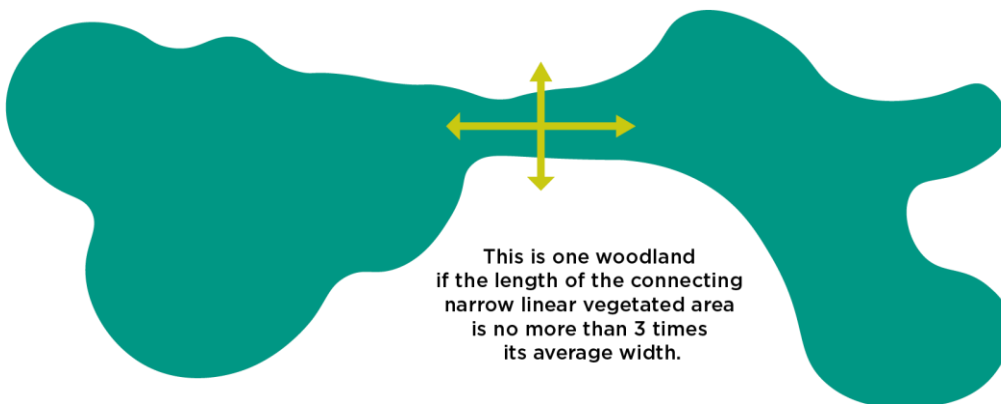
2.2.176 Woodlands, are defined as any area greater than 0.2 ha that has:



- .a A tree crown cover of over 60% of the ground, determinable from aerial photography, or
- .b A tree crown cover of over 25% of the ground, determinable from aerial photography, together with on ground stem estimates of at least:
 - .i 200 trees, of any size, per 0.2 hectare;
 - .ii 150 trees, measuring over five (5) centimetres DBH, per 0.2 hectare;
 - .iii 100 trees, measuring over twelve (12) centimetres DBH, per 0.2 hectare;
 - .iv 50 trees, measuring over twenty (20) centimetres DBH, per 0.2 hectare.

2.2.177 Woodlands will also include Cultural Woodlands, Plantations, and Woodland Edge, and may also contain remnants of old growth forests.

2.2.178 Where two or more woodlands are physically connected by a narrow linear treed area greater than 40 meters wide with any open breaks being 30 meters or less wide, all treed areas will be considered one woodland as long as the linear area is no more than three times longer than the average width and has a vegetation cover of at least 50% containing native and/or non-native species. These three features would be considered one woodland.

Woodlands do not include a cultivated fruit or nut orchard, or plantation established and maintained for the purpose of producing Christmas trees. Woodlands experiencing changes, such as harvesting, blowdown, or other tree mortality, are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value.



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- 2.2.179 Where two or more woodlands are separated by less than 30 meters, they will be considered one woodland.
- 2.2.180 Where it has been demonstrated through an Environmental Implementation Report that areas of woodland edge, plantation, naturalizing plantation, and/or cultural woodlands have significant ecological value that contributes to the integrity and function of the woodland, these areas will be included as part of the woodland size.
- 2.2.181 Development and site alteration will not be permitted within Regionally Significant Woodlands or Locally Significant Woodlands.
- 2.2.182 Development and site alteration may be considered in woodlands that are not Locally Significant Woodlands or Regionally Significant Woodlands, where it has been demonstrated through an Environmental Implementation Report that there will be no negative impacts on the natural heritage features and/or area or their ecological functions, and a net benefit is achieved.
- 2.2.183 Development or site alteration adjacent to a woodland will be required to submit a Woodland Management Plan to the satisfaction of the City
- 2.2.184 The City will consider Regionally Significant Woodlands as woodlands greater than or equal to 4 hectares.
- 2.2.185 The City will consider Locally Significant Woodlands as woodlands that meet one or more of the following criteria:
- .a Woodlands, greater than or equal to 2 hectares, excluding plantations; and/or
 - .b Any woodland greater than 0.2 hectares that meet one or more of the following criteria:
 - .i Supports old growth trees (greater than or equal to 100 years old);
 - .ii Supports a significant linkage or ecosystem function as determined through an Environmental Implementation Report approved by the City in consultation with the Conservation Authority;
 - .iii Is located within 30 meters of another significant woodland, wetland, valleyland, stream or headwater feature supporting a significant ecological relationship between the two features;
 - .iv Supports significant wildlife habitat, or locally rare, threatened or endangered species; and/or
- 



.v Forms part of the cultural heritage value of a significant cultural heritage resource.

2.2.186 Nothing in this policy will preclude the protection of other woodlands, and consideration of the use of mitigation and/or compensation to fulfill the policies in this section and to prevent, modify or alleviate the impacts of development on the Natural Heritage System.

2.2.187 For woodlands in the Greenbelt, significant woodlands will be identified in accordance with the Greenbelt Technical manuals.

Areas of Natural or Scientific Interest

Areas of Natural and Scientific Interest (ANSIs) represent high-quality areas of land and water that contain unique life science and earth science features of Provincial significance related to protection, scientific study, or education. Areas of Natural and Scientific Interest are categorized as either life science or earth science.

Life science areas of natural and scientific interest are significant representative segments of Ontario's biodiversity and natural landscapes including specific types of valleys, woodlands, wetlands, and prairies, their native plants and animals, and their supporting environments.


Earth science areas of natural and scientific interest include the best representation of bedrock, fossils and glacial landforms.

Within Brampton, there are three area ANSIs: the Brampton Esker Regional Earth Science ANSI, the Heart Lake Forest and Bog Regional Life Science ANSI, and the Huttonville Valley Regional Life Science ANSI. ANSIs have been identified on **Schedule 7**.

2.2.188 Development and site alteration is not permitted within or adjacent to Provincially Significant ANSIs unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.2.189 Development and site alteration is generally not permitted within Regionally Significant ANSIs, unless it can be demonstrated that in the case of Regional Life Science ANSIs, there will be no negative impacts on the natural features or ecological functions, and in the case of Regional Earth Science ANSIs, there will be a net ecological benefit and no negative impacts on the scientific value of the feature and its functions.

2.2.190 Based on the recommendations of the Watershed Plans, Subwatershed Studies, Environmental Implementation Reports or other natural heritage studies, the City will require that those ANSIs that are recommended for protection be maintained, restored and/or enhanced




through sensitive subdivision and site design, including appropriate stormwater management and sustainable management practices. In the case of Provincially Significant ANSIs, protection, restoration, and enhancement will be undertaken in accordance with the provincial standards and policies.

- 2.2.191 Where no broad scale environmental study has been prepared, applications for site plan approval, an amendment to the Zoning By-law or where subdivision approval is proposed within or adjacent to a Provincial or Regional ANSI, an Environmental Implementation Report will be prepared to the satisfaction of the City, having regard for the concerns of the relevant Conservation Authority, the Region, and/or the Ministry of Natural Resources. The extent of the study will be determined on a site-specific basis. Natural hazards must be adequately addressed in accordance with provincial natural hazards, and regulatory requirements.

Environmentally Sensitive or Significant Areas

Environmentally Sensitive or Significant Areas (ESAs) are large areas that contain natural features and perform ecological functions that warrant their retention in a natural state and support the long-term interests of the environment and the community. Environmentally Sensitive or Significant Areas are large features of the Natural Heritage System, often represented by a complex of wetlands, woodlands, significant wildlife habitat or valleylands. Environmentally significant areas are delineated through Provincial guidelines. ESAs have been identified on **Schedule 7**.

- 2.2.192 Development and site alteration is not permitted within ESAs, except for:
- .a Minor development, minor site alterations, and passive recreation;
 - .b Infrastructure, in accordance with the policies of this section; and,
 - .c Works for conservation purposes or subject to the *Drainage Act*.
- 2.2.193 ESAs will be delineated through the Watershed or Subwatershed Planning process or an Environmental Implementation Report to ensure their protection, maintenance, restoration, and enhancement through sensitive development and site design, including appropriate stormwater management and sustainable management practices.
- 2.2.194 Where no broad scale environmental study has been prepared, the City will require an Environmental Implementation Report be prepared to the satisfaction of the City and the Conservation Authority. in support of



planning and development applications proposed within or adjacent to ESAs,

Significant Wildlife Habitat

Wildlife habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle, and areas which are important to migratory or non-migratory species. Significant wildlife habitat is ecologically important in terms of features, functions, representation, or amount, and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System.

Areas of significant wildlife have not been identified on any Schedule.


- 2.2.195 The significance of wildlife habitat will be assessed following the processes outlined in the Natural Heritage Reference Manual and Region of Peel Significant Woodland and Wildlife Habitat Study. Applicants will evaluate the significance of wildlife habitat using criteria outlined in the Ministry of Natural Resources and Forestry's Significant Wildlife Habitat Technical Guide, the Natural Heritage Reference Manual, and associated Ecoregion 7E Criteria Schedule.
- 2.2.196 Development and site alteration within significant wildlife habitat is not permitted, unless it has been demonstrated through an Environmental Implementation Report that there will be no negative impacts on the natural features or their ecological functions.

Habitat of Endangered and Threatened Species

Provincially, species at risk are identified as extirpated, endangered, threatened or of special concern on the Species at Risk in Ontario list. The Ministry of Natural Resources and Forestry administers the *Endangered Species Act*, to protect and conserve species at risk and their habitats. Guidance for surveying and determining habitat of endangered and threatened species may be provided by the Ministry of Natural Resources and Forestry.

Federally, protected aquatic species at risk need to be considered in a planning application. Federal species at risk are those listed under Schedule 1 of the federal *Species at Risk Act* (SARA). The Minister of Fisheries and Oceans administers the *Act* with respect to aquatic species at risk (fishes and mussels). The location of such waters and habitats is identified on Fisheries and Oceans Canada (DFO) Aquatic Species at Risk Distribution and Critical Habitat maps.

- 2.2.197 Development and site alteration in significant habitat of threatened or endangered species listed in the regulations under the provincial



Endangered Species Act is not permitted in accordance with the Provincial Policy Statement, except in accordance with provincial and federal requirements.

- 2.2.198 The City will support the Province and Conservation Authority efforts to prepare an Endangered Species Strategy to promote the recovery of species at risk found in Brampton.

Fish Habitat

Fish habitat as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Healthy aquatic communities are generally a good indicator of environmental health.

Our rivers, creeks, and streams support a variety of cold water and warm water fisheries; however, these fish habitats are vulnerable to degradation from factors such as channelization, loss of stream bank vegetation, untreated urban runoff, increased sedimentation and changes in the timing, temperature and amount of stormwater entering the watercourse. The harmful alteration, disruption or destruction of fish habitat is generally prohibited under the *Fisheries Act*.

- 2.2.199 The City will encourage the identification, protection, restoration, or where possible, enhancement fish habitat.
- 2.2.200 The extent and significance of fish habitat will be determined in consultation with the Ministry of Natural Resources and Forestry, the conservation authority having jurisdiction over the area, and Fisheries and Oceans Canada. The City will reference the Fisheries Management Plan prepared by the relevant Conservation Authorities to define fish habitat and their management requirements.
- 2.2.201 Development and site alteration will not be permitted in fish habitat except in accordance with relevant provincial and federal requirements.
- 2.2.202 Harmful alteration of fish habitat without authorization is prohibited and a principle of no net loss of productive capacity of fish habitat is advocated for in accordance with the *Fisheries Act*.

Enhancement Areas and Linkages

Brampton's natural environment has been fragmented and influenced by agricultural land use and farming activities and urban development for over 150 years. The City recognizes the importance of natural and man-made linkages between elements of the Natural Heritage System. Linkages that can be defined between significant natural features and which can be restored and/or enhanced from natural corridors are a vital element of natural heritage system planning.



Natural, restored, and enhanced linkages can provide ecological functions such as habitat, migration routes, hydrological flow, and connections or buffering from adjacent land use impacts. Linkages will be identified through the preparation of natural heritage studies, including watershed and subwatershed studies, Environmental Implementation Reports, and terrestrial and natural heritage strategies and models.

Brampton's valley systems provide significant north-south corridors that link regional natural systems such as the Greenbelt and Niagara Escarpment to Lake Ontario. However, Brampton lacks east-west linkages. It is an objective of Brampton Plan to establish these east-west linkages through the planning and development approvals process, while continuing to protect and enhance north-south corridors.

Schedule 6 identifies areas of Enhancement and Linkages that include existing parks and open space and infrastructure corridors. The City recognizes the importance function that these areas can have on the health and biodiversity of the Natural Heritage System.

- 2.2.203 The City will undertake management and restoration plans for identified Enhancement and Linkage areas to support Natural Heritage System features, functions, and linkages, and to improve the urban tree canopy to provide ecological services for the built environment of the neighbourhood and private properties.
- 2.2.204 The establishment of east-west linkages will be encouraged.
- 2.2.205 Lands identified as Enhancement and Linkage Areas will incorporate restoration activities to improve the ecological services to support potential linkages between natural heritage features.
- 2.2.206 The City will work with utility corridors owners, such as Hydro One and TC Energy to investigate restoration opportunities within utility rights-of-way.

Greenbelt Plan Natural Heritage System

The Province's Greenbelt Plan identifies lands that are to be protected for current and future generations. The Greenbelt Plan outlines where urbanization should not occur in order to provide permanent protection to ecological and hydrological features, functions and areas. Within the City of Brampton, about 202 hectares of land adjacent to the Credit River Valley in Northwest Brampton are designated as Protected Countryside and identified as Natural Heritage System.

Protected Countryside lands are intended to provide connections from the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan to the surrounding major lake system, to protect wildlife habitat, provide for the movement of plants and animals, and maintain and/or enhance water resources.





The Natural System identifies lands that support both natural heritage and hydrological features and functions including providing pollinator habitat, which is an essential support for ecosystems.

Brampton Plan also recognizes that the Credit River, Etobicoke Creek and three tributaries of the West Humber River, identified as Urban River Valleys to provide for publicly owned lands that form important river valley linkages and corridors in an urban context between the Protected Countryside and Lake Ontario.

External connections are key components for the long-term health of the Greenbelt's Natural System, and which strengthen the city's connections to the regional ecosystems. The Greenbelt Plan encourages municipalities to continue protective policies, and restoration enhancement and stewardship efforts to enhance the ecological features and functions with these valley systems.

2.2.207 The Greenbelt Plan Natural System is shown on **Schedule 4** and **7**. For those lands within the Greenbelt Plan Natural System, the applicable policies of the Greenbelt Plan will apply.

2.2.208 Within the Protected Countryside Area of the Greenbelt shown on **Schedule 7**, the following uses, buildings, and structures are permitted:

- .a Normal farm practices and a full range of agricultural uses, and agricultural-related and on-farm diversified uses which should be compatible with and not hinder surrounding agricultural operations in accordance with provincial guidelines;
- .b Single detached dwellings on existing lots of record, provided they were zoned for such use as of December 16, 2004;
- .c Existing uses lawfully used for such purpose before December 16, 2004, subject to Section 4.5 of the Greenbelt Plan;
- .d Forest, fish, and wildlife management;
- .e Conservation and flood or erosion control projects within key natural heritage and hydrological features and associated ecological buffers, only if they have been demonstrated to be necessary;
- .f Passive recreational uses that support environmental conservation and trail systems. Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within key natural heritage and hydrological features, and the negative impacts on these features should be minimized;





- .g Naturalized stormwater management ponds that are required to service the Heritage Heights Secondary Plan Area, provided they are located outside of key natural heritage and hydrological features and associated ecological buffers;
- .h Infrastructure, subject to Section 4.2 of the Greenbelt Plan; and,
- .i Extraction of mineral aggregate resources subject to Section 4.3.2 of the Greenbelt Plan and may require the completion of an agricultural impact assessment.

2.2.209 Development and site alteration within 120 metres of a key natural heritage and hydrologic features will require an Environmental Impact Study to identify environmental features, associated ecological buffers, and applicable policies of the Greenbelt Plan.

2.2.210 New multiple units or multiple lots for residential dwellings, such as estate residential developments, are prohibited within the Protected Countryside.

2.2.211 Lot creation within the Protected Countryside is subject to the policies of Section 4.6 of the Greenbelt Plan.





Identify the Water Resources System

Water resources are comprised of complex interrelated systems, features and areas such as aquifers, ground water recharge and discharge areas, seepage areas and springs, rivers, streams, ponds, wetlands, lakes, and stormwater. Ground water and surface water are important resources as they supply drinking water and help maintain ecological integrity of ecosystems. The Credit River, Humber River, Etobicoke Creek, and their tributaries form the major watersheds in the Region of Peel.

The City also values the unique water related ecosystems of the 14 lake-pond systems that generally occur within the Etobicoke and Spring Creek watersheds. Ten lake-ponds are the result of aggregate extraction of the buried Brampton Esker and Brampton Kame deposits: Heart Lake and Teapot Lake are natural kettle lakes associated with the Esker; and Loafers Lake and Chinguacousy Park are online ponds to the Etobicoke and Spring Creeks respectively. The City has prepared a City-Wide Lake Assessment and Management Study that recognizes that these lake-ponds must be properly conserved and managed to maintain and enhance their ecological features and functions that contribute to the environmental health of the community.

The water resources system is addressed from a number of perspectives in Brampton Plan. The policies of this section address water quality and quantity through the protection of natural heritage features and areas, natural hazards, and surface water and groundwater resources. Stormwater management policies, water supply and sanitary sewage policies, and water conservation policies are found in the Sustainability and Climate Change Building Block of this Plan.

- 2.2.212 The City will use watershed plans and the watershed planning process to protect, improve and restore the hydrological function of the City's water resources.
- 2.2.213 The City will promote and play a leadership role in the efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality. Such practices may include encouraging educational initiatives, supporting other agencies with programs related to water conservation, sustaining water quality, respecting Indigenous Knowledge systems, incorporating stormwater management best practices, including green infrastructure and/or low impact development and considering technological and other system improvements to address such issues as inflow and infiltration of sanitary sewers.





- 2.2.214 To ensure the protection of water resources, the City will consult and cooperate with the Conservation Authorities, the Region of Peel, and other public agencies as necessary.


Surface Water and Groundwater Resources

Groundwater resources include groundwater recharge and discharge areas, water tables and highly vulnerable aquifers. Surface water features include headwaters, lakes, rivers, stream channels, seepage areas, springs, and associated riparian zones. Groundwater and surface water features are key components in the functioning hydrological cycle. Lakes and watercourses are shown on **Schedule 7**. Headwater streams may be identified as significant valleyland on **Schedule 7**. Brampton Plan will require that the hydrologic function of these areas be protected, and the linkages and related functions of these features be maintained through the planning and development applications process.

Recognizing the interconnected nature of the land and water related ecosystem, it is the responsibility of the Region and the City to maintain and protect the quality and quantity of groundwater in accordance with the Provincial Policy Statement. Watershed Plans and Subwatershed Studies will assess groundwater resources and it is critical that development only proceeds in accordance with the approved plans to ensure that there is minimal impact on both the quality and quantity of groundwater resources.

- 2.2.215 Development and site alteration will be restricted in or near sensitive surface water features and sensitive groundwater features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive groundwater features, and their hydrologic functions.
- 2.2.216 Where development or site alteration is proposed with a significant groundwater recharge area or highly vulnerable aquifer, a hydrogeological assessment may be required to demonstrate that the quality and quantity of water will be protected, improved, or restored.
- 2.2.217 Development in significant groundwater recharge areas will implement low impact development stormwater management practices to maintain pre-development recharge rates to the greatest extent feasible in accordance with applicable provincial and municipal requirements.
- 2.2.218 Water quality and quantity of groundwater and surface water will be protected, improved, or enhanced through the planning approval processes. The subwatershed plans and the stormwater management policies in the Civic Infrastructure section of this Plan also provide





guidance for the measures necessary to achieve this interest. The City will also promote efficient and sustainable use of water resources including practices for water conservation and sustaining water quality.

- 2.2.219 Hydrogeological assessments will be required in support of all major development applications, which will include requirements to maintain pre- to-post development water balances and measures to substantially maintain infiltration, recharge, and peak flow rates relative to existing conditions.
- 2.2.220 The City will prepare comprehensive and/or specific management plans, as appropriate, for the city-wide lake-pond systems.
- 2.2.221 Land uses or agricultural practices, which exert impacts on groundwater resources that are not sustainable will be discouraged.

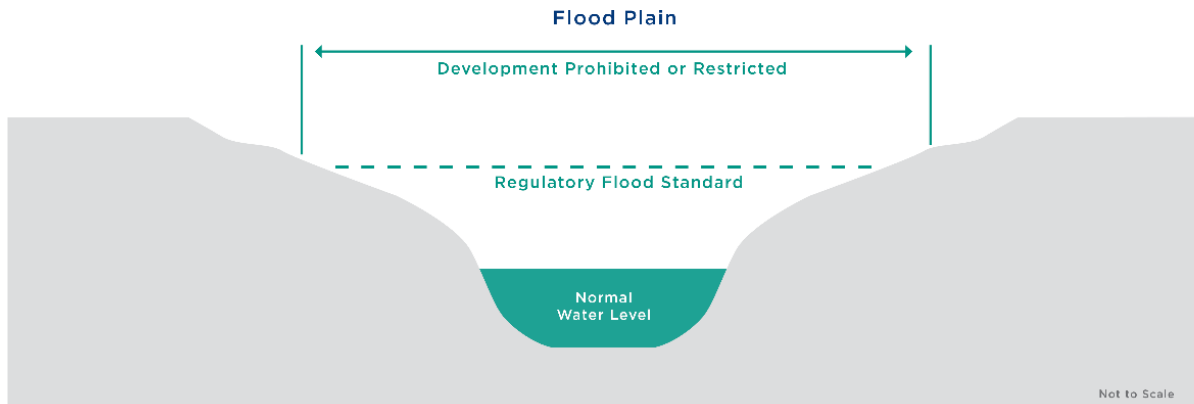
Natural Hazards

Protecting public health and safety and considering the increasing risks associated with climate change are critical to the social well-being, environmental sustainability, and long-term prosperity of the city. For the purposes of Brampton Plan, natural hazards include flood plains, stability hazards of valley slope, and 100-year erosion and meander belt hazards of watercourse channels. Natural hazards are based on data and/or mapping obtained from the Toronto and Region Conservation Authority and Credit Valley Conservation Authority, and/or reference guides developed by the Ministry of Natural Resources. Refinement of the boundaries of natural hazards may be made when subwatershed studies and other environmental studies are prepared as part of the planning and development application process.


Natural hazards can pose risks to health and safety as well as damage to property and infrastructure if not appropriately considered. Increased rainfall and more intense storms expected because of climate change may exacerbate natural hazards in Brampton. There are significant community impacts that may result from flooding, including increased costs associated with disaster relief and infrastructure upgrades, decrease in water quality, potential loss of land, and displacement of residents.

For the purposes of Brampton Plan, the flood plain is generally located within the valleyland and watercourse corridors as shown on **Schedule 7**. The delineation and regulation of natural hazards is generally administered by the applicable Conservation Authority. In line with Provincial policies, a one zone concept is applied to determine the flood plain.

One Zone Concept



- 2.2.222 Development will generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. Given the risk to public health and safety and potential property damage:
- .a Development and site alteration within the flood plain and hazardous lands is prohibited. Redevelopment within the flood plain and hazardous lands is restricted.
 - .b Development and site alteration may be permitted where a Special Policy Area has been approved or where development is limited to uses which by their nature must locate within the flood plain or hazardous lands, including flood and/or erosion control works which do not increase flood risk and facilities which must locate near or traverse water.
- 2.2.223 All new development or structures within the flood plain will require the approval of the appropriate Conservation Authority.
- 2.2.224 Where permitted, proposals for development and site alteration will be supported by detailed studies such as hydraulic analysis, flood risk assessment, flood plain cut/fill balance, and details of floodproofing or flood protection measures, subject to the approval of the City and the policies and standards of the Province and relevant Conservation Authority.
- 2.2.225 At no time will development or site alteration be permitted in the flood plain where:

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- .a The uses are associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures, protection works, or erosion.
 - .b An essential emergency service provided by fire, police and ambulance stations and electrical substations would be impaired during an emergency as a result of flooding, the failure of floodproofing measures, protection works, or erosion.
 - .c Uses associated with the disposal, manufacturing, treatment or storage of hazardous substances are proposed.
- 2.2.226 Development and site alteration in areas rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, is prohibited unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.
- 2.2.227 For those areas with the Regulatory floodplain where Two Zone or Special Policy Area status has been approved, site specific policies related to development and redevelopment will be detailed in the relevant Secondary-Level Plans.
- 2.2.228 When reviewing an application for development, the City will consider potential impacts of climate change that may increase the risk associated with natural hazards.
- 2.2.229 Infrastructure and watershed planning studies and initiatives will consider the potential impacts of climate change and extreme weather that may increase the risk associated with natural hazards and provide recommendations to mitigate risk.

Watershed and Subwatershed Planning

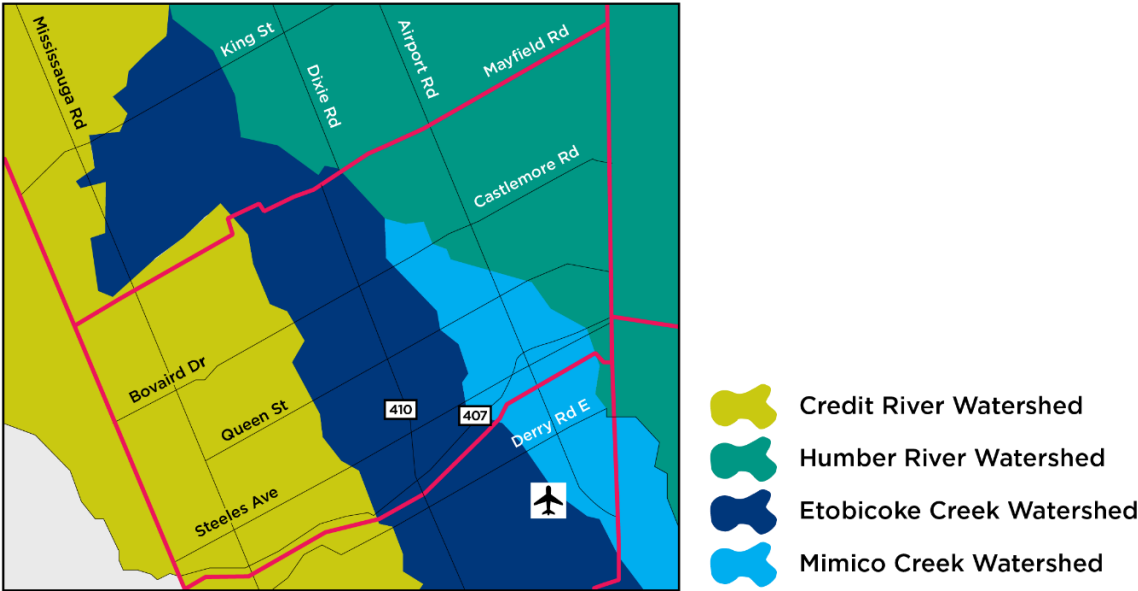
Watersheds are areas of land that catch rain and snow and channel it into a marsh, stream, river, lake or groundwater. Watersheds are not defined by municipal boundaries, with many watersheds crossing multiple municipalities. They also vary in shape and size and can range from millions of hectares to a few hectares. The City occupies four primary watersheds that all drain into Lake Ontario, including the Credit River, Etobicoke Creek, Humber River and Mimico Creek watersheds that all drain into Lake Ontario.

Healthy watersheds and water resources are vital to the quality of life and health of residents of Brampton and downstream communities. The benefits of healthy



watersheds include safe drinking water, greater adaptive capacity in the face of climate change, erosion control, flood mitigation, fish and wildlife habitat, and natural based recreation opportunities.

Watershed plans provide a comprehensive understanding of the ecological form and function in the watershed, the importance of different water resource and natural areas and features, factors that sustain them, and indicators to monitor the long-term health of the watershed. Watershed planning provides the “big picture” of how land use changes and the provisions of water, wastewater and stormwater infrastructure impact and interact with ecosystems and water resources within a watershed area. They are usually initiated by Conservation Authorities with participation from affected Regional and local municipalities.




Subwatershed planning is typically carried out for a sub-drainage area of a larger watershed, and more local in focus. It provides a higher level of detail than a watershed plan, examining and make recommendations on three key components: the natural heritage system, stormwater management, and an implementation and monitoring plan. Subwatershed studies are usually initiated by the local municipality with participation from the affected Region and Conservation Authorities.

Planning and infrastructure decisions in Brampton are made based on the results of watershed and subwatershed studies that provide an integrated, comprehensive, systems-based approach and result in environmental decisions that consider cumulative impacts and ensure long term ecosystem health.

This section identifies a range of policies so that the City can support watershed and subwatershed level planning and management activities and contribute to the conservation of the Natural Heritage System and enhancement of water quality and quantity at the watershed level.






2.2.230 Subwatershed planning will continue to form the basis for environmental targets and goals through Brampton Plan. Subwatershed Plans will be updated periodically to assist within the evolution of these targets and goals. The update of these Plans will also serve as a method of identifying climate change adaptation approaches for natural heritage features and functions on an ecosystem basis.

2.2.231 As the City plans, manages, and conserves our natural heritage within the context of these subwatersheds, the City will require that subwatershed studies:

- .a Identify surface water features, ground water features, hydrogeologic functions, soil and geological conditions, fluvial sediment transportation regimes, and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed;
- .b Restrict development and site alteration in or adjacent to sensitive and vulnerable surface and ground water features such that these features and their related hydrologic, hydraulic, and geomorphic functions and water quality will be protected, improved, or restored;
- .c Support the preparation of a landscape scale analysis that examines natural features, functions, and linkages that extend across and beyond subwatershed boundaries;
- .d Improve the water quality of valleylands through a multi-faceted approach that includes water conservation, infrastructure improvements, and stewardship efforts;
- .e Protect, restore, and enhance natural features, functions, and linkages;
- .f Identify compliance and long-term monitoring requirements to review and analyze the individual and cumulative impacts of development;
- .g Support an adaptive management approach to development; and,
- .h Ensure that potential impacts from new development on downstream watercourses, including those related to water quality, erosion and flooding, are adequately mitigated and addressed.

2.2.232 Prior to approval of an amendment to Brampton Plan to implement a new Secondary Plan, the City will require that a subwatershed study be




undertaken for the affected subwatershed(s) to discuss the impact or potential impact on water quality and quantity including impacts on private well supplies from alternative development scenarios, the relationship of the study area to the watershed, and proposed mitigation measures.

- 2.2.233 Adjacent municipalities will be consulted on subwatershed studies when there is likely to be potential impact on upstream and/or downstream watercourses and natural features, functions and linkages. Subwatershed studies will be prepared to ensure that potential impacts from new development on downstream watercourses, including those related to water quality, erosion and flooding, are adequately mitigated and addressed.
- 2.2.234 All planning and development applications within a subwatershed area will generally conform to the recommendations of the approved subwatershed study.
- 2.2.235 In rare occasions where subwatershed studies and/or environmental reports are prepared well in advance of development of an area, the City may require updates to subwatershed studies, Environmental Implementation Reports, and other studies that direct development be reviewed to include current recommendations, scientific advancements, new assessment tools and sustainable Management Practices provided before development proceeds in an area.

Soil Conservation

Soil conservation is not only important from the perspective of conserving topsoil as a resource, but to prevent wind and water related soil erosion from impacting the water ecosystem, including watercourses and fish habitat. Ecosystem impacts to water quality and aquatic populations can be compounded if the soils from construction sites or cultivated farm fields are contaminated.

- 2.2.236 The City will enact and enforce Topsoil and Fill By-laws to assist in controlling erosion and siltation.
- 2.2.237 Prior to initiating any grading on a subdivision construction site, the proponent is required to obtain a topsoil removal permit and to enter into a pre-servicing and grading agreement with the City. This agreement will identify any requirements related to the timing and extent of top-soil stripping and stockpiling.
- 2.2.238 Prior to initiating any grading or servicing of a site not subject to a current development application, the City may require that the proponent obtain site plan approval which will include a grading plan and a sediment/erosion control plan. These plans will meet the



requirements of the City, the Conservation Authority with jurisdiction and any other appropriate agency and will set out the measures to be taken with respect to the prevention of soil erosion through all phases of the construction and development process.

- 2.2.239 The City requires an excess soil management plan, prior to initiating any grading on both a subdivision construction site and a site not subject to development application, to ensure beneficial soil reuse is considered and to promote sound soil management practices. This plan will be in accordance with the requirements of the City, the Conservation Authority with jurisdiction and Provincial requirements.
- 2.2.240 The City requires stormwater management, Sustainable Management Practices and sediment and erosion control measures be implemented that detain and treat sediment laden storm water and promote infiltration of clean water.
- 2.2.241 To minimize the length of time that soil and topsoil piles are exposed to the elements, the City will encourage stabilization measures to be implemented during the construction phase.
- 2.2.242 Agricultural practices, which are conscious of soil conservation methods, and result in the maintenance and enhancement of surface and ground water quality, will be encouraged.
- 2.2.243 The City will consult and co-operate with the appropriate Provincial Ministries and other agencies as necessary with respect to issues pertaining to soil resources.



Protect and Enhance the Natural Heritage System and Water Resources System

Ecological Buffers

Ecological buffers are buffer areas contiguous and parallel to natural heritage and hydrological features and areas that serve to protect them and their ecological functions, and to maintain the ecological integrity of the Natural Heritage System and Water Resources System. The City recognizes the application of different buffers for different areas, features and functions, as acknowledged in provincial plans, municipal planning documents, and Conservation Authority policies and environmental studies, including watershed and subwatershed plans, and fisheries management plans.

2.2.244 Ecological buffers will be delineated and maintained to support the health and integrity of natural heritage features and hydrologic features and their functions.

2.2.245 Development and site alteration within 120 metres of a natural heritage feature or hydrologic feature will require establishment of a minimum ecological buffer which:

- .a Is of sufficient width to protect the natural heritage feature or hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function;
- .b Is established to achieve and be maintained as natural self-sustaining vegetation;
- .c Considers the need for additional setbacks in conjunction with buffers to support grading, infrastructure, trails, and water balance mitigation measures, as necessary; and,
- .d Meets or exceeds the minimum buffer requirements of the Greenbelt Plan, as applicable.

2.2.246 Ecological buffers will be in accordance with **Table 6**.

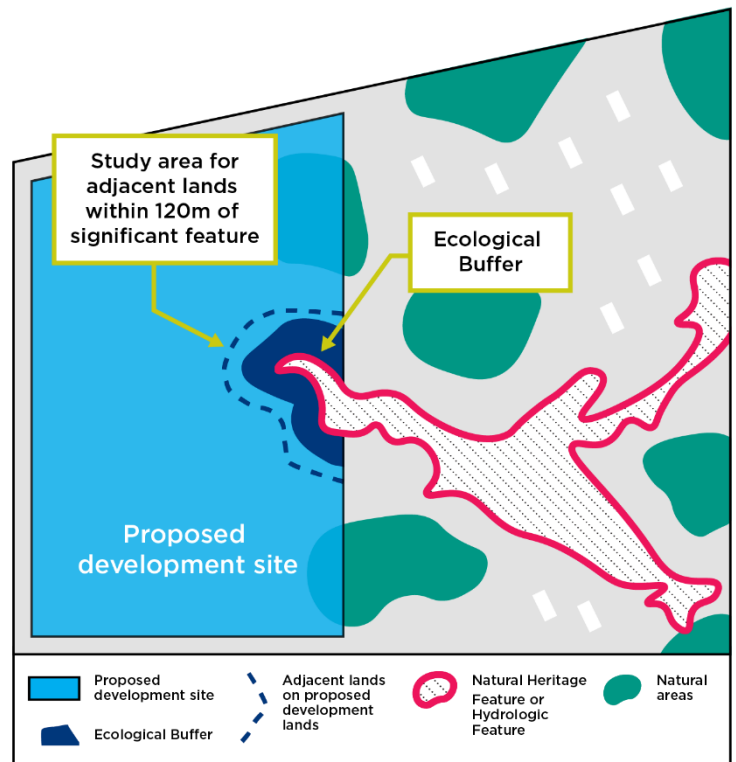





Table 6 - Minimum Ecological Buffers

| Natural Heritage Feature or Hydrologic Feature | Minimum Ecological Buffer | Measured From |
|--|---|--|
| Valleylands | 10 metres | The greater of the long-term stable top of slope/bank, stable toe of slope, Regulatory flood plain, meander belt, and any contiguous natural heritage features or areas. |
| Woodlands | 10 metres | The drip line contiguous with woody vegetation (i.e., trees and shrubs). |
| Provincially Significant Wetlands | 30 metres | Any part of the feature. |
| Wetlands | 10 metres | Any part of the feature. |
| Areas of Natural and Scientific Interest | 10 metres | Any part of the feature. |
| Environmentally Significant Area | As determined through an Environmental Implementation Report. | Any part of the feature. |
| Significant Wildlife Habitat | As determined through an Environmental Implementation Report. | Any part of the feature. |
| Permanent or Intermittent Stream | 10 metres | From the meander belt. |
| Lakes | 10 metres | Any part of the feature. |
| Regulatory Flood Plain | 10 metres | From the Regional Storm Floodplain Elevation. Determined in consultation with the applicable Conservation Authority. |



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- 2.2.247 Where different components of the Natural Heritage System and/or Water Resources System overlap, the limit of development will be set at the outermost edge of the natural heritage feature and hydrologic feature and their associated minimum ecological buffer required by **Table 6**.
- 2.2.248 Development and site alteration on lands identified and delineated as an ecological buffer will be prohibited, with the exception of trails where the trail location and design has been evaluated through technical study and determined to have no negative impacts on adjacent natural heritage features and areas or their ecological function.
- 2.2.249 Where a recreational trail is proposed within an ecological buffer an additional 5 meters in width will be provided to the buffer to mitigate the impact of the trail.
- 2.2.250 Extensive fill or grading within the ecological buffers will not be supported. Grading impacts in the environmental buffer should ensure no net loss to the function or area of the Natural Heritage System.
- 2.2.251 Lands within the ecological buffer will be conveyed to the City through the development approvals process at no cost to the City.
- 2.2.252 The ecological buffers outlined in **Table 6** will be considered the minimum only and will be subject to subwatershed studies and Environmental Implementation Reports which may recommend greater requirements to achieve the policies of Brampton Plan and the applicable Provincial plans.
- 2.2.253 Further to ecological buffers, additional techniques may be required to assist in minimizing the impact of development on the Natural Heritage System and Water Resources System, including all of the following:
- .a The use of a geotechnical setback from the boundary of natural heritage areas or natural hazard areas for construction purposes;
 - .b Control of public access by strategically locating access points to natural heritage areas;
 - .c Prohibiting the creation of individual lots that include lands identified and delineated as ecological buffers;
 - .d Fencing (without gates) along private lands abutting natural heritage features; and,
 - .e Other measures, as determined through a detailed environmental study.



Restoration Areas

Restoration is an intentional activity that initiates or accelerates recovery of an ecosystem with respect to its function (processes), integrity (species composition and community structure), and sustainability (resistance to disturbance and resilience). Restoration areas are lands and waters that have the potential to be improved or restored to a natural state, contributing to the enhancement of the Natural Heritage System.

- 2.2.254 Restoration areas will be added to the Natural Heritage System over time in accordance with the guidance provided in watershed plans, sub-watershed studies, natural heritage system studies and site-specific studies where such lands and waters will be shown or described conceptually until appropriate restoration or enhancement opportunities are identified.
- 2.2.255 Restoration and enhancement opportunities will be identified through the conservation, restoration and land securement programs of public agencies and through private land stewardship.
- 2.2.256 Restoration and enhancement opportunities will be identified for grassland and meadow habitats for species of concern, including pollinators.
- 2.2.257 Development and site alteration within restoration areas may be permitted provided it is demonstrated that there will be no negative impacts on the natural heritage features and areas or their ecological functions. This will be determined through the required environmental studies to be completed as part of the development approvals process, such as Environmental Implementation Reports, to identify areas suitable for development and site alteration.
- 2.2.258 Where restoration opportunities are identified through the development approvals process in accordance with studies, these lands and waters will be added to the Natural Heritage System and placed in a protective designation through Secondary-Level Plans.
- 2.2.259 Once identified for protection, restoration areas will be protected from development and managed to establish natural conditions and natural self-sustaining vegetation. When such lands and waters have been restored, they may be designated on **Schedule 6** in accordance with a specific natural heritage policy of the Restoration Plan.
- 2.2.260 The City will continue its partnership with the Region and Toronto and Region Conservation Authority to implement a Peel Region Urban Stream Restoration Program.





2.2.261 Civic infrastructure and utility corridors can provide a role in achieving ecological services that can support and improve the Natural Heritage System and urban forest. The City is encouraged to work with relevant agencies to undertake natural heritage restoration and urban forest enhancement within the rights-of-way of gas and oil transmission pipelines and hydro corridors.

Managing Infrastructure within the Natural Heritage System

There may be instances where infrastructure, such as streets, water, and wastewater, crosses or runs parallel to the Natural Heritage System to facilitate development on adjacent lands. Brampton Plan contemplates limited instances where infrastructure may be permitted within the Natural Heritage System, subject to further study.

2.2.262 Infrastructure should not be located within the Natural Heritage System, and will not be permitted within Provincially Significant Wetlands, except when addressed through an Environmental Assessment.

2.2.263 New or expanded infrastructure may only be permitted within the Natural Heritage System where it is clearly demonstrated through an Environmental Assessment or Environmental Implementation Report that it is the preferred alternative for the location of the infrastructure.

2.2.264 The Environmental Implementation Report will be completed to assess potential impacts, identify mitigation measures, and determine appropriate compensatory mitigation, if required.

2.2.265 Any alternative considered through an Environmental Assessment where the impacts of the proposed works would result in the loss of ecological features or functions of the Natural Heritage System affected by the proposed works, such that the natural heritage feature would no longer be determined to be significant will not be permitted.

2.2.266 Where there is more than one type of infrastructure, the rights-of-way will be combined, where feasible, to reduce the extent of the impact to the Natural Heritage System.

2.2.267 Infrastructure projects will protect and establish viable wildlife corridors and implement wildlife eco-passages into the design of roads and other linear infrastructure.

2.2.268 For infrastructure projects within the Natural Heritage System, the City will require specific mitigation and compensation measures identified through an Environmental Implementation Report to address impacts to natural features and functions caused by the infrastructure.






- 2.2.269 All infrastructure within the Natural Heritage System will be required to comply with the policies of the Greenbelt Plan.
- 2.2.270 All infrastructure projects should result in no net loss to the natural heritage system and its functions, and a net ecological gain as demonstrated through an Environmental Implementation Report

Environmental Implementation Reports

Environmental Implementation Reports (EIR) are detailed environmental studies required at the Precinct Planning and planning and development application stage to further characterize, analyze, and provide recommendations for the protection, conservation, management, and monitoring of natural hazard, natural heritage and water resource features in the study area, and ensure compliance with the relevant higher order studies (e.g., watershed and subwatershed studies).

- 2.2.271 An EIR will be required to address the impacts of development on the natural environment and demonstrate conformity with the recommendations of applicable subwatershed studies.
- 2.2.272 Development or site alteration proposed within or adjacent to the Natural Heritage System or Water Resources System will not be permitted unless it has been demonstrated through an EIR that there will be no negative impacts on the natural heritage features or on their ecological functions and a net ecological gain will be achieved. Adjacent lands will be identified and delineated by the trigger distances shown in **Table 6** for requiring environmental evaluations.
- 2.2.273 An EIR will be undertaken as part of the Precinct Planning process, to the satisfaction of the City in consultation with the Region, Conservation Authority, and other relevant public agencies prior to the approval of a Precinct Plan.
- 2.2.274 An EIR will be required where development or site alteration is proposed within or adjacent to the Natural Heritage System and/or Water Resources System. The City will require that an EIR be completed to its satisfaction, in consultation with the Conservation Authority and other relevant public agencies prior to the approval of a planning and development application.
- 2.2.275 Prior to the commencement of an EIR, a Terms of Reference will be developed to the satisfaction of the City in consultation with the Conservation Authority. Where development or site alteration is located within an area subject to a recently approved comprehensive EIR completed as part of the Precinct Planning process, and the proposed development or site alteration conform to the recommendation of this





comprehensive EIR, the City in consultation with the Conservation Authority may not require the submission of an EIR.

2.2.276 An EIR will include but not be limited to:

- .a Inventories and analysis of the natural heritage features, functions and linkages including vegetation, fish and wildlife habitat, topography, soils, groundwater and surface water hydrology, fluvial geomorphic processes, and natural hazards including flooding, erosion and meander belt width, and slope stability;
- .b An analysis of the individual and cumulative environmental impacts that are expected to occur as a result of the proposed development and future uses;
- .c The consideration and evaluation of alternatives including land use, engineering, subdivision design and infrastructure, and mitigation, enhancement, and restoration measures; and,
- .d A commitment to implementing Adaptive Environmental Monitoring (AEM) including measures for compliance and long-term monitoring and the ongoing management of measures for the protection, maintenance, and enhancement of natural features, functions and linkages to achieve long term ecosystem health.

2.2.277 In some instances, within the Built-up Area, the City in consultation with the applicable Conservation Authority may determine that a Master Environmental Servicing Plan is appropriate.

2.2.278 In evaluating an EIR, due consideration will be given to the potential impacts on the integrity of the natural heritage features, function, and linkages, including potential residual impacts after the application of mitigation measures or other controls that will form part of the Development Agreement.

2.2.279 Should the proponent of a development be unable or unwilling to provide an EIR, and therefore inadequate protection for the Natural Heritage System and/or Water Resources System in the opinion of the City, the planning and development application will be refused.

Environmental Assessments

2.2.280 When an Environmental Assessment is carried out under the *Environmental Assessment Act* or relevant federal legislation, the requirements for an Environmental Implementation Report will be scoped to include issues that have not been adequately addressed

through the Environmental Assessment process. Alternatives involving activities that create or maintain infrastructure that are proposed within the Natural Heritage System will be considered only after the evaluation of options that would avoid development and site alteration within the Natural Heritage System.

2.2.281 Required public notices for projects carried out under the *Environmental Assessment Act* will indicate when an Environmental Implementation Report is being prepared to assist in the evaluation of alternatives.





Education, Stewardship, and Partnerships

Invasive Species

Invasive species are a growing environmental and economic threat across Ontario and in Brampton. Invasive species are defined as harmful alien species whose introduction or spread threatens the environment, the economy, or society, including human health. Once established, invasive species are extremely difficult and costly to control and eradicate, and their ecological effects are often irreversible.

- 2.2.282 The City will consult, partner and support the efforts of provincial agencies, municipalities, conservation authorities and conservation organizations in carrying out invasive species management programs and activities.
- 2.2.283 The City will prevent the use of invasive species on public land and within new development landscaping plans where feasible and appropriate.
- 2.2.284 The City will prepare an Invasive Species Strategy to promote natural vegetation community health and biodiversity.
- 2.2.285 The City will require the use of native species plantings at municipal facilities and along transportation routes and infrastructure corridors where feasible and appropriate.



Stewardship & Education

The City recognizes that public and private stewardship is a natural step to protect natural heritage features and linkages within new development. We all have a responsibility to take care of our Natural Heritage System and ensure that it continues to provide the benefits and ecosystem services for future generations. Being good neighbours requires the cooperation and participation of the municipality, the residents, the business community, Conservation Authorities and conservation organizations working together to achieve long term ecosystem health and biodiversity.





- 2.2.286 Where natural heritage features are privately-owned, the City will encourage individual property owners to provide for their protection and conservation through the following stewardship techniques:
- .a Stewardship agreements;
 - .b Conservation easements;
 - .c Programs to inform property owners of stewardship options available for residents to learn more about, protect, enhance, or rehabilitate natural features and ecological features;
 - .d Encourage property owners to make use of programs and services provided by other agencies for the management of forests and woodlots; and,
 - .e Where privately-owned lands abut public lands, the City will provide signage or property demarcation to indicate the limits of publicly owned lands.
- 2.2.287 Where necessary, public access to identified natural heritage features and areas within public ownership will be controlled such that access will not be detrimental to the significant features and ecological functions of the property.
- 2.2.288 Where natural heritage features and areas are owned by the City, the City will encourage community groups and individuals to take an active role in their protection, rehabilitation and enhancement. The City may develop programs to facilitate community involvement in the protection and rehabilitation of these areas.
- 2.2.289 The City will support environmental education and encourage public and private partnerships to promote and undertake stewardship efforts to maintain the long-term health and biodiversity of the Natural Heritage System.
- 2.2.290 To generate appreciation, protection and enhancement of the Natural Heritage System and urban forest, the City will encourage public education and involvement.

Public Ownership and Acquisition

It is desirable to bring environmentally sensitive land into public ownership where the opportunity exists. This will best ensure the protection of land over the long-term and provide opportunity to plan for and create an interconnected network of natural heritage features and open space systems that best sustain biodiversity and ecological functions. Public ownership of the valleylands and watercourse corridors





will permit the long-term protection of these important components of the natural heritage system to ensure environmental, economic and social values that will improve the quality of life in Brampton. This section guides the securement of land, which will typically occur through the development application process.

- 2.2.291 Together with the Region, senior levels of government, community partners and landowners, the City will secure strategic land parcels within the Natural Heritage System for the purpose of environmental protection.
- 2.2.292 The City will seek the conveyance of lands within the Natural Heritage System to a public authority, where appropriate, as part of the development approval process at a minimum or no cost to the receiving public authority.
- 2.2.293 Conveyance of lands within the Natural Heritage System will not be considered as contributing towards the parkland dedication requirements.
- 2.2.294 The City will also explore opportunities to secure land within the Natural Heritage System into public ownership through public acquisition, land exchanges, donations and gifts, and other appropriate methods.
- 2.2.295 Natural heritage features which are to be dedicated to the City will be assessed and remediated as necessary prior to their dedication, such that there will be no adverse effects including the removal of human-made material such as garbage, debris and fences, but not including considerations related to invasive species unless in accordance with an Environmental Implementation Report or Watershed or Subwatershed Study.



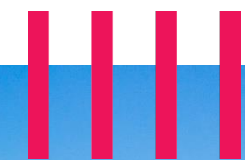


Part 2.3 | City-Wide Building Blocks

Achieving the goals of Brampton Plan requires more than a vision statement. While the vision describes the type of place Brampton should become in the year 2051, Part 2.3 of this Plan will identify the steps to achieving the 2051 Vision. This part sets priorities for the way the city will experience change over time and which bring the vision to fruition. These priorities are organized under seven City-Wide Building Blocks described in this part.

Brampton's Vision includes seven statements about the future of the City and are used to inform the policies of the City-Wide Building Blocks described in Part 2.3 of Brampton Plan.

Many of Brampton's policies cut across Building Blocks. This overlap creates opportunities to make a greater impact through the implementation of one program or project that responds to several policies. The overlap also plays out in principles of the City Structure (Part 2.1) and the Strategy to Build an Urban City (Part 2.2). For example, the cross-cutting principle of 15-minute communities is addressed in each section. Together, all of the policies of this section work together to achieve our vision for Brampton in 2051.





Organized by Building Block, the policies of this section are based on the following structure:

Building Block – contains city-wide policies on a range of topics to guide implementation of the vision.

Priority – broad categories of city-wide policies to realize each Building Block

3.3.1 Policies – specific policies that implement each Building Block

The City-Wide Building Blocks



Nurturing Strong and Connected Communities



Our Headline Target

300,000 new residents will be welcomed by 2051.

What Does it Mean?

Brampton is a community of diverse neighbourhoods that contribute to our community's character and our residents' quality of life. Nurturing Strong and Connected Communities means providing well-designed neighbourhoods that are human scale, delivering complete communities with a high-quality built-environment and vibrant public realm creating distinct placemaking that reflect local culture, providing opportunities for locally-serving neighbourhood amenities which support 15-minute neighbourhoods, and provide community facilities at a neighbourhood-scale.

Brampton Plan provides policy direction to allow the City to gradually transform into a strong and connected network of places that support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living. The policies in the Plan assist Brampton in providing creative ways to animate public and private spaces in such a way that residents move seamlessly throughout the city. Strong urban design principles provided through the Nurturing Strong and Connected Communities Building Block will ensure Brampton continues to develop complete, connected community that provide a high quality of life and promote a sense of place and belonging.

The Nurturing Strong and Connected Communities Building Block will be realized by planning for the following priorities:

Priority No. 1 – Urban Design

Priority No. 2 – Complete Communities



How Are We Going to Achieve This?

Priority No. 1: Urban Design

Urban Design is the 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, and as such, has committed to the development of City-Wide Urban Design Guidelines. These Guidelines should be read in conjunction with Brampton Plan and will inform all decisions related to Urban Design.

There are five design lenses that form the vision for the City-Wide Urban Design Guidelines:

- **Walkable City** – Walkable, complete, resilient communities
- **Mosaic City** – Place making and innovation culture
- **Age-Friendly City** – Multi-generational and youth focus
- **Green City** – Climate positive and greenway experience
- **Design Excellence** – City by-design and inclusive co-design

2.3.1 Informed by the five design lenses, the City-Wide Urban Design Guidelines will:

- .a Provide leadership and excellence in the design of communities including the built environment;
- .b Shape the city’s urban form through innovative planning and design;
- .c Integrate the planning and development of built form and public realm with land use, transportation planning and infrastructure projects;
- .d Promote transit-oriented communities and 15-minute neighbourhoods;
- .e Guide the design of complete streets and parks and open spaces to create safe, accessible, comfortable, attractive places for residents;



- .f Guide built-form, height and massing;
- .g Encourage placemaking and special types of development that will support city-building at all scales; and,
- .h Provide direction for city-wide, precinct, neighbourhood, and site-scale appropriate development.

2.3.2 The Urban Design policies contained in this section will be implemented through the development of Secondary-Level Plans, City-Wide Urban Design Guidelines, and Urban Design Briefs.

Components of good urban form include identifiable aspects relating to urban structure, density and mix, height and massing, building type and orientation, façade design and interface, details and materials, streetscape and landscape. Guidelines for these aspects are detailed in the following sections.

Public Realm

The arrangement of streets and blocks within the public realm provides a foundation for Brampton’s built environment. Their arrangement influences the shape and layout of the public realm and ensures these spaces are visible from our public streets, provides address for public buildings, and offers safe places for public activity. Brampton Plan will ensure that the evolution of an attractive, comfortable, and functional public realm will be an integral component of the city’s urban form.


What is the public realm?

The public realm is comprised of all public and private spaces to which the public can access. It is a network that includes: streets and lanes, parks and open spaces, and trails.

Policies regarding the public realm address matters such as the arrangement of streets and blocks, streetscapes, and landmarks, views and skylines. The successful design of streets and open spaces relies on creating diverse, comfortable, welcoming, safe and accessible spaces. This is key to providing a high-quality public realm.

2.3.3 Development and capital projects will enhance the public realm where appropriate by using methods such as: curb extensions, curbside boulevards that accommodate wider pedestrian walkways, street trees, landscaping, lighting, public art, and street furniture. These enhancements will make streets safer and more enjoyable by dedicating more space to pedestrians, creating opportunities for relaxation and social interaction, establishing linear connector parks, where appropriate, and where necessary, buffering pedestrians from traffic.

2.3.4 The design and organization of the public realm will contribute to placemaking and to the framework and setting for development. In new Neighbourhoods and on large lots, the design of the public realm will



help define streets and blocks, buildings and structures and public space, among other matters outlined in this Plan.

- 2.3.5 New development and redevelopment will incorporate and support natural heritage resources and urban forest, cultural heritage resources, landmark buildings and open spaces and streetscapes, view corridors, cultural uses, and public art through the design of the public realm.
- 2.3.6 Opportunities will be explored to commemorate the culture, history and current interests of Indigenous peoples through placemaking, naming, wayfinding, monuments, interpretive features, public art, streetscaping, landscaping, signage, and programming.
- 2.3.7 Crime Prevention Through Environmental Design principles will be considered in the design of the public realm and open spaces associated with private development.

Streets and Blocks

Streets are public spaces that connect buildings, structures, parks, communities, natural heritage resources and other significant public amenities. Blocks are the spaces between streets where buildings, structures and other elements, including parks and open spaces, are located. The structure of streets and blocks has a major influence on pedestrian circulation, community connectivity, view termini and streetscape quality. The goal is to create an appropriate street network that fulfills the transportation needs of the community, based upon a hierarchy of grid-like streets. A connected grid street pattern will aim to encourage active transportation, provide orientation, facilitate movement of goods and services while providing a network which is safe for all users.

- 2.3.8 Streets and blocks are required to be designed to:
 - .a Create a grid pattern that supports the city's urban fabric such that it is attractive, safe, accessible, pedestrian-oriented and transit-supportive;
 - .b Arrange a well-defined, pedestrian-scale pattern of streets and blocks. Human-scaled block sizes will be determined through Secondary Planning and Precinct Planning;
 - .c Create clearly identified public streets that provide address, and prioritize placemaking and pedestrian comfort;
 - .d Promote pedestrian movement, safety and pedestrian-scaled spaces by using finer and more connected grid design, and walkable block lengths;

- .e Achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, where possible;
- .f Accommodate public transit and active forms of transportation, specifically at public service facilities, community hubs, or other locations where the public may gather;
- .g Support the protection of the natural heritage system and its functions;
- .h Facilitate passive solar design to help improve energy efficiency and reduce GHG emissions of buildings; and,
- .i Prioritize pedestrians, cyclists, transit to help reduce the number of motor vehicles , thereby reducing GHG emissions and pollution

2.3.9 Private streets, where they are deemed to be appropriate, and new public streets internal to a block will be designed to connect to and integrate into the broader public street network and meet the design objectives for new public streets, including the provision of sidewalks, landscaping, and street furniture.

2.3.10 The City's Complete Streets Guide will explore a variety of street and cross-sections including sidewalk widths, curb radii, intersection size, and other design elements to support and promote active transportation and transit use, and in support of the Vision Policies of the Mobility and Connectivity Building Block.

Streetscapes

A streetscape is the image created by the buildings, sidewalks, signage, street trees, landscaping, street furnishings, open spaces, utility zones and other elements along streets. The development of a comprehensive streetscape system is integral to the identity of a community and the creation of an attractive and efficient public domain. Brampton's streetscapes will be designed to facilitate the movement of people, keeping the comfort and experiences of pedestrians, cyclists, and transit user's top of mind.

2.3.11 High-quality streetscapes will be designed to promote year-round pedestrian-oriented activities and facilitate the movement of people. Streetscapes will create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting, and signage.

2.3.12 Public realm investments such as street furniture and other related streetscape elements will be designed to be welcoming and comfortable



for all people, and hostile elements that intentionally prevent people from using the space will be avoided.

2.3.13 Streetscape improvements will be prioritized through the development and redevelopment process along Corridors and Boulevards, and within Centres. Streetscape improvements will include using a range of pavement materials, increasing sidewalk widths, incorporating pedestrian-scaled lighting, and where feasible, adding a double rows of street trees.

2.3.14 New development will support a high-quality streetscape that focuses on the comfort and experience of pedestrians, cyclists and transit users through:

- .a Creating an aesthetically-pleasing, comfortable environment through the use of shade trees, decorative plantings and furnishings to support the use and enjoyment of the corridor;
- .b Encouraging active uses along main streets, such as cafes and storefronts; and
- .c Coordinating street furnishing, signage and utilities.

What are active uses?

Active uses are those which contribute to higher turnover and more activity at the street level.

2.3.15 The design and provision of signage will balance what the signage needs to communicate with its appearance and appropriateness to its context.

2.3.16 Streetscapes will incorporate sustainable design elements, where appropriate, that aid the city in mitigating and adapting to climate change through:

- .a Contributing to the urban forest through tree plantings within streetscapes;
- .b Promoting active transportation and infrastructure; and,
- .c Incorporating Low Impact Development (LID) or other nature-based solutions to assist in stormwater quantity and quality control.

2.3.17 Electrical utilities are required to be located underground in residential communities. Utilities will be grouped or located underground where possible outside of residential communities, particularly in Employment Areas. The City encourages utility providers to consider innovative methods of containing utility services.





Landmarks, Views and Skylines

Some sites within the city are uniquely located, given their topography, views or gateway condition. The design and function of these sites have the opportunity and responsibility to contribute to an area's character. Public buildings and structures with a prominent role and function should stand out from their context to support their role as landmarks.

The protection and enhancement of landmarks, views and skylines, as well as the creation of views from public open spaces and/or buildings, helps to create a sense of place and orient people as they move through the city. These elements can help to increase the recognition of the city as well as contribute to the desirability of living, visiting, and working in the city.

Landmarks are prominent, memorable landscapes and buildings that are recognizable for their symbolic significance, cultural heritage values, special visual appeal or a combination of these factors. In addition to the well-known civic examples such as the City Hall, Gage Park and the Rose Theatre, there are numerous other significant landmarks that include places of worship, schools, high rise apartment buildings, natural heritage features, and parks across the City.

- 2.3.18 All landmarks, views and vistas will be identified in the City-Wide Urban Design Guidelines and preserved to help orient pedestrians moving through the city.
- 2.3.19 Opportunities for view corridors and focal points will be created through proposed developments to reinforce the land use pattern and public spaces. This may include:
 - .a The placement of windows, balconies or terraces of new buildings oriented toward important points of interest such as public open spaces;
 - .b Views developed from the pedestrian environment into the interior public spaces of buildings, such as entry halls, lobbies, or other active use areas; and,
 - .c Views into the active-use spaces of buildings to strengthen the physical and visual connections between these buildings and the adjacent sidewalk.
- 2.3.20 All development will be planned and arranged to contribute to a distinctive skyline in Urban Centres and will not detract from the existing skyline or important views. A distinctive skyline is identifiable and contributes to the character of a place. Buildings may include high-quality and innovative tower design, which are subject to the City's Urban Design Review Panel.
- 2.3.21 When a development includes parks, the natural heritage system and open space uses, the street network will be designed in a manner that provides views to these features.





Gateways and Edges

Gateways and edges are important design elements that contribute to the beautification of the streetscape and to define a community's identity. Within the city there are community edges and gateway intersections.

Edges should have an outward focus to the street and the public realm and not inward into the adjacent community. For mid-rise and tall building developments, the development should be designed and oriented towards the road to help define and reinforce the streetscape.

Arterial streets should support mid-rise and high-rise residential uses and provide a comfortable environment for the pedestrians. The scale and location of the intersections of these roads should be designed to ensure pedestrian safety and convenience.

Gateways are prominent sites located at the entry points into the city, nodes and districts. They are visually prominent locations or are part of landmark that may have historic importance. A hierarchy of gateways has been defined under the City's Gateway Beautification Program.

Edges reveal, and in some cases conceal, the community's image and the character of individual neighbourhoods, as viewed from the adjacent arterial street. They play an important role in establishing appropriate interfaces with adjacent land uses that may or may not warrant exposure, depending on the circumstances.

- 2.3.22 Major streets are the primary edges of a community and a variety of development will be encouraged along this edge, including the use of window streets (with driveways from an interior local road), and active frontages. Reverse frontages will be prohibited, where feasible.
- 2.3.23 Gateway intersections will be designed as integral components of the public realm. At these locations, the sense of entrance, arrival and movement will be reinforced and achieved through the surrounding built form and site planning.
- 2.3.24 Community image and identity for gateway and street edges will be reinforced through the design of built form and entrance features. These will include orienting the primary building to face the street edge and the use of special architectural elements and landscape features to signify their importance.
- 2.3.25 Appropriate gateway treatments will be created and maintained at city boundaries, major Provincial highway interchanges and at entry points to Centres through high-quality development, massing of buildings, open spaces, landscaping and streetscape.

Built Form and Site Developments

Urban Design plays a key 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. Built form is generally reflective of the private realm, but also defines the limit of the public realm. To support development of urban form





that incorporate a full range of building typologies introduced in Part 2.2, the following policies apply.

Low-Rise and Low-Rise Plus Buildings

- 2.3.26 The scale, massing, setback, and orientation of Low-Rise buildings will be determined through the process of developing and approving Precinct Plans, plans of subdivision, site plans, Zoning By-laws, demonstration plans, and/or urban design briefs, and in accordance with the policies of this Plan.
- 2.3.27 Low-Rise buildings will be designed to reflect the neighbourhood context and will include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings will integrate with their surrounding context through appropriate massing and height.
- 2.3.28 To create visual interest and diversity in the built environment, a wide variety of architectural designs are encouraged. However, new buildings proposed within older, existing Neighbourhoods are encouraged to be designed to complement the visual character and high-quality architectural/building material elements found in these areas.
- 2.3.29 Promote in Neighbourhoods programs which promote home energy retrofits and solar hot water.

Mid-Rise Buildings


- 2.3.30 Mid-Rise buildings should respond to the surrounding context and their design will be subject to the City's Urban Design Guidelines. Mid-Rise buildings will:
 - .a Contribute to the creation of a 15-minute neighbourhood including the creation or contribution to micro-neighbourhoods at each city block, and providing a supportive and appropriate mix and diversity of uses;
 - .b Have convenient access to transit and active transportation networks;
 - .c Be located in proximity to amenities, such as parks, open space, schools, shopping, and other public service facilities, services and amenities;
 - .d Create comfortable spaces and places through sensitive integration with adjacent uses;



- .e Urbanize Urban Main Streets, Neighbourhood Connector, and Commercial Connector streets by defining the frontages of redevelopment;
- .f Providing transition to existing and planned lower scale development areas in Neighbourhoods;
- .g Be oriented to maximize privacy and daylight conditions for the people living and/or working within them, particularly during the fall and spring equinoxes;
- .h Frame the street block upon which it fronts and provide mid-block connections, where appropriate, to break up larger blocks. Midrise buildings should generally not exceed 100 meters in length;
- .i Include a base with active frontages, and a middle portion that relates to the scale and character of the surrounding buildings, or planned context;
- .j Provide sufficient setbacks and adequate space for tree planting and other landscaping;
- .k Minimize microclimatic impacts on the public realm and private amenity areas; and,
- .l Be designed to attain near net-zero greenhouse gas emissions.

Tall Buildings and Tall Plus Buildings


- 2.3.31 Tall Buildings and Tall Plan Buildings and their associated residents and jobs in the right context are essential to enhance the public realm, support transit investment and contribute to the diversity of built form in the city. Tall Buildings and Tall Plus Buildings performance standards will be used to evaluate tall building development applications in the City.
- 2.3.32 Tall Buildings and Tall Plus Buildings will be of high-quality architecture, sustainable and accessible design. The design of Tall Buildings and Tall Plus Buildings will have regard for:
- .a The effect of development on the existing skyline. More specifically, they will be located and designed to complement the surrounding skyline;
 - .b Mitigating wind impacts on the pedestrian environment and maximizes unlight on the public realm;

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- .c The inclusion, where possible, publicly accessible or commercial interior spaces;
 - .d A base building design which, where possible, includes or allows for a grocery store or retail food store in order to support local access to food;
 - .e The character and amenity of surroundings, including the relationship with existing and planned tall buildings;
 - .f The significance of cultural heritage resources and their settings;
 - .g The provision of high-quality public realm at street level;
 - .h The provision of permeability at street level and incorporate areas or facilities at publicly accessible area at upper levels; and
 - .i The screening and integration of rooftop utility equipment.
 - .j be designed to attain near net-zero GHG emissions, implement district energy, solar, green infrastructure such as green/blue roof

2.3.33 To support the integration of Tall Buildings and Tall Plus Buildings within a community, development proposing these building typologies will:

- .a Consider the impacts of microclimate, wind turbulence, daylight and sunlight, shadowing, noise, solar glare, aviation flight paths, navigation and telecommunication interference, and convergence within nearby buildings and public realm;
- .b Appropriately scale base buildings (referred to as podiums) and towers, including tower heights and locations that transition in scale and buffer lower scale development in adjacent and nearby communities;
- .c Provide sufficient space between tall buildings, or between tall buildings and Midrise buildings, to protect for light and privacy for dwellings; and,
- .d Include indoor and outdoor amenity space for residents, including spaces and amenities for all age groups.

2.3.34 The height, massing and location of Tall Buildings and Tall Plus Buildings adjacent to or near parks and open space will be designed to maximize access to sunlight for a minimum of five hours of sunlight and



minimize shadow impact, particularly during the fall and spring equinoxes.

- 2.3.35 The design of Tall Buildings and Tall Plus Buildings should provide weather-protected spaces, including canopies, overhangs, terraces, courtyards and gardens that promote activity in these areas year-round.
- 2.3.36 Tall Buildings and Tall Plus Buildings have three primary components in design – a base or podium; a middle or tower, and a top:
- .a The base is the primary interface with the city context of the street, people, and services and should be designed to address and enhance the public realm.
 - .b The middle or tower should be clearly separate from the podium, through setbacks and material changes to lighten their appearance. Tower floorplates should be no larger than 800 meters square. A minimum of 25 meters will be provided between towers to allow for privacy, light and sky views. Responsibilities for providing separation distances will be shared equally between owners of all properties where tall buildings are permitted. Maximum separation distances will be achieved through appropriate floorplate sizes and tower orientation.
 - .c Due to their prominent scale, tower tops are generally visible from a far distance and should therefore be carefully designed with respect to height, location, and proximity to other tall buildings.
- 2.3.37 Tall Buildings Plus will only be permitted where they are identified in a City-initiated Secondary Plan and/or Precinct Plan.

Sensitive Integration


- 2.3.38 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.
- 2.3.39 Development will be located and organized to fit its existing and planned context. It will support and frame the public realm to enhance



livability through improved visual interest, safety, comfort and user experience.


- 2.3.40 Site development and access will be organized and laid out to minimize adverse impact to the Natural Heritage System
- 2.3.41 To minimize impacts on neighbouring properties and on the public realm, further guidance on transition in building height will be established within the City-Wide Urban Design Guidelines.
- 2.3.42 The Zoning By-law will include transition requirements for Mid-Rise and High-Rise buildings, where:
 - .a Existing buildings of different heights are adjacent to one another.
 - .b Intensification is planned to occur within a Centre, Boulevard, or Corridor. Transition will generally occur within the Centre, Boulevard, or Corridor, or with Neighbourhoods through Low-Rise Plus buildings.
- 2.3.43 Where buildings are highly visible from public areas and the sidewalk, articulating the building facades, permeable edges between the building and the street, and visibility into non-residential spaces is encouraged to create visual interest and enhance views from the adjacent public area.
- 2.3.44 To achieve sustainability in the private realm, the design and placement of buildings will be considerate of and contribute to sustainability by incorporating elements that improve energy efficiency, reduce GHS emissions, support renewable and low-carbon energy systems, and ensure wise use of materials and resources.
- 2.3.45 Where large lots (may include but is not limited to shopping centres or malls), are developed or redeveloped, their site design will support walkable, 15-minute neighbourhoods, sustainable modes of transportation, and help achieve the economic development and health objectives of Brampton Plan by:
 - .a Locating buildings and store entrances along public streets and internal streets to a block that function as public streets, with minimum built frontages determined by the Zoning By-law;
 - .b Establishing an internal circulation pattern that supports future intensification, including direct and safe street and multi-use path connections to the surrounding built, or planned urban fabric;



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- .c Including a public street grid or equivalent pedestrian and cycling network to maximize connectivity to the surrounding street network, with vehicular parking screened from the street edge, or located underground; and,
 - .d Building arrangement and design that includes façade treatments, articulation, building materials and site furnishings that are comfortable at the pedestrian scale.

Design Excellence


The urban design policies provided in this section are policies for development to achieve the City's objectives to become an attractive city, ensure proper transitions between different types of development, and achieve design excellence. The urban design direction set out in this section is further complemented by the direction given in the City-Wide Urban Design Guidelines, which provide area-specific built form guidelines and further develop the design vision provided for in Brampton Plan.

- 2.3.46 To achieve design excellence in the city's built-form and public realm, and to encourage successful implementation, the City will:
- .a Create and maintain a high-quality public realm through commitment of funds and Civic Infrastructure projects;
 - .b Highlight the importance of urban design in all matters related to the planning and development of the city and set a course of action aimed at achieving and recognizing on a broad and consistent basis. This may include recognizing design excellence and promoting public interest through design competitions and advisory design review panels;
 - .c Promote community-led design and design education through public consultations;
 - .d Increase transparency and opportunities for meaningful involvement with residents and stakeholders, with the ultimate goal of leveraging good urban design as a means to improve the function and aesthetic character of the city's Neighbourhoods;
 - .e Encouraging the use of skilled professionals in the design and construction process;
 - .f Require planning and development applications for new development to demonstrate consistency with all applicable design guidelines, including the City-Wide Urban Design Guidelines; and
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- .g Utilize the Sustainable New Communities Program to ensure planning and development applications for new development to achieve a minimum level of sustainability performance.
- 2.3.47 Civic buildings should be designed as landmarks to establish character and a sense of place.
- 2.3.48 Review for all Design Priority Areas and Tall Building developments by the Urban Design Review Panel is required for compliance with the Brampton Plan and City-Wide Urban Design Guidelines. Creativity and design excellence will be promoted through programs such as urban design awards.

Non-Residential and Employment Development

- 2.3.49 Recognizing the role that commercial, institutional and employment lands can provide in contributing to a sense of place, the design of non-residential development will:
- .a Comply with the City-Wide Urban Design Guidelines and policies outlined in this plan as they apply to the private realm and built form;
 - .b Minimize light pollution to adjacent uses and the natural environment through Dark Sky-compliant lighting fixtures, and smart lighting solutions that reduce lighting requirements;
 - .c Minimize urban heat island impacts of paved surfaces, roofs, and other hardscape areas through planting, complying with minimum open space requirements, and incorporation of Low Impact Development measures, where appropriate;
 - .d Comply with updated criteria and standards for tree planting and soil quality for new commercial and employment areas;
 - .e Encourage the use of green infrastructure, including green roofs in all new commercial and employment developments;
 - .f Encourage the integration of bird-friendly design into new commercial and employment developments; and,
 - .g The Urban Design and Land Use Compatibility policies of this Plan will apply to non-residential and employment uses.
- 2.3.50 Where permitted in Part 2.2, auto-oriented development, such as gas bars and related uses, automobile repair and sales facilities and drive-through restaurants, will be designed to reinforce street edges, achieve



a pedestrian scale and contribute to a high quality public realm and streetscapes through a combination of site planning, landscaping and built form including:

- .a Locating the principal building at or near the street edge;
- .b Locating parking and service areas away from the street such as at the rear or flank of the building that are not facing or exposed to the public realm, and/ or screened from neighbouring properties;
- .c Locating the stacking and drive-through lanes at the rear or side yards and not between the building and the street to minimise the impact on streetscape and the adjacent properties, and to ensure a positive contribution to the pedestrian environment;
- .d Landscaping the stacking and drive-through lanes and the parking areas to soften the visual elements; and,
- .e Maintaining an effective level of vehicular traffic functions both within the site and on the surrounding road network and providing clear separation of vehicular and pedestrian traffic to ensure ease and safety of movement.

Priority No. 2: Complete Communities

The creation of complete communities is the primary objective of Brampton Plan, creating places where people of all ages, stages and incomes can live, work and play. The policies in this section provide guidance for how Brampton will continue to grow as a complete community and continuing to make Brampton an attractive and successful city in the years to come.

Healthy, walkable, 15-minute neighbourhoods are compact, well-built, and well-connected places with a clustering of a diverse mix of land uses; this includes a range of housing options, densities and affordability, levels as well as shops, services, access to food, schools and local childcare, employment, greenspaces, parks and pathways. They are complete communities that support active transportation and transit, reduce car dependency and enable people to thrive with fewer cars or car-free.

Community Hubs

Community hubs are public spaces that bring together health, social, cultural, recreational, and other resources in one location for easier access for residents. Community hubs are spaces connected to multi-modal pathways that are easily accessible for pedestrians and other active modes of transportation. Every community hub is unique and defined by local needs, services, and resources.



Community hubs will continue to play an important role as anchor points for our communities. While development and intensification continue, it is important that our city protects, maintains, and enhances publicly accessible amenities and facilities while diversifying programming opportunities.

2.3.51 Land use planning will include the coordination of indoor and/or outdoor community hubs will consider the following:

- .a Public service facilities should be co-located in community hubs to offer neighbourhood residents a variety of services and to promote cost-effectiveness and convenient access. Where appropriate, provision of joint facilities, either with the school board, the City, a private developer, community services agency/organization, or any combination thereof, for community service purposes, is encouraged.
- .b Facilities such as day care centres, rentable space for community services organizations, and meeting rooms may be clustered with recreational facilities such as libraries, arenas, gyms, pools and fitness facilities. These co-located facilities will be designed to be hubs for municipal services that are well integrated within the schools, neighbourhoods, parks, and public spaces that they are adjacent to.
- .c Priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.
- .d Existing public service facilities that are in or near Centres and Boulevards, in MTSAs will be the preferred location for community hubs.
- .e Where new community services and facilities that serve a larger population are considered, they should be prioritized near existing or planned Rapid Transit to increase accessibility to people in need of services in these areas.

Community hubs serve as a central access point for health, social, cultural, recreational and other resources which:

- Offer services in collaboration with different community agencies and service providers;
- Reduce administrative duplication;
- Can be located in a physical building or accessed through a digital service; and,
- Improve access to services for residents and are responsive to the needs of their communities.

2.3.52 The City will work with its partners, including the Province, the Region, LHINs (Local Healthy Integration Networks), school boards and other



agencies to identify funding opportunities for community hubs as well as barriers to their implementation. The City will also, where feasible, leverage provincial programs and review options to leverage municipal financial tools including: business incubators, municipal capital facilities agreements and development charges, to support the creation of new community spaces.

- 2.3.53 On school sites, which propose residential or mixed-use development, a community services strategy will be required to be prepared by the applicant to inform the range of facilities needed to support new development. Where City-owned lands are adjacent, the applicant will engage in a collaborative design approach that may include joint development or incorporation of the community hub model. The disposition of a school asset should prioritize the provision of broader public objectives such as affordable housing while also ensuring that future development does not further burden/impact the existing community facilities in an area.

Community Services and Facilities

Local-serving community services and facilities that are part of the essential support to residents and workers in Brampton form part of the building blocks of our communities. These ‘soft’ services are as important to Brampton’s future as other Civic Infrastructure such as water, wastewater, and streets. The City’s existing and growing population will be supported by new or additional services and facilities, which requires a strategy for local planning that sets out the facilities required to support and expand the capacity of local services providers.

- 2.3.54 The inclusion of community services and facilities will be encouraged in all significant private sector development across the City through development incentives and public initiatives, where the location, scale and efficiency of operation of the facility is justified.
- 2.3.55 The City will provide appropriate and equitable access to community facilities, including local institutions, by:



- .a Improving and adding community facilities in existing neighbourhoods that are underserved.
- .b Ensuring an appropriate range of community facilities are provided in areas of major or incremental growth.

2.3.56 To determine strategies to provide for new or for improving existing community facilities in Strategic Growth Areas, the City will be informed through the preparation of a Community Services and Facilities Assessment and Strategy, which will be required as part of a complete application and reflects the City's Parks and Recreation Master Plan. The Community Services and Facilities Assessment and Strategy will include:

- .a A demographic profile of existing or future area residents;
- .b An inventory of existing services within the area;
- .c Identification of existing capacity, utilization, and service gaps in existing community facilities within the area;
- .d Identification of local community facility needs and priorities;
- .e Recommended range of services and co-location opportunities;
- .f Plans for maintaining, improving, or decommissioning/repurposing existing facilities;
- .g Identification of funding strategies including, but not limited to, funds secured through the development approval process, the City's capital and operating budgets and public/private partnerships; and,
- .h An assessment to provide community facilities and an assessment of planned facilities and how they fit within the wider system.

2.3.57 Indoor and/or outdoor community facilities will be located, designed and massed on prominent, visible and accessible sites, including street intersections and sites that end a street view or are adjacent to an important natural or cultural feature. The open space associated with public buildings will be designed to enhance the setting for the building and support a variety of public functions associated with its program.

2.3.58 The City recognizes the recreational benefits of golf courses provided to residents and visitors and will permit the continued use of existing golf courses. Development of new golf courses will not be permitted.



- 2.3.59 The development of new libraries or expansion of existing libraries will align with the Brampton Library Facilities Master Plan to support Brampton’s growing population in a manner that maximizes programming and operational efficiencies.

School Facilities

For the purposes of this Plan, school facilities include public and private schools. Schools are a building block for healthy, complete communities, providing a focus of community life. They are a key element of healthy, walkable, 15-minute neighbourhoods.

- 2.3.60 The City recognizes school facilities as a means to enhance the provision of community facilities throughout the City at the neighbourhood level. As such, the City will continue to work with school boards for opportunities to increase community accessibility to school facilities. Shared use of municipal and/or school facilities, parks and open space, places of worship and lands for community purposes will be encouraged.

- 2.3.61 School sites and ancillary uses are permitted within Neighbourhoods, Major Institutional, Mixed-Use Districts designations of this Plan, provided that they are specifically designated for the purpose in the appropriate Secondary or Block Plan.

- 2.3.62 In Centres, Boulevards and Corridors, schools will be encouraged to be co-located in mixed-use buildings to support the development of 15-minute neighbourhoods.

- 2.3.63 In the case of a proposed shift in the location of a designated school site at the subdivision approval stage, the City will ensure that such changes be of a minor nature or that such a shift is designed to improve the centrality of the school site relative to its intended service area or to improve its overall functionality.

- 2.3.64 During Secondary Planning, the City will ensure that school sites are designated for a specific School Board and for a specific grade category to establish a priority claim and use for each site. Notwithstanding the preceding, a school site designation may be used for a different category of school or by the other School Board, rather than the designated board, if the latter should declare its intention not to use the site.

Besides their primary purpose as educational institutions, school facilities can provide community infrastructure and resources to a neighbourhood, such as licensed childcare facilities, indoor and outdoor recreational and cultural spaces, pathways, informal meeting places and greenspaces. As a hub of community life, safe, sustainable and convenient access for residents of all ages and abilities is necessary. Schools and their surrounding context provide important opportunities to support climate resiliency and strategic goals for healthy and inclusive communities.





- 2.3.65 In reviewing subdivision plans, the City will ensure that each Secondary Plan designated school site is identified with a shape, size and frontage that conforms to the standards of the appropriate School Board.
- 2.3.66 Through the Secondary Plan process, in consultation with the school boards, the City will consider the designation of school sites abutting appropriate scale active parkland designations to allow for effective shared use of these related land uses including uses for parking purposes.
- 2.3.67 The City reserves the right to acquire all or a portion of any such designated school sites that are not required by school boards prior to their release for residential purposes so that such lands can be used to maintain an identified open space network or provide some of the recreation facilities that would otherwise have been provided on these designated school sites.
- 2.3.68 Redevelopment of public school sites should accommodate community facility space that will be displaced as a result of the disposition of a school facility to ensure no net loss of community space in the local area.
- 2.3.69 A no-net loss approach to community services and facilities, especially in areas that are underserved, will be encouraged to improve and/or ensure that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth.
- 2.3.70 Affordable housing will be encouraged to be provided within any residential development proposal located on a surplus school site.
- 2.3.71 For schools with heritage potential, the school boards should assess the building's heritage value and adjacent lands with a heritage consultant and in consultation with the City's Heritage Preservation Services, before disposing of a facility. A Statement of Significance should be completed for each property deemed to have heritage significance before a property is recommended for change of use or disposal. Where alterations are proposed to existing schools, or development is proposed adjacent to a property on a Heritage Register, the proposed alterations will ensure the integrity of the heritage property's cultural heritage value and attributes will be retained prior to work commencing and to the satisfaction of the City and meet the appropriate standards and guidelines for the Conservation of Historic Places in Canada, and Brampton Plan policies. Adaptive use of heritage buildings is encouraged.





2.3.72 Prior to draft approval of any related subdivision plans, the City will ensure that either a conventional Master School Agreement or a Special School Levy, or other mechanism satisfactory to the applicable school board(s) is in place to guarantee that the school sites designated in a Secondary Plan will be provided in the general locations indicated. The development of a university, college, or other institution of higher learning or a satellite campus of an existing institution is encouraged in the Major Institutional and Mixed-Use Districts designations of this Plan.



Sustainability and Climate Change



Our Headline Targets

Reduce community-wide emissions by **50% from 2016 levels by 2041 and establish a pathway to reduce emissions by at least 80% by 2050** to meet or exceed federal and provincial targets.

The City and its partners will plant **1 million new trees** by 2040.

What Does it Mean?

Municipalities are at the centre of sustainability efforts and the global movement toward reducing our impact on the planet. The Brampton Grow Green Environmental Master Plan (EMP) is the City's blueprint for improving environmental sustainability at both the corporate and community level. The EMP aims to position Brampton as a model for responsible growth and meaningful environmental action.

There is a direct relationship between environmental sustainability and climate change. Our environmental sustainability priorities, such as creating transit supportive communities and improving building energy performance, influence Brampton's greenhouse gas (GHG) emissions, which results in direct and indirect changes to our climate.

Climate change is a threat to all life on the planet and to people's livelihoods. Brampton is already experiencing the effects of climate change. These changes will result in a variety of impacts including but not limited to increased flooding, more frequent heat waves, risk of infrastructure damage, threats to human health and safety, and the alteration or loss of habitats. In the next quarter century, the types of impacts and their severity are expected to increase. These impacts will result in economic, social, and environmental costs to the City of Brampton, our residents, and businesses.

The City of Brampton bolstered its commitment to addressing climate change in June 2019 when Council unanimously declared a climate emergency, acknowledging that to address this crisis, the City must urgently reduce GHG emissions and prepare for the consequences of a changing planet. In addition,

Our Brampton Grow Green Vision Statement

"Brampton is a community that will conserve, enhance, and balance our natural and built environments to create a healthy, resilient, and sustainable city. We will carry out our responsibilities to meet the needs of the present community without compromising the ability of future generations to meet their own needs."



Council unanimously approved the Community Energy and Emissions Reduction Plan (CEERP) that provides an evidence-based approach to achieving the City's environmental and climate change responsibilities along with economic and social benefits.

It is critical that the City continue demonstrating leadership in support of a community that is energy conscious, reduces emissions, and is more resilient to the impacts of climate change. Heating and cooling our buildings and the way we move around our city account for approximately 90% of Brampton's GHG emissions. Better designed communities, through effective land use planning and design is one of the most effective ways to facilitate local response to climate change.

Planning for environmental sustainability and requires that we consider the impacts of the natural environment, climate change, and energy consumption when planning for our city's future growth. The Sustainability and Climate Change Building Block provides the City and the community with direction for developing resilient, low-carbon, and green communities. We envision Brampton as a mosaic of sustainable urban places, sitting within an interconnected Natural Heritage System and green park network, with its resident, businesses, and institutions as environmental stewards. This Building Block supports Brampton's transition towards 'one-planet' living where people enjoy happy, healthy, vibrant living within the environment's ecological capacity.

The Sustainability and Climate Change Building Block will be realized by planning for the following priorities:

- Priority No. 1 – Municipal Leadership**
- Priority No. 2 – Green Communities**
- Priority No. 3 – Energy, Efficiency, and Emissions**
- Priority No. 4 – Climate Ready Communities**
- Priority No. 5 – Green Infrastructure**
- Priority No. 6 – Civic Infrastructure**





How Are We Going to Achieve This?

Priority No.1: Municipal Leadership

Municipal governments are responsible for managing the growth and development of their communities. Planning and designing mixed-use, walkable, transit-orientated, and energy efficient communities helps to reduce the pressures of rapid urbanization by supporting Brampton’s economic development, quality of life, and social equity while addressing climate change.

The impacts of climate change and a lack of action in response to these impacts will come at a significant cost to the City and residents. The City will continue its communication, engagement, and outreach strategies to increase public awareness of sustainability, energy, and emissions reduction, while providing education about the environmental, economic, and social benefits of climate mitigation and adaptation.

In addition to managing growth and engaging with the community, the City must also lead by example. Currently, the City of Brampton owns and/or operates hundreds of buildings and facilities including fire stations, libraries, parks, recreation centers, transit facilities, and works operations, that can be exemplars in environmental sustainability and climate action for local businesses and residents within Brampton and beyond.


The intersection between environmental sustainability and social equity is increasingly recognized as a critical component of a thriving communities. Marginalized populations, which generally include low-income earners, racialized communities, persons with disabilities, seniors, and other impoverished groups, are often the first and most affected groups of environmental degradation and destruction. As a result, greater priority, investment, and focus should be afforded to mitigating the severity of these impacts on these groups.

According to the Federation of Canadian Municipalities, 45% of national greenhouse gas (GHG) emissions in Canada are under the direct or indirect control of municipal governments. The City has direct control over a range of everyday services that impact how energy is consumed and emission released, such as housing and transportation systems, as well as where and how growth will occur.

Plan, Implement, Engage, and Monitor

- 2.3.73 The City will prepare, implement, and regularly update the Environmental Master Plan, which provides a comprehensive framework for improving Brampton’s environmental performance.
- 2.3.74 This City will monitor, review, and regularly update its ongoing progress towards achievement of our energy and climate change goals by:



- 
- .a Developing data collection and monitoring protocol for measuring and reporting on community and corporate greenhouse gas emissions;
 - .b Integrating community targets with corporate key performance indicators (KPI's) on the Corporate Performance Dashboard and report regularly;
 - .c Monitoring progress towards achieving objectives and targets of the Community Energy and Emissions Reduction Plan and integrating progress reporting with that of the Environmental Master Plan; and,
 - .d Incorporating climate mitigation and adaptation considerations into all other plans and strategies, where not yet included.

2.3.75 Climate mitigation and adaptation will be prioritized in City operations by:

- .a Applying best corporate sustainability practices to City operations and corporate decision-making; and,
- .b Ensuring budgeting and financial decision-making incorporate a climate lens to capital and business planning and asset management.
- .c Using adaptive management strategies in City operations to cope with uncertain climate conditions; and,
- .d Demonstrating climate change leadership in City operations by piloting emerging ideas, to increase adaptability and resiliency.

2.3.76 Together with the community partners, the City will continue its efforts to address climate change mitigation and adaptation, including the establishment of targets, policies, and programs to minimize adverse climate change impacts and maximize opportunities.

2.3.77 The City will prepare, implement, and regularly update a Sustainable Procurement Strategy to:

- .a Ensure its procurement of goods and services considers how to protect and enhance the environment, contribute to the health and well-being of society, and build a sustainable economy through our procurement decisions; and,



- .b Understand and evaluate the lifecycle costs and carbon implications of both large capital expenditures and ongoing purchases.

2.3.78 The City will prepare, implement, and regularly update the Sustainable New Communities Program that facilitates and evaluates the sustainability performance of new development.

2.3.79 All community sectors will be engaged to act on environmental sustainability and climate change through the establishment of a robust Community Engagement program that:

- .a Utilizes opportunities to demonstrate effective climate change mitigation and adaptation techniques in City operations to encourage community led climate change action;
- .b Supports community organizations to prepare for future climate impacts; and,
- .c Explores incentives to assist residents and businesses to adopt mitigation and adaptation strategies.

2.3.80 The City will implement a “climate change lens” as the approval authority for all Council decisions and policy and development applications including all Official Plan updates and By-laws. Considerations will include but are not limited to;

- .a Reduction of greenhouse gas emissions;
- .b Improvement in community climate resiliency;
- .c Improvement of air quality;
- .d Promotion of active transportation and transit;
- .e Promotion of compact form and efforts to limit the dispersal of the population and travel times between housing, employment, and amenities and services;
- .f Use of green infrastructure;
- .g Promotion of design to:



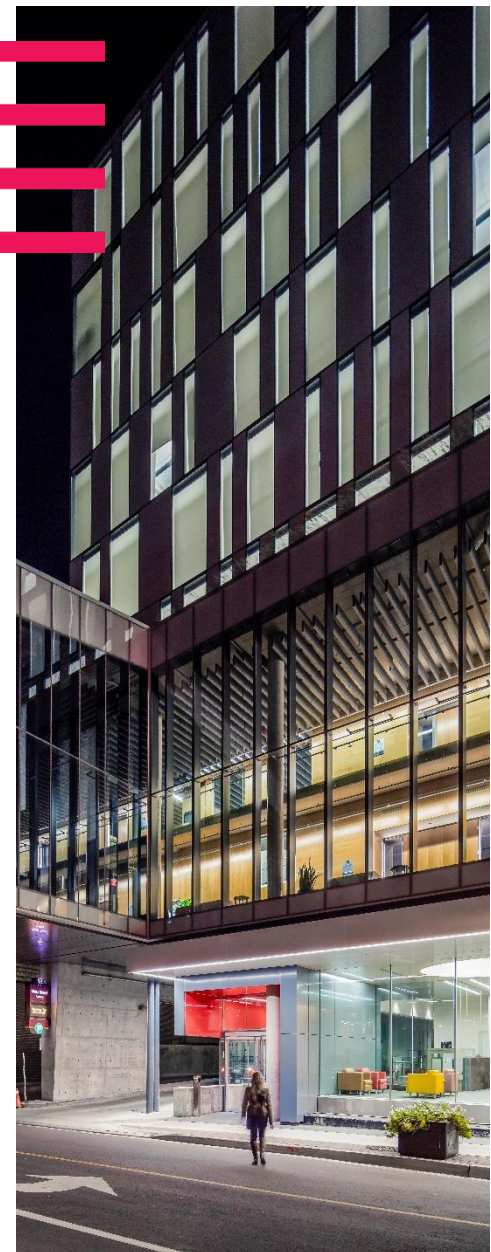
- .i Maximize energy efficiency and conservation including consideration of the mitigating effects of vegetation; and,
- .ii Maximize opportunities for the use of renewable and alternative energy sources and systems;
- .h Identification and mitigation of existing and anticipated hazards which may be compounded or aggravated by climate change, including susceptibility to impacts from extreme weather, including flooding, heat waves, wildland fires, and storms; and,
- .i Identification of natural heritage features that have become more sensitive to development pressures due to climate change.

Corporate Assets

Brampton aims to achieve a zero-carbon transition for the City's new and existing corporate facilities. A zero-carbon transition focuses on minimizing emissions and energy intensity and maximizing cost recovery within its building and facility construction, management, and operations.

Brampton's rapid population growth has resulted in increased demand for public facilities. Brampton Plan supports the Corporate Energy and Emissions Management Plan, which ensures that corporate facilities will be designed, planned, and maintained to be resilient to the impacts of climate change and available for the public to enjoy. The Environmental Master Plan (EMP) informs various corporate targets relating to the environment, energy and emissions management, transportation, and waste. The EMP champions embedding environmental sustainability into the City's corporate culture.

- 2.3.81 To aim to achieve a zero-carbon transition for new and existing corporate facilities, the City will focus on minimizing emissions and energy intensity and maximizing cost recovery within its facilities construction, management, and operations.
- 2.3.82 The City will support energy efficiency by ensuring municipal buildings and facilities are designed to demonstrate leadership in energy efficiency and GHG reduction and conform to the Corporate Energy and Emissions Management Plan and the Community Energy and Emissions Reduction Plan.
- 2.3.83 The City will prepare, implement, and regularly update the Sustainable Fleet Strategy and Transit Vehicle Zero Emission Strategy to reduce GHG and air pollutant emissions, improve fuel efficiency, enhance operation efficiency, improve lifecycle asset management, and demonstrate leadership in environmental sustainability.





- 2.3.84 Electric vehicle charging infrastructure will be incorporated within City buildings and facilities to support its electric vehicle fleet and promote general uptake of electric vehicles.
- 2.3.85 Back up power equipment and/or renewable power sources and battery storage will be incorporated into City buildings and facilities to improve resilience to climate change.
- 2.3.86 Lifecycle assessments for the City's major capital projects and purchases will be completed to reduce the amount of material and energy consumed, as well as waste produced.

Priority No. 2: Green Communities

Green communities focus on improving the quality of life for residents and enabling more sustainable living through the application of environmentally friendly strategies in every way feasible. They are planned, designed, built, and maintained to minimize impact on the environment and respond to climate change, while also supporting social well-being and economic opportunity.

Green communities support a healthy natural and built environment through a range of approaches, such as sustainable urban form, a mix of uses, multi-modal transportation, energy and water efficiency buildings, renewable energy systems, permeable surfaces, protected and connect natural heritage features, local food production, and circular economies.

The City of Brampton will use a range of tools to facilitate the evolution of new green communities and the greening of existing communities. One tool that guides, measures, and evaluates the sustainability performance of new developments in the city is the Sustainable New Communities Program. Another is the Development Design Guidelines (DDG), which establishes basic community design standards for new communities. These types of tools help build healthier, resilient, and sustainable communities within Brampton.

- 2.3.87 In the preparation of Secondary Plans and Precinct Plans, as well as the review of development applications, sustainability will be encouraged through:
 - .a An urban form, mix of uses, and densities that support transit and active transportation;
 - .b Efficient land use patterns, development, and use of infrastructure;
 - .c Renewable energy sources and integrated energy systems;



- 
- .d Building design and construction that reduces greenhouse gas emissions, improves energy efficiency, and minimizes resource consumption;
 - .e Protection and enhancement of the natural heritage system and urban forest, and ecosystem connectivity;
 - .f Landscape and streetscape practices that reduce the quantity of impermeable surfaces;
 - .g Urban heat island mitigation;
 - .h Urban agriculture and access to locally produced, healthy foods;
 - .i Conservation and adaptive reuse of cultural heritage resources;
 - .j Approaches that increase climate change resilience; and,
 - .k Design, construction, and maintenance that reduces costs associated with the provision of infrastructure and municipal service delivery over the long-term.

2.3.88 The City will encourage the establishment of sustainable and resilient new development through the Sustainable New Communities Program, including Sustainability Assessment Tool and Sustainability Score Thresholds, that support of the elements listed in this section.

2.3.89 Through the Sustainable New Communities Program, the City will establish minimum sustainability performance requirements for Site Plans, Draft Plans of Subdivision, and Precinct Plans.

Priority No. 3: Energy, Efficiency, and Emissions

Efficiency means achieving results by using resources in the best manner possible, with minimal or no waste, effort, or energy. Being efficient delivers several environmental benefits, for example, energy efficiency helps reduce GHG emissions which contributes to climate change. Energy efficiency, therefore, is one of the key strategies we can pursue to meet energy demands but also lower energy use.

Through Brampton Plan, the City will reduce energy consumption and emissions by promoting efficient, renewable, and alternative energy systems. This may include identifying and implementing opportunities for renewable and alternative energy generation and distribution, developing and implementing energy demand management practices to reduce energy consumption, establishing land use patterns and urban design standards that encourage and support energy-efficient buildings and opportunities for district energy, and conserving energy by encouraging renovation and efficient design of buildings and new development.



Community Energy and Emissions Reduction Plan

Brampton took a significant step towards reducing greenhouse gas emissions by endorsing the City's first Community Energy and Emissions Reduction Plan (CEERP) in September 2020. The CEERP acts as a guide to help the City, residents and businesses develop and adopt new practices to improve energy efficiency, reduce GHGs, ensure energy security, create economic advantage, and increase resilience to climate change.

- 2.3.90 Feasibility assessments for implementation of district energy projects and local energy supply and distribution will be developed, prioritizing existing and new high growth Energy Planning Districts, as shown on **Schedule 11** and as identified in the Community Energy and Emissions Reduction Plan.
- 2.3.91 New communities and buildings will be planned and designed to strive towards near net zero GHG emissions and encourage the use of measures such as passive design to reduce energy demand.
- 2.3.92 The City will engage residents, businesses, and community groups to increase public literacy and community initiatives that foster and result in reduced household and workplace energy consumption and emissions production.


Local Energy Supply and Distribution

Local energy supply and distribution, also referred to as Distributed Energy Systems (DES), is the local operation and generation of energy close or next to its point of use. DES includes power generation (e.g., roof top solar panels), energy storage (e.g., batteries), and distributed energy management (e.g., building energy management systems, micro grids, district energy etc.). This is compared to the traditional centralized energy supply utilized today, where energy is sourced from larger generator facilities outside the community and is sent through large transmission and distribution grids before reaching the end user.

The energy transition to DES is critical as it will not only support energy efficiency and greenhouse gas emission reduction but also economic development by encouraging new low-carbon technologies and trades. Local energy investments can provide opportunity for Brampton's local economy such as investments in local generation and distribution of energy, manufacturing of energy technology and retrofitting of buildings.

- 2.3.93 Opportunities for renewable and alternative energy generation and delivery systems will be identified and supported at appropriate scales subject to compatibility with surrounding land uses, including but are not limited to:



- 
- .a Low carbon district energy heating and cooling systems;
 - .b Microgrids;
 - .c Renewable energy (e.g., solar, wind);
 - .d Ground source heat pumps;
 - .e Air source heat pumps; and,
 - .f Geothermal.
- 2.3.94 The potential for large-scale solar photovoltaic installation locations, such as car parking structures, corporate buildings, and commercial rooftops, will be identified.
- 2.3.95 The City will work with community and business partners to explore opportunities for on-site technologies that re-use waste heat and generate energy from waste recovery. Where opportunities exist to promote the inclusion of waste heat generation or recovery, the City will consider the offer of necessary utility rights-of-way.
- 2.3.96 The City will study and develop a Business Case jointly with the Region, the Province, utilities, and private power generating companies for the City to facilitate and support the implementation of alternative and renewable energy systems, including district energy systems. Through this work, potential coordination and partnerships with the Region, the Province, utilities, and private power generating companies will be explored.
- 2.3.97 Strategies to address and remove barriers to participation in renewable energy programs will be investigated and developed by the City.
- 2.3.98 The City will develop District Energy Ready Guidelines and will require district energy systems to be incorporated into all major growth and intensification areas including Centres and Boulevards.
- 2.3.99 The use of waste heat from large facilities will be encouraged as an opportunity to supply heating and cooling to buildings through waste heat power or combined heat and power district systems.
- 2.3.100 Where the feasibility of district energy has been demonstrated, the City in consultation with appropriate partners may identify potential district energy areas. New development in these potential district energy areas will be designed to be district energy ready.



- 2.3.101 Where a district energy system is in place, new development will be encouraged to connect to the district energy system, and new municipal buildings will connect to the district energy system
- 2.3.102 The City will support the identification and development of Regional renewable natural gas resources, such as but not limited to anaerobic digestion of food scraps and waste decomposition.
- 2.3.103 The City may give priority to development applications that incorporate renewable energy and district energy infrastructure.

Home and Building Efficiency

The design and construction of new homes is an important aspect of reducing energy use, emissions, and overall impact on the environment. Designing and constructing high performance new homes and buildings as well as retrofitting existing building stock will also help protect residents from rising energy costs and extreme weather conditions. Through responsible planning and management of environmental resources, the development industry can plan, design, and construct new homes and buildings that strive for high energy efficiency, produce local renewable energy and lower GHG emissions.

According to Brampton's Community Energy and Emissions Reduction Plan (CEERP), homes, and buildings (industry, commercial, institutional) are the second largest emitting sector in Brampton, and most existing buildings will still be in operation in 30 years' time. Buildings account for 44% of Brampton's energy use and 28% of its GHG emissions, with residential buildings accounting for 21% of Brampton's GHG emissions.

- 2.3.104 The City will encourage the design and orientation of homes and buildings that:
 - .a Maximize passive solar energy gain and minimize energy loss from prevailing winds;
 - .b Ensure high performance building envelopes and ventilation systems;
 - .c Incorporate energy efficient and low carbon sources for heating, cooling, and hot water;
 - .d Incorporate renewable energy systems on a site-specific or district-wide basis;
 - .e Enhance the feasibility of district energy systems by being district energy-ready;
 - .f Integrate energy efficient appliances and lighting;
 - .g Conserve potable water and integrate greywater reuse; and,





.h Incorporate innovative building materials that helps reduce negative impacts on the environment.

2.3.105 The Sustainable New Communities Program will be leveraged to facilitate homes and buildings that deliver high levels of energy efficiency, renewable energy production, and minimize greenhouse gas emissions, by setting minimum building performance requirements.

2.3.106 The City will encourage the retrofitting of existing residential and commercial building stock through the development and implementation of a Home Efficiency Retrofit Program. The program will consider incentives, planning and financial instruments that the City may choose to implement, as well as supportive partnerships with utilities and other levels of governments.

2.3.107 The City will encourage the Region of Peel to integrate water efficiency programs into residential and commercial efficiency retrofit programs.

2.3.108 Multi-unit buildings will be designed to facilitate metering and sub-metering for all major energy supply, conversion, and consumption systems.

2.3.109 The City will encourage new development to be designed to adapt to future sustainable technologies for solar thermal, district energy systems, and grey water reuse.

2.3.110 The installation of photovoltaic panels on expansive roof structures, such as large-format retail buildings and large-scale institutions and community facilities are encouraged. Alternative rooftop designs or interventions that promote climate and energy resiliency such green roofs or cool roofs are encouraged.



2.3.111 The consideration of embodied carbon reduction in new construction will be encouraged.

2.3.112 The City will encourage and support climate change considerations for the Ontario Building Code and will support changes to regulations that accelerate and support energy efficiency standards in the built form.

2.3.113 Community Improvement Plans may be used to promote energy efficiency, renewable energy production, and GHG emissions reduction in buildings.





Industrial Efficiency

Industrial activities are most often guided and regulated by broader global best practices and standards. In Brampton, the industrial sector consumes 21 percent of total source energy but only contributes 13 percent of emissions. Brampton Plan therefore has a pivotal role to play in encouraging and assisting industries in exploring and pursuing opportunities to reduce energy use and emissions.

- 2.3.114 To support a reduction in energy use and emissions by industrial activities, Brampton Plan will:
- .a Cultivate a diverse economy by embracing practices, services, and technologies that support climate change mitigation and adaptation;
 - .b Encourage business to achieve carbon-neutral operations and be resilient to climate change;
 - .c Promote and support economic development opportunities associated with the energy transition;
 - .d Encourage the business community to explore opportunities for efficient, renewable, low carbon, and integrated energy systems;
 - .e Investigate opportunities to provide support to business to achieve energy efficiency retrofits; and,
 - .f Encourage and support industrial, commercial, institutional, and large multi-unit residential buildings to track and record energy performance so they can better identify retrofit opportunities.

Priority No. 4: Climate Ready Communities

To protect the public health and safety of the community, Brampton's residents, business, institutions, community organizations, and local governments must work together to improve our collective resiliency and adaptive capacity. By doing so, the impacts of climate change can be mitigated, and Brampton can be better prepared to respond to the impacts of climate change. Aligned with the Grow Green Vision, Brampton Plan aims to conserve, enhance, and balance the natural and built environment to create a city that is healthy, resilient, and sustainable for all members of our community.

Understanding and Preparing for Future Impacts

At the local level, there is a growing need and demand for municipalities to prepare for and adapt to climate change. Changes in temperature and precipitation, reductions in snow and ice, and more extreme weather events have all been felt and





will have significant impacts on our local communities. Due to rises in GHG emissions causing increased global warming, many climate impacts will be exacerbated in the future in addition to new, unanticipated climate risks. To ensure our community is resilient to these impacts, climate adaptation will be key to lessening the impacts of climate change and ensuring our community continues to thrive.

2.3.115 The City will prepare a climate change adaptation plan to ensure Brampton is a resilient city and to provide an informed and coordinated approach to climate change adaptation planning.

2.3.116 The City will prepare a climate change vulnerability assessment to determine the climate change vulnerability of existing natural and engineered assets so resiliency efforts can be prioritized.

Vulnerable Communities

The impacts of climate change will not be felt in the same way across Brampton. Certain groups including vulnerable populations will be affected by climate change more than others. Building community resilience to the impacts of climate change will require the City to prioritize climate action to ensure measures are directed towards those who are most vulnerable to the impacts of climate such as children and elderly, people with pre-existing health conditions, and individuals who spend long hours outdoors.

2.3.117 The City will seek to understand, protect, and plan for the unique needs of equity-seeking groups and vulnerable populations.

2.3.118 Solutions with multiple co-benefits will be identified through the climate change adaptation plan for socially vulnerable populations that may be disproportionately impacted by climate change by:

- .a Addressing underlying social determinants, health inequalities, and unique population needs (especially children and youth, elderly, and vulnerable populations); and,
- .b Incorporating an equity lens into climate change planning.

2.3.119 The City will collaborate with the Region of Peel and local health organizations to conduct a climate change and health vulnerability assessment to better understand which people and places in the City are more vulnerable to particular human health effects that can result from climate change.

2.3.120 The City will commit to and prioritize the equitable allocation and neighbourhood distribution of services, facilities, programs, and





amenities for all which address access barriers (financial, physical, and perceived) for members of the community.

Emergency Preparedness

Ensuring our community is prepared for future climate change impacts, particularly during emergency and disaster events, is essential. The City will proactively strengthen local emergency preparedness and monitor and document the impacts of climate change within the City's emergency management requirements.

- 2.3.121 The impacts of climate change on requirements for emergency response capabilities will be assessed and the City will collaborate with the Region of Peel and local health organizations to assess and plan for climate-related direct and indirect health impacts in Brampton and expand capacity for emergency preparedness and response.
- 2.3.122 The City will plan, coordinate, and regularly test emergency and disaster response services in conjunction with local communities.
- 2.3.123 The capacity for the community to respond and recover from an emergency or disaster will be increased by:
 - .a Establishing emergency planning procedures to respond to extreme events;
 - .b Preparing the community to be self-reliant for up to 72 hours after an incident; and,
 - .c Creating strong, 15-minute neighbourhoods so that residents can support themselves and their neighbours in challenging times.
- 2.3.124 Mitigation measures for vulnerable members of the community during emergencies will be developed and implemented including but not limited to communications and evacuation supports.
- 2.3.125 Community organizations will be supported in emergency planning and preparedness.
- 2.3.126 A centralized warning system and resource hub will be established for all potential emergencies and extreme weather events.
- 2.3.127 The City will update the Hazard Identification and Risk Assessment (HIRA) every 5 years.
- 2.3.128 Opportunities to establish low carbon emergency backup power for corporate facilities will be explored to serve as warming and cooling centres during extreme weather events.



Circular Economy

In accordance with the ecosystem planning approach and sustainable development principles of Brampton Plan, the City supports a culture of conservation and a circular economy that promotes the efficient use of materials and resources, the maximization of the useful life of materials and resources, and the reduction of unnecessary waste generation.

Waste and materials management has a significant role to play in reducing GHG emissions in several ways, including landfill gas capture, recycling, and organic waste diversion.

- 2.3.129 The City will continue to encourage the Region to initiate resource recovery programs and provide resource recovery facilities.
- 2.3.130 The City will work with the Region and the private sector to ensure new development includes systems that allow of the sorting of solid waste at the unit level, building level and in every neighbourhood including for recyclables, organic material, and residual garbage.
- 2.3.131 A corporate Waste Management Strategy will be developed and implemented in support of integrated waste management to enhance waste reduction, composting, recycling, and the identification of new opportunities for source reduction, reuse, and diversion, where appropriate.
- 2.3.132 The City will encourage partners in the public and private sectors to develop a recycling program for construction waste.
- 2.3.133 Community and business partners will be encouraged to explore opportunities for on-site technologies that re-use waste heat and to generate energy from waste recovery.
- 2.3.134 Closed loop systems will be supported and enabled for new and existing City-owned buildings and facilities to minimize waste and integrate other sustainability practices into systems and services that support waste diversion.





Priority No. 5: Green Infrastructure

Within the context of Brampton Plan, green infrastructure refers to natural assets and designed and engineered elements that have been created to mimic natural functions and processes to deliver a wide range of services to the community. Green infrastructure includes everything from natural heritage features and area, parks, naturalized and permeable surfaces.

Green infrastructure helps absorb, delay, and treat stormwater, mitigate flooding, shelter communities from extreme weather and climates, and filter pollutants. It also creates oxygen, sequesters carbon, and improve ecosystem connectivity and wildlife habitat. It can reduce community and corporate energy demands and infrastructure costs, improve quality of life, promote economic growth, and create construction jobs.

- 2.3.135 New programs and initiatives will be developed to encourage the application of green infrastructure in new development and existing communities, especially in strategic growth areas, including but not limited to green, blue and/or cool roofs, Low Impact Development (LID) measures, and urban canopy and natural features enhancement.
- 2.3.136 The City will develop a Green Roof By-law that will provide guidance and regulate the implementation of green roofs, or of alternative roof surfaces that achieve similar levels of performance to green roofs.
- 2.3.137 The design of green infrastructure that serves multiple purposes, such as creating ecosystem connectivity and biodiversity, reducing heat island effect, improving water quality and air, reducing stormwater runoff, and recharging groundwater and providing a community amenity, will be encouraged.
- 2.3.138 During the construction of or major upgrades to City-owned parks, open spaces and recreational facilities, the City will seek opportunities to integrate green infrastructure with multi-purpose functions.





- 2.3.139 To reduce the urban heat-island effect, new developments and buildings will be encouraged to use green infrastructure technology and innovation to cool buildings and communities by incorporating:
- .a Vegetation, high albedo surfaces, including driveways and parking areas, open pavers, and green, blue, or cool roofs;
 - .b Tree planting and other landscaping to increase evapotranspiration and create shade; and,
 - .c Architectural devices to create shade.
- 2.3.140 The use of green infrastructure will be encouraged to improve ecosystem connectivity, provide habitat, and improve biodiversity through approaches such as green roofs, urban forest enhancements, urban agriculture, rain gardens, pollinator gardens, meadows, naturalized front and backyards.
- 2.3.141 The City will encourage the use of landscape-based stormwater management (also referred to as Low Impact Development) for new development, where site conditions and other relevant technical considerations are suitable, to minimize stormwater run-off and recharge groundwater, through approaches such as rainwater harvesting, green roofs, bio-retention, permeable pavement, infiltration facilities, vegetated swales, and raingardens.

Urban Forest

Brampton's urban forest is comprised of all trees and their growing environment including trees on public and private lands, within the City's boundaries. Urban forests are a vital component of a healthy, resilient, and sustainable city.

Brampton's urban forest provides ecological, social, and economic benefits to Brampton's private landowners and local and wider communities, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, microclimates, habitat for wildlife, linkages between other natural heritage features, visual relief, provision of wildlife habitat, and outdoor recreational opportunities. Brampton's urban forest also provides additional community benefits including providing attractive communities and improving the value of property.

The Brampton One Million Trees Program Strategy and the Brampton Urban Forest Management Plan are the guiding documents that will determine strategic directions and implementation mechanisms designed to support the policies of

Did You Know?

Brampton's urban forest accounts for 18% of the city's total land cover. Trees are distributed throughout boulevards, parks, the Natural Heritage System, and private lands. Roughly 41% of Brampton's tree cover is located in natural woodlands, most of which is protected within the Natural Heritage System.





Brampton Plan. Together with these documents, the below policies aim to enhance and maintain Brampton’s urban forest and the many benefits it provides to the City and its residents.

- 2.3.142 The City and its partners will plant one million new trees in Brampton by 2040.
- 2.3.143 Opportunities for establishing urban forest targets as recommended by the Brampton Urban Forest Management Plan will be investigated.
- 2.3.144 The urban forest will be protected, managed, and enhanced in accordance with the Brampton Urban Forest Management Plan, which includes the following goals:
 - .a Inventorying the Brampton’s urban forest and monitoring and assessing health, changes, and value over time;
 - .b Maintaining health, structure, functions, and value of Brampton’s urban forest;
 - .c Growing and enhancing the urban forest by increasing the city’s canopy cover and improving species, structural diversity, overall health and even distribution across the city;
 - .d Protecting existing trees and growing environment, woodland ecosystems, and other vegetation; and,
 - .e Encourage all members of the community to participate in these goals and build strong urban forest partnerships to help realize the vision for Brampton’s urban forest.
- 2.3.145 Urban forest resilience will be conserved and enhanced by ensuring:
 - .a Sustainable growing environments for trees by allocating adequate soil volumes and quality and landscaped areas during the design of new development and capital projects;
 - .b Appropriate planting locations and avoiding the use of non-native tree and shrub species that are invasive; and,
 - .c A diversity of tree species, including species resilient to a changing climate.
- 2.3.146 Tree destruction or removal of trees on private property will be regulated by the City’s Tree By-law.






2.3.147 Growth, intensification, and site alteration, including public projects, will maintain the urban forest canopy and its ecosystem services in accordance with the following:

- .a A tree evaluation report may be required a part of a planning and development applications that demonstrates the protection and preservation trees before, during and post construction, and where preservation of some trees is not feasible, opportunities for replacement based on the City’s tree compensation requirements.
- .b The mature tree canopy in existing neighbourhoods, especially Downtown Brampton, should be protected and prioritized over replacement plants and compensation, to the extent practical, to assist in maintaining the character of an area and benefit from the ecological services they provide. Where development or redevelopment is proposed, healthy trees should be protected and provided appropriate tree protection zones and build setbacks to ensure their long-term health.
- .c Where trees are proposed to be planted in areas of hardscape, such as medians, sidewalks, plazas, parking lots and other public spaces, the City may require the application of best management practices and green infrastructure techniques to ensure long-term survival, growth, and health of the trees.
- .d Development and site alteration may be required to illustrate that the water balance will be maintained to ensure long-term tree health.
- .e Ensuring that sites will be graded to support the long-term sustainability of existing trees that are to be retained.
- .f The value of healthy mature trees notable for their age, distinctive character, species, rarity, size, and form will be prioritized by endeavouring to protect and integrate them into public spaces.
- .g The protection of trees that for part of significant hedgerows and cultural heritage landscapes will be encouraged, particularly through their protection and integration within the public realm.

2.3.148 To support the management, protection, and enhancement of the urban forest, the City will:

- .a Continue to promote public awareness and engagement initiatives that educate residents about the value of the City’s urban forest and encourage participation in its care and stewardship.



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- .b Continue to promote the management and enhancement of the urban forest on public and private property.
 - .c Work jointly with area municipalities, Region of Peel, and the Conservation Authorities to undertake urban forest studies and to develop strategies that will support programs and initiatives to maintain and enhance the urban forest canopy.

2.3.149 The City will encourage tree planting by all sectors of the community that contributes to the achievement of the City's urban forest goals and targets.

Natural Assets

Natural assets are the stock of natural resources and ecosystems, such as Brampton's urban forest and renewable and non-renewable natural heritage features including air, water, soil, minerals, plants, and animals. These features support all life on earth and provide positive enhancements and services to people and the environment.

Brampton's natural assets are starting to face considerable pressure as the city continues to grow and develop. These pressures will only intensify under future climate conditions. Protecting and managing the City's natural environment is seen as a first response to safeguard the services that underpin healthy resilient communities. This involves monitoring, maintaining, and improving these resources, so they can become more valuable over time and help Brampton adapt to the impacts of climate change. Brampton Plan acknowledges that natural assets play an important role in providing vital services that Brampton residents rely on.

2.3.150 Natural heritage features and areas will be recognized as natural assets and wetlands, woodlands and valleylands will be incorporated into municipal asset management planning and reporting.

2.3.151 Brampton's urban forest will be recognized as green infrastructure and as a natural asset, and trees and wooded natural areas will be incorporated in municipal asset management planning.

Clean Air and Water

Air and water quality has a significant impact on human health. The City is committed to fostering a culture of conservation and management to address air and water quality through strengthening and coordinating the City's land use planning, natural heritage and environmental management, and recreational and cultural heritage practices. Improved air and water quality will result in multiple health benefits and provide quality of life enhancements to the community of Brampton and beyond.




- 2.3.152 The City will work collaboratively with the Province of Ontario, the Region of Peel, and other partners to establish air quality monitoring stations in Brampton. The stations will identify, monitor, track, and assess local emission sources and the City will take action to reduce the emission at these sources.
- 2.3.153 The protection, restoration, enhancement, and maintenance of the Natural Heritage System and Water Resource System will be promoted to improve air quality.
- 2.3.154 Community-wide and corporate emissions reduction targets will be established to improve air quality and minimizing contributions to climate change.
- 2.3.155 Through the policies of this Plan, an urban form will be promoted that includes compact, efficient, and accessible development that is supports sustainable modes of transportation as a means of improving air quality and minimizing contributions to climate change.
- 2.3.156 Appropriate setbacks will be implemented from sensitive land uses and significant known air emission sources.

Human Hazards

In addition to natural hazards discussed in the Natural Heritage System section of Brampton Plan, human-made hazards must also be considered when planning for our community's growth and development. Natural hazards are generally associated with oil, gas and salt hazards and former mineral aggregate and petroleum resource operations. Hazards occur when sites have not been properly rehabilitated. Brampton Plan provides direction to reduce the risk to human health and safety through the land use planning process.

- 2.3.157 Development on or adjacent to lands affected by mine hazards, oil, gas and salt hazards, former mineral mining operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.
- 2.3.158 Required environmental site assessments, remedial or risk assessment/risk management activities and associated reports will be completed in compliance with the applicable regulations and requirements, as amended, and will be completed, signed and stamped by a Qualified Person as defined by applicable regulation. Where required, the City may use the holding provisions of the *Planning Act* to ensure receipt of satisfactory verification of suitable environmental condition prior to development.



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- 2.3.159 When contamination is identified in a proposed development property, the contaminants are to be fully delineated and a remedial action plan and/or a risk assessment/risk management plan to address the contamination will be submitted to the City. A building permit may be issued on a phased basis to allow for the implementation of the plans concurrent with the required demolition and earth work.
- 2.3.160 When the filing of a Record of Site Condition is required, a copy of the Record of Site Condition and all supporting documentations along with the Ministry's acceptance will be submitted to City. The City will consider a Record of Site Condition as accepted by the Ministry when it has been confirmed that a Record of Site Condition has been filed in the Environmental Site Registry for the proposed limits of the development and certifying the land is suitable for the proposed use.
- 2.3.161 If a Ministry-approved Risk Assessment is completed to support the filing of a Record of Site Condition, a Certificate of Property Use (CPU) issued by the Ministry must be submitted to the Building Department for the issuance of a building permit.
- 2.3.162 Where contamination from the proposed property extends onto City-owned lands, the City may issue a building permit on a phased basis contingent on the execution and implementation of an offsite contamination management agreement that remediates and/or manages contamination in the City's property to the City's satisfaction.
- 2.3.163 Planning and development applications must identify if lands have been mined for minerals, petroleum or mineral aggregate resources.
- 2.3.164 Where development is proposed where a mine hazard, or abandoned pit or quarry exists, the proposal will:
- .a Evaluate the potential risks to human health and property;
 - .b Establish measures to address and mitigate known or suspected risks; and,
 - .c Demonstrate that the site can be rehabilitated to support the proposed land use.
- 2.3.165 Development will not be permitted within 300 metres of a mine hazard or abandoned pit or quarry unless measures to address and mitigate known or suspected risks to human health and property are provided.



Priority No. 6: Civic Infrastructure

Brampton Plan establishes a balanced approach to growth and development to ensure that our communities are well serviced by reliable and resilient infrastructure and ensures that infrastructure and related services are provided in a coordinated, timely fashion and maintained at a level that is financially sustainable and resilient to the impacts of climate change.

Climate-Ready Civic Infrastructure

Climate change presents risks to infrastructure. More frequent heatwaves can lead to road softening, greater flooding can lead to overwhelmed drainage and stormwater systems, and more extreme weather events can lead to frequent power outages and damaged utility lines.

Ensuring civic infrastructure is resilient to future climate impacts is an important component of climate change adaptation. Typically, infrastructure assets have long life spans in which they are likely to be exposed to future climate conditions. Infrastructure is vulnerable to climate change due to age and overuse from population growth. Reinvestment efforts also need to be sufficient to maintain infrastructure.

- 2.3.166 All new and planned civic infrastructure will consider the potential impacts of climate change and extreme weather events by completing a climate change vulnerability assessment to identify risks and options for enhancing resilience and ensuring infrastructure is durable, adaptive, and resilient to the current and future climate based on the best available climate information.
- 2.3.167 The City will require all planning and development activities to complete an 'adaptation checklist' that requires development to address expected regional climate impacts.
- 2.3.168 The City will use recovery from disaster events as an opportunity to 'build back better' and upgrade vulnerable infrastructure.
- 2.3.169 Together with Conservation Authorities, the City will identify climate change flood vulnerable areas on publicly available maps to manage development and infrastructure in a manner that ensures future resilience to climate-related hazards. This mapping will include the identification of areas where the depth of flooding on a roadway exceeds limits for safe access during a climate change scenario flood.
- 2.3.170 New Secondary-Level Plans will evaluate flood risks in climate change flood vulnerable areas and apply mitigation measures to the land use





policies and design of the community in order to minimize flood risk for sensitive land uses.

Water Supply

The Region of Peel is responsible for the supply and distribution of water throughout the Region including the City of Brampton. For the urban areas in the southern part of the Region of Peel, which includes the City of Brampton, water is supplied under the South Peel Servicing Scheme. This is accomplished through a system of trunk feeder mains, storage reservoirs, and pumping stations.

Conservation is another important component of the water resources system. Brampton Plan recognizes the City's responsibility, along with our neighbouring municipalities, in developing and implementing water conservation strategies.

2.3.171 To continue to provide a potable water supply, the following policies apply:

- .a Water purification supply facilities and distribution works will be installed and maintained in accordance with Provincial requirements to adequately service the built-up and new developing areas of the City.
- .b The design of water supply and distribution facilities will be based on ultimate development within the South Peel Servicing Scheme area.
- .c New development will obtain water via the South Peel Servicing System. Development which is dependent upon a significant level of water-taking may be subject to the approval of a hydrogeological investigation/study. These studies must demonstrate to the satisfaction of the City and Peel Region that there are adequate groundwater resources to accommodate the development without a negative impact on the quantity or quality of such resources, private wells in the immediate area, and natural heritage features, functions and linkages dependent on the groundwater ecosystem, particularly fish habitat and wetlands.
- .d As a condition of development approval, a proponent may be required to guarantee to rectify any adverse impacts on a private well by providing a new water source for the affected party.

2.3.172 To educate the public and business community on sustainable methods of water conservation, the City will encourage education initiatives and support the Region of Peel and the Conservation Authorities in any programs related to water conservation.



- 2.3.173 Only limited new development is allowed to be serviced by private wells within the City's estate residential special policy area. Where new development is to be serviced by private wells(s) and septic tank systems, a hydrogeological investigation/study will be prepared to demonstrate that there will be no negative impact on the quantity or quality of groundwater resources. This study will be prepared to the satisfaction of the City, the Region and the local Conservation Authority.
- 2.3.174 In order to address potential cumulative impacts to existing private well supplies in urbanizing areas, the City will require private well monitoring, protection or mitigation strategies as part of the development approval process.

Wastewater

The Region of Peel is responsible for the collection and disposal of sanitary sewage. In the southern urban areas of the Region, including the City of Brampton, sanitary sewer services are provided in cooperation with the Province through the South Peel Service Agreement.

Two major water pollution control plants are located in the City of Mississauga near Lake Ontario that treat sewage collected from the South Peel Service Area which includes the Cities of Mississauga, Brampton and part of the Town of Caledon. These plants, Lakeview and Clarkson, will periodically require expansion as new development continues. Similarly, the Etobicoke Creek (East Peel) trunk from the Lakeview water pollution control plant, and the Credit River (West Peel) trunk from the Clarkson water pollution control plant will require upgrading correspondingly.

- 2.3.175 The City expects that the Region of Peel will provide appropriate and timely sanitary sewerage facilities to serve the City's development subject to the following principles:
- .a Appropriate protection, conservation and mitigation of the natural heritage system features, functions and linkages in which sewers are to be installed;
 - .b Operate sewer systems on a gravity flow basis to avoid the need for pumping stations to the extent practicable and feasible; and,
 - .c Sanitary sewer collection systems designed on the basis of long-term development patterns as provided for in this Plan or for the total development of the drainage area tributary.

Stormwater Management

The City recognizes that rainwater and snowmelt are valuable natural resources. Within an urban environment, the runoff from rain and melting snow is referred to as






stormwater. Proper management of stormwater is important for protection of life and property, surface and ground water quality and quantity, the ecological health of natural areas and habitats, and the integrity of municipal infrastructure.

There are significant benefits associated with the implementation of effective stormwater management techniques such as reducing erosion of valleylands and watercourses, avoiding downstream flash flooding, reducing siltation and sediment loading, ensuring that there is no destruction of aquatic, plant and animal populations, and minimizing costs related to maintenance and restoration. It is the intent of Brampton Plan to provide effective stormwater servicing to protect public safety, protect properties from flooding and erosion, to minimize health hazards, and to enhance the natural environment where possible.

- 2.3.176 The City of Brampton is responsible for the installation and maintenance of storm sewers, stormwater management facilities and related infrastructure. The service objectives and the design, installation and maintenance of the stormwater management system will be based on a hierarchy of wet weather practises, from source controls and to end of pipe solutions.
- 2.3.177 To ensure the health of the watersheds and subwatersheds within Brampton and in downstream municipalities, stormwater management is required for all new development areas and infill and redevelopment projects to control both the quality and quantity of stormwater runoff based on a hierarchy of wet weather practices.
- 2.3.178 Low impact development measures will be the primary approach to controlling stormwater quality to the maximum extent possible. To support this, the City will create a robust framework for the ongoing maintenance of low impact development measures as part of its capital plan.
- 2.3.179 Stormwater management facilities will be provided in accordance with the requirements of approved studies (e.g., Subwatershed Studies, Environmental Implementation Reports, Master Environmental Servicing Plans, Functional Servicing Reports, stormwater management master plan etc.). The City will assess alternatives for stormwater quantity control (e.g., conveyance capacity in minor/major system), flood control (e.g., rate control), water quality control (e.g., 80% TSS control or control of 90th percentile event), water balance, and erosion control and Sustainable Management Practices with regards to the following:
 - .a Location of stormwater management facilities with a preference for at source controls, low impact development concepts where feasible and compatible with planning and engineering objectives;



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- .b Impact of maintenance and jurisdictional costs for wet and/or dry ponds and other stormwater management facilities to the City; and,
 - .c Minimize the number of ponds in any subwatershed area, without compromising the ability to provide quantity and flood control.
- 2.3.180 The City will, prior to the approval of any site-specific development proposal, require the approval of a functional servicing report and a stormwater management plan which implements management concepts endorsed by a subwatershed or other environmental study (EIR, MESP) as applicable. The functional servicing report and the stormwater management plans should be prepared in accordance with the Ministry of Environment's (MOE's) Stormwater Management Planning and Design Manual, 2003. In the Central Area, infiltration at source is encouraged to minimize the amount of stormwater that needs to be conveyed.
- 2.3.181 Large-scale development will be supported by a comprehensive stormwater management plan that:
- .a Is informed by a subwatershed plan or equivalent;
 - .b Incorporates an integrated treatment train approach to minimize stormwater flows and reliance on stormwater ponds;
 - .c Incorporates low impact development and green infrastructure approaches to the full extent possible;
 - .d Minimizes vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; and,
 - .e Aligns with the stormwater master plan for the settlement area, where applicable
- 2.3.182 Comprehensive flood and stormwater management plans will be required for areas undergoing intensification and redevelopment in advance of or concurrent with development approvals.
- 2.3.183 The development of stormwater management facilities within significant natural heritage features and their buffers will be subject to the demonstration that there will be no negative impact on the feature or its ecological function. Where reasonably feasible, stormwater management ponds should be situated adjacent to the valley and watercourse corridors, and open space areas rather than in separate, single purpose blocks.



- 2.3.184 Where stormwater management facilities are proposed adjacent to natural heritage features, an Environmental Implementation Report is required to demonstrate that there will be no adverse impact on the feature or its ecological function in accordance with the Natural Heritage System policies of this Plan. These facilities (e.g., quantity, quality, erosion, infiltration, etc.) should be oriented, designed and constructed to contribute to and complement the adjacent natural heritage features, functions and linkages. These facilities will be naturalized to complement the adjacent natural features and area.
- 2.3.185 Stormwater management ponds proposed to be located within the Provincial Greenbelt area will be designed and constructed in accordance with Section 4.2.3 of the Greenbelt Plan.
- 2.3.186 Storm sewers will be economically and technically designed to operate on a gravity system and have a positive outlet utilizing natural drainage features, where appropriate. Drainage diversions may only be considered if assessed and found to be acceptable in subwatershed and environmental studies and supported by area Conservation Authorities.
- 2.3.187 Stormwater management facilities will be designed as major landscaped features based on the City of Brampton's Storm Water Management Planting Guidelines and as integral components of the City's open space system. The street pattern will ensure significant frontages of the storm water management facilities on adjacent streets to promote views and reinforce their focal nature within the community. Similarly, the City will ensure that the size and positioning of the facility does not impede convenient mobility throughout the neighbourhood.
- 2.3.188 Where appropriate, the City will endeavor to ensure sites utilize the most up-to-date practices to minimise the introduction of silt and debris into natural watercourses including siltation fences and traps, sediment ponds, and the application of fast-growing grass or related seed to earth mounds or bare-earth areas. In authorizing the grading or pre-servicing of construction sites, the City will require agreements to ensure proper construction practices including limited exposure of top and/or subsoils.
- 2.3.189 As necessary, the City will consult and cooperate with the Department of Fisheries and Oceans Canada, Ministries of Natural Resources, Environment and Transportation, the Conservation Authorities or any other agency in determining the required measures to implement an environmentally beneficial storm water management system.
- 2.3.190 The City will identify opportunities to retrofit existing development using sustainable best management practices, and to remediate and restore degraded watercourse channels, as appropriate.






- 2.3.191 Low impact development source control will be encouraged in institutional, commercial, industrial and higher density residential developments.
- 2.3.192 Low impact development source controls will be implemented for municipal infrastructure projects to comply with regulatory requirements and otherwise will be encouraged to reduce servicing costs and land requirements for facilities, where practical.

Power, Telecommunications, and Other Cabled Services

- 2.3.193 Local service power lines, telecommunications, and other cabled services will be located underground, where feasible. Above ground installations will be visually screened by the use of “unique” utility box designs, street furniture, light standards and other streetscape elements in accordance with the Urban Design policies of this Plan and the City’s Development Design Guidelines.
- 2.3.194 Utility installations for electric power and telecommunications services will not be permitted within residential areas if such installations are of a magnitude, function, or character incompatible with the surrounding residential environment, and are not required to service the residential area. In instances where the utility installations must be located in proximity to a residential area, the infrastructure will be located in a sensitive manner and designed to be compatible with the surrounding residential area in accordance with the Urban Design policies of this Plan.
- 2.3.195 Where feasible, utilities in the design of new subdivisions, municipally owned facilities, major road reconstruction and public works will be located in road rights-of-way.
- 2.3.196 Where utilities cannot be located in road rights-of-way, the provision of utility easements will have minimal detrimental effect on the use of land and enjoyment of property.
- 2.3.197 Electric power supply facilities, including all works as defined in the Power Corporation Act (such as transmission lines, transformer stations and distributing stations), are be permitted in any land use designation without an amendment to this Plan, provided that the planning of all such facilities has regard to the policies of this Plan and that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes. Furthermore, Hydro One will consult with the City on the






location of all new electric power facilities and submit for site plan approval and implement associated conditions of approval.

- 2.3.198 Electric power facilities including buildings not used directly for the generation and supply of power, will comply with the other provisions of this Plan and the implementing Zoning By-law.
- 2.3.199 All utility providers should confirm that serving requirements can be met as part of the block planning process, including locations for large utility equipment and utility cluster sites. The City will study jointly with the Region, the Province, hydro utilities and private power generating companies, the potential of coordination and partnerships to broaden the role of the Region to facilitate and support the implementation of alternative and renewable energy systems, including district energy systems.
- 2.3.200 Telecommunication facilities are permitted in all land use designations except where, but not limited to, such factors as land use compatibility, natural heritage features or environmental considerations would otherwise preclude such an installation.
- 2.3.201 To encourage resiliency and recognizing the fast pace of change in communications technologies, all civic infrastructure should incorporate a form of ICT infrastructure that is adaptable to change and next-generation technologies.

TransCanada Pipeline

TransCanada Pipelines Limited operates high pressure natural gas pipelines within its right-of-way. Any development within close proximity of TransCanada's facilities may affect the safety and integrity of the pipeline. TransCanada is regulated by the National Energy Board. There exist a number of requirements regulating development in proximity to pipelines. The TransCanada Pipeline is shown on **Schedule 12**.

- 2.3.202 Crossings of the gas pipeline right-of-way by roads, services, utilities, drainage features or construction vehicles must be first authorized by TransCanada Pipelines. Such authorization must be obtained prior to the commencement of any crossing work and may require the proponent to enter into a crossing agreement with TransCanada.
- 2.3.203 Any excavation within 30 metres of the gas pipeline right-of-way involving power equipment or explosives is subject to authorization by the National Energy Board and advance notice to TransCanada Pipelines. A minimum setback of 10 metres will be maintained from the limits of the pipeline right-of-way for all permanent structures and excavations. A reduced setback will be subject to the necessary



municipal approval and demonstration that the safety and integrity of the pipeline will not be compromised.

2.3.204 Gas regulator facilities may be permitted in any designation except the Natural Heritage System or Parkway Belt West, subject to the Zoning By-law.

2.3.205 The City will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights and the other provisions of this Plan.

Integrated Waste Management


2.3.206 In accordance with the ecosystem planning approach and sustainable development principles Brampton Plan, the City supports a culture of conservation that promotes more efficient use of materials and resources, and the reduction of unnecessary waste generation. As well, every endeavour will be made by the City to ensure that waste disposal and treatment facilities and processes will have no adverse impact on the environment. Recycling and reuse of waste will continue to be promoted as an integral component of the City's sustainable integrated waste management strategy.

2.3.207 The Region of Peel is responsible for the collection, processing, transfer and safe disposal of waste generated by the area municipalities, while the latter are responsible for collecting and transporting non-residential waste to waste disposal sites operated by the Region. The City has identified on **Schedule 12** the former waste disposal sites/public sanitary landfill sites. All the public landfill sites in Brampton have ceased operation and are closed.

2.3.208 For the closed landfill and other former waste disposal sites which are or potentially contaminated, rehabilitation and remediation is required to help ensure a clean and healthy environment. Re-use and redevelopment of these sites are also promoted as they represent more efficient use of land, resources and existing infrastructure, thus contributing to sustainability. Prior to development, land with known or suspected hazards must be rehabilitated and/or remediated in accordance with the Human-Made Hazard policies of this Plan.

2.3.209 The City recognizes that the Region will endeavour to establish disposal and transfer facilities within the region to equitably serve the citizens of the Region in the most economical and environmentally acceptable manner available.

2.3.210 The direction of waste management uses including thermal degradation, waste processing, transfer and disposal will be guided by



the policies of this Plan and the provisions of the Zoning By-law. In particular, the City will ensure:

- .a The compatibility between existing and proposed land uses (may vary by extent/intensity of the potential hazard);
- .b The adequate provision and efficient use of waste management systems;
- .c The protection of public health and safety;
- .d The protection of the Natural Heritage System;
- .e The provision of an adequate transportation system, which directs truck traffic away from residential neighbourhoods; and,
- .f Appropriate site design, through such matters as access, aesthetics, safety, fire protection and protection of natural heritage features.

2.3.211 Continue to encourage, promote and support the efforts of the Provincial and Regional governments, the private sector and the general public to reduce, reuse, or recover resources and the policies. The City will support those efforts that include extended producer responsibility and circular economy principles.

2.3.212 The City will continue to encourage the Region to initiate resource recovery programs and provide resource recovery facilities, consistent with the financial means of the Region and available markets for recovered resources.

2.3.213 The City, in cooperation with the Region, will support implementation of the Region's long-term waste management strategy to achieve the waste management objectives by focusing on reduction, reuse, and recycling programs, and recovering resources of residual waste prior to disposal.

2.3.214 Working with the Region, the City will require that new development provide infrastructure to facilitate participation in waste diversion programs and convenient source separation of blue box, food and organic waste, and other divertible materials.

2.3.215 The City will require new eligible development and redevelopment, including infill, to comply with the Peel Waste Collection Design Standards Manual to ensure safe and efficient waste collection and diversion through consultation with the Region and applicants.




Mineral Aggregate Resources

Mineral aggregate resources are unconsolidated sands, gravels, accessible sequences of shale, sandstone and dolostone that are used to supply raw materials for urban development. It is a shared responsibility to plan for the management of mineral aggregate resources between the Province, Region of Peel and the City of Brampton, with regulation set through the *Aggregate Resources Act*.

Brampton recognizes the interim nature of extraction by requiring the rehabilitation of lands used for extraction to minimize impacts to the environment and natural resources, ensuring a balance between resource demand, their economic benefits and protection of the natural and cultural heritage of these lands. The majority of remaining aggregates in the city are shale resources located in the Greenbelt Plan and within Secondary Plan Area 52 - Heritage Heights.

- 2.3.216 The High Potential Mineral Aggregate Resource Area (HPMARA) in **Schedule 12** identifies primary and secondary sand and gravel resources, as well as bedrock resources that are not constrained by Provincial, Region of Peel or City of Brampton policies and are to be protected for long-term use. Further constraints to extraction within and outside of HPMARA are subject to the Regional Official Plan, Secondary Plan Area 52 – Heritage Heights, Corridor Protection Policies of this Plan and must be in conformity with the Greenbelt Plan.
- 2.3.217 Shale extraction is permitted, without amendment to Brampton Plan and in areas where provincially significant shale resources have been identified as High Potential Mineral Aggregate Resource Area (HPMARA) on **Schedule 12** and in accordance with the policy direction for shale resources extraction in the Region of Peel Official Plan, and Heritage Heights Secondary Plan.
- 2.3.218 Sensitive uses are permitted adjacent to HPMARA subject to appropriate measures to mitigate any negative impacts that result from extractive activities. Appropriate mitigation measures will be determined through studies completed at the Precinct Planning stage and should have regard to Provincial standards and guidelines.
- 2.3.219 The range of impacts to be addressed by proponents of development will be confirmed by the City, subject to discussions with the aggregate sector. Potential impacts to be considered, addressed, and mitigated to acceptable standards in the Aggregate Impact Area for sensitive uses adjacent to HPMARA areas include, but are not limited to:
 - .a Noise
 - .b Dust



- 
- .c Traffic
 - .d Visual impact
 - .e Vibration
- 2.3.220 Development is permitted in or adjacent to the HPMARA that would hinder the establishment of new or expanded mineral aggregate extraction sites or access to resources if:
- .a Resource use would not be feasible; or
 - .b Proposed land uses or development serves a greater long-term public interest; and
 - .c Issues of public health, public safety and environmental impact are addressed.
- 2.3.221 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts will not need an official plan amendment, zoning by-law amendment or development permit unless located within a constraint area.
- 2.3.222 Brampton Plan promotes the progressive rehabilitation of operating pits and quarries in conformity with the Region of Peel Official Plan.

Housing and Social Matters



Our Headline Targets

- 30% of all new housing units will be **affordable housing**. 50% of all affordable housing **will be made affordable to individuals with low income**
- 50% of all new housing units will be **provided through housing forms other than detached and semi-detached units**
- 25% of all new housing **will be rental tenure**

What Does It Mean?

Housing is a fundamental and universal human right (Universal Declaration of Human Rights: Article 25(1)). Everyone needs and deserves a safe, adequate and suitable home that is affordable to them. However, certain household typologies in Brampton have been identified as experiencing significant challenges in finding suitable housing. These include persons living alone, lone parents, recent immigrants, at-risk youth, seniors, and families with children. For Brampton, housing is also a workforce strategy and an age-friendly strategy. Cities that fail to step up with affordable housing solutions drive out residents, lose potential workers, and discourage growth in their local economies.

Brampton's population base is forecast to reach approximately 985,000 people by 2051. Based on Region of Peel forecasts, and the 2021 Census results, Brampton will need 102,644 new dwelling units by 2051. Between 2021 and 2026 alone, the City needs to add 5,200 new dwelling units each year.

The objective of Brampton Plan is to have a range and diversity of housing types that is responsive and innovative to the growth of the City, diverse demographics and ever-changing needs of Brampton's residents. This includes affordable and accessible housing, which will be dispersed throughout the city.

The City's housing strategy and action plan, Housing Brampton – endorsed in 2021, takes an evidence based,

Working with the Region of Peel

The Region is responsible for developing and implementing Regional Official Plan housing policies, as well as policies that impact housing development. The Regional Housing Development Office (HDO) creates affordable housing including shelters on Region of Peel and Peel Housing Corporation-owned lands, guided by the Housing Master Plan under the Peel Housing and Homelessness Plan. The HDO works with private and non-profit developers to create new affordable rental housing units and shelter beds to meet community needs.



collaborative approach to strategically address Brampton’s complex housing challenges. It recommends solutions that align with Brampton’s integrated structures, transportation planning, approach to transit, sustainability, economic development, and complete communities. Brampton Plan implements recommendations of Housing Brampton, including key elements that address both ‘housing affordability’ and ‘affordable housing’.

Housing Brampton identifies six principles that guide the City’s response to housing needs in the community that have shaped the policies of Brampton Plan. These include reducing barriers to housing supply, making full use of regulatory tools, incorporating equity, collaborating with the non-profit sector, advocating for the right housing, and demonstrating innovation.

The Housing Building Block will be realized by planning for the following priorities:

Priority No. 1 – Housing Supply and Diversity

Priority No. 2 – Transportation Affordability and Food Security

How Are We Going to Achieve This?

Priority No. 1: Housing Supply and Diversity

Brampton needs an immense supply of housing to meet its growth projections, as well as offer greater housing choices. Housing diversity has a direct co-relation to housing affordability, which means that the household has the financial ability or means to effectively enter or compete in the housing market. Improving housing diversity or options requires building differently than we have. Most of Brampton’s residential zoning is restricted to single family homes. Expanding Brampton’s housing options will mean allowing a variety of housing types and arrangements more broadly. Modest intensification (i.e., neighbourhood-level infill and additions and expansions) is strategically permitted within Neighbourhoods.





Housing Targets

2.3.224 In partnership with the Region, the City will plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types and densities to meet market-based and affordable housing needs of current and future residents through residential intensification, new development, and redevelopment is available.

2.3.225 The City will contribute to the achievement of growth forecasts by planning to accommodate at least 52,300 residential units between 2021 and 2031. Brampton will designate land with suitable densities to accommodate at least 31,400 residential units between 2021 and 2031 within the Built-up Area, in accordance with the City-Wide Growth Management Framework that specifies a minimum 60% of all new residential development to occur within the Built-up Area. The City’s housing targets for 2021-2026 are highlighted in **Table 7** and **Table 8**, and will be updated after each census year.

The **full continuum of housing** includes built form, tenure and affordability including ownership and rental housing, affordable and mid-range rental and ownership housing, seniors’ housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with disabilities and all housing that makes more efficient use of land, the existing housing stock and infrastructure.





Table 7 - Brampton Housing Targets 2021-2026 - Ownership

| Target Type | Target # of Units Annually between 2021 and 2026 | % of Total Annual Target by Tenure (75% of total targets to be ownership) | Product to Achieve Target | Methods to Achieve Target |
|--|--|---|--|---|
| New Ownership Housing (market rate) | 2,730 | 70% | New and resale homes | Housing market |
| New Ownership Housing Affordable to Moderate Income Households (including housing with supports) | 585 | 15% | New and resale housing affordable to households at the 60 th income percentile or below, as reported annually for the City of Brampton by the Region of Peel's affordable threshold | Housing market Inclusionary Zoning Shared equity housing, low down payment options, first-time buyer programs, co-operatives, land trusts |
| New Ownership Housing Affordable to Low Income Households (including housing with supports) | 585 | 15% | New and resale housing affordable to households at the 30 th income percentile or below, as reported annually or the City of Brampton by the Region of Peel's affordable threshold | Support services, shared equity housing, low down payment options, first-time buyer programs, incentive programs |
| Total New Ownership Housing | 3,900 | 100 | | |



Table 8 - Brampton Housing Targets 2021-2026 - Rental

| Target Type | Target # of Units Annually between 2021 and 2026 | % of Total Annual Target by Tenure (25% of total targets to be rental) | Product to Achieve Target | Methods to Achieve Target |
|---|--|--|--|--|
| New Rental Housing (market rate) | 910 | 70% | New rental housing, both primary and secondary market (rented condos, additional residential units) | Primary rental housing development, conversion to rental residential, secondary rental market (rented condos, additional residential units) |
| New Rental Housing Affordable to Moderate Income Households (includes housing with supports) | 195 | 15% | New rental housing, both primary and secondary market (rented condos, additional residential units) be affordable at 100% Average Market Rents, as reported annually by CMHC | Same as above, plus Inclusionary Zoning, land conveyance, capital assistance program (e.g., CIP) and/or other assistance to lower development costs, as well as support services |
| New Rental Housing Affordable to Low Income Households (includes housing with supports) | 195 | 15% | New primary rental housing, including student residence, SROs, be affordable at 80% Average Market Rents, as reported annually by CMHC | Same as above but requires rent geared-to-income housing assistance (e.g., rent supplement, housing allowance), homeshare options, capital assistance programs as well as support services |
| Total New Rental Housing | 1,300 | 100 | | |




- 2.3.226 The City will work with the Region of Peel in achieving housing targets as follows:
- .a Requiring 30% of all new housing units in Brampton be affordable and that 50% of all affordable housing will be made affordable to those individuals with low-income;
 - .b Requiring 50% of all new housing units will be provided through housing forms other than detached and semi-detached dwellings; and,
 - .c Requiring 25% of all new housing units to be rental tenure.
- 2.3.227 The City will collaborate with the Region to review and update local targets for market and non-market housing in Brampton. In accordance with Brampton’s intensification plans, and in collaboration with the Region, the City will aim to establish local minimum targets for non-market housing, specifically shelters and transitional housing to meet the needs of Brampton residents.
- 2.3.228 The Growth Management Program will aim to establish targets for household typologies (such as seniors, large families, single parent households, etc.) as well as targets specific to geographical areas (e.g., Strategic Growth Areas) in consideration of the City’s growth forecasts and results of Census 2021.
- 2.3.229 As part of the Growth Management Program, the City will conduct and refresh housing market and needs analyses on a regular basis, and use this information to establish new policy, programs and set priorities and targets geographically, or to modify the same.
- 2.3.230 As part of the Growth Management Program, the City will maintain a local affordable housing database as a tool for studying trends over time in the development of affordable and mixed-income housing projects.

Housing Supply

- 2.3.231 The City will consider opportunities for pre-zoning certain intensification areas during implementation in order to expedite the supply of housing.
- 2.3.232 The City will support senior levels of government and community organisations in eliminating homelessness through safe, stable, and affordable housing opportunities and strategies for homeless youth, singles, and families by:



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- .a Allowing all land use designations that include residential to include emergency shelters, drop-in centers, soup kitchens, and other urgent or day-use services; and,
 - .b Creating a regulatory framework to allow new lodging houses, single room occupancy units, and other forms of relatively affordable rental housing.
- 2.3.233 Through the Zoning By-law, the City will aim to remove barriers to the supply of housing by primarily regulating the density, built form, massing and design of residential development, rather than regulating through restrictions on building typology.
- 2.3.234 Downzoning from established higher densities to lower densities will be discouraged in order to protect for the higher density land designations which can offer the City relatively more affordable housing stock.
- 2.3.235 Community Improvement Plans and Municipal Capital Facilities By-laws may be created to identify programs and funding that will encourage the improvement of the existing housing stock and the development of new housing.
- 2.3.236 The City will seek opportunities to acquire surplus lands from school boards, the provincial and federal government, and other institutional entities and stakeholders for housing purposes. Partnership projects, such as innovative solutions to housing for vulnerable groups will be incentivised on public lands and supported by Community Improvement Plans, among other regulatory tools.
- 2.3.237 The City will identify and maintain an inventory of available public lands and buildings and other private opportunity sites suitable for the provision of affordable housing.
- 2.3.238 The City will support the Region of Peel and the Region Housing Development Office in the provision of affordable housing on Regional lands. No amendment to this Plan or to the City's Zoning By-law will be required for the Region of Peel and the Region Housing Development Office to undertake development on a temporary or permanent basis.
- 2.3.239 Infill opportunities and co-development of affordable housing with City facilities such as community centres will be encouraged. The developments can be either vertical mixed-use buildings, horizontal mixed-use blocks, or a combination of both forms.
- 2.3.240 Encourage adaptive reuse to support the conversion of vacant or underutilized publicly or privately owned buildings for affordable housing for operation by non-profit organizations.



Housing Diversity

2.3.241 The City will, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes and typologies, according to the targets mentioned in Brampton Plan, including unit and lot size, number of bedrooms, built form and tenure.

2.3.242 The City supports the supply of relatively affordable missing middle housing in low-rise and low-rise plus built forms, such as Additional Residential Units, multiplexes, multi-tenant housing and small apartments, in order to support the evolution of healthy walkable 15-minute neighbourhoods by:

- .a Expanding permissions and zoning city-wide in strategic areas that are transit-supportive;
- .b Exploring opportunities to obtain a portion of new missing middle residential units created to be affordable, through creative programs, partnership approaches and incentives; and,
- .c Discouraging new low-rise single family housing forms within Major Transit Station Areas.

What is Missing Middle Housing?

Missing Middle Housing types are those that fall between the densities of single-family 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.

2.3.243 Low density residential subdivision applications will ensure a variety of lot sizes are planned to meet the needs of various household typologies and income groups. The City will also allow for zero-lot line subdivisions, small lot subdivisions and flexible and incremental housing approaches.

2.3.244 Low density residential development applications will aim to provide at least 50% of new single, semi-detached and townhouses with occupancy-ready Additional Residential Units in order to provide for safe, more affordable rental housing options within new developments. The City will establish a supportive regulatory and process framework to meet these goals.

2.3.245 Residential care homes, supportive housing and retirement communities as-of-right will be permitted in all land use designations and overlays that allow residential uses.

2.3.246 The City will explore co-location of affordable and purpose-built rental housing with existing and planned commercial and institutional uses, including during the preparation of Precinct Plans.





- 2.3.247 The City will encourage the provision of live-work opportunities through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses and home occupations.
- 2.3.248 The City will seek to accomplish the following action steps to pursue naturally affordable and innovative housing types and creative housing programs to help meet existing and future housing needs:
 - .a Review and revise existing policies, programs, and regulations to remove barriers and support innovative, energy efficient, and creative housing options, such as multi-generational housing that supports large family structures, single room occupancy, shared housing, co-housing, and cooperative-housing and 2+ bedroom apartment units for families; and,
 - .b Support community driven innovative housing solutions, such as prefabricated and manufactured housing, 3-D printed housing, and tiny houses.
- 2.3.249 The City will support developments that propose innovative home-ownership opportunities including shared equity housing, rent-to-own developments, Community Land Trusts and co-operatives, among others.
- 2.3.250 The City will encourage the use of environmentally responsible building materials and construction practices. Brampton will also encourage the application of energy saving strategies and technologies in the construction of new affordable housing buildings, and the promotion of sustainable retrofitting for older residential buildings which can lead to more climate friendly neighborhoods.

Community Outreach

- 2.3.251 Community participation will be promoted through various outreach initiatives related to encouraging housing diversity. To this effect, the City will explore and implement options for amplifying community voices in housing policy and program development, including those of non-English speakers.
- 2.3.252 The City will continue proactive outreach to reframe the importance of attainable and inclusive housing. Communications strategies will relate to Brampton being an inclusive and welcoming city for newcomers, and promote a non confrontational approach to well-planned housing developments, affordable housing, intensification, supportive housing, etc. Brampton will consider this approach to engaging with the local residents who may be impacted by redevelopment.






- 2.3.253 The City will, in appropriate situations, encourage non statutory neighborhood meetings led by proponents of development applications prior to the statutory public meeting process. This will provide the opportunity to inform the public of an upcoming project, educate them about the planning process and their role in these meetings and decision-making process; as well as engage public in an informal setting and flag key concerns and/or issues and share ideas.
- 2.3.254 Relationship-building and partnership with vulnerable populations and Indigenous communities will be continued by the City, in partnership with all levels of government, to ensure that their diverse interests relative to land use and access to safe, clean and affordable housing options are addressed.
- 2.3.255 The City will work with all levels of government to minimize the involuntary displacement of people of colour, Indigenous peoples, and vulnerable populations, such as low-income households, the elderly, and people with disabilities, from their neighbourhoods as the City grows and changes. The City will evaluate capital investments and plans to determine whether they will cause involuntary displacement and create strategies to prevent displacement when possible and mitigate it when prevention is not possible.

Housing Implementation

- 2.3.256 The City will collect data to monitor the status of intensification performance, housing typology mix, housing densities, affordable ownership stock, market rental stock, market ownership stock, and affordable rental stock by type and across income deciles.
- 2.3.257 Development applications will be required to submit a Housing Assessment Report, to be approved prior to approval of any Secondary Plan, and any Secondary Plan amendment, Precinct Plan or Phasing Plan, which:
 - .a Implements the policy directions from Provincial policy and Regional and local housing policies;
 - .b Outlines the proposed housing and unit mix, including an appropriate provision of non-market housing, residential care homes, supportive housing and retirement communities;
 - .c Outlines the potential affordable housing units anticipated from Inclusionary Zoning, when applicable;



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- .d Considers the provision of serviced land of a suitable size for high-density development for the purposes of affordable housing, gratuitously conveyed to the Region or made available to a non-profit housing provider. Land conveyances for affordable housing must include zoning appropriate for affordable housing development, be tied to development milestones (e.g., registration of plan of subdivision for the applicable lands), and cost-sharing provisions;
 - .e Demonstrates through each phase of development and precinct, a contribution towards the following Regional and local targets:
 - .i Provide for at least 25% of all residential units as purpose-built rental units.
 - .ii Provide for 50% of all new housing units in forms other than single detached and semi-detached dwellings.
 - .iii Provide for 30% of all new residential units to be affordable units, as per the PPS definition of affordable housing and local/Regional affordability thresholds at the time of development. 50% of this affordable housing will be encouraged to be affordable to low-income residents.

2.3.258 In each precinct or phase of development, beginning with the earliest phase, applicants must demonstrate a contribution towards affordable housing targets in the applicable Secondary Plan, including affordable rental housing. This may take the form of a gratuitous conveyance of land to the Region of Peel, free and clear of all encumbrances, to the satisfaction of the Region, or where agreed, made available to a non-profit housing provider. Land conveyances for affordable housing must include zoning appropriate for affordable housing development, be tied to development milestones (e.g., registration of plan of subdivision for the applicable lands), and cost-sharing provisions. Alternatively, applicants may provide affordable housing units to the satisfaction of the City of Brampton and the Region of Peel.

2.3.259 The City may prepare guidelines, as required, for the implementation of housing mix policies and density provisions in Secondary Plans, Secondary Plan amendments and Precinct Plans. Such implementation guidelines may specify:

- .a Appropriate interpretation of the housing mix policies and density provisions;
- .b Details respecting the application of the housing mix and density policies to draft plans of subdivision;

- .c General criteria for considering flexibility to the housing mix policies and density provisions; and,
- .d Related information requirements as part of the draft plan of subdivision application submissions.


Affordable Housing

The Region of Peel Official Plan requires the City of Brampton to ensure that a suitable proportion of new housing within the City is affordable. Within the context of Brampton Plan, affordable rental housing and affordable home ownership are defined by the Region of Peel. Affordable housing is usually subsidised in some form by different orders of government. The City will also make it easier to build subsidized, truly affordable housing by utilising tools such as community benefits, Inclusionary Zoning, incentives, housing assessments, use of surplus public lands for affordable housing and partnership approaches. The City will also seek new methods, regulations and partnerships to encourage the development and protection of affordable and special needs housing in the City.

What is affordable housing?

In Canada, “affordable housing” is that which costs less than 30 per cent of a household’s before-tax income. A common understanding of “affordable housing” is as a reference to rental housing, subsidized by the government. However, the term is much broader and includes housing provided by the public, private, and non-profit sectors and can refer to all forms of housing tenure such as rental, ownership, co-operative ownership, as well as temporary and permanent accommodations.

- 2.3.260 In collaboration with the Region of Peel, the private and non-profit housing developers, the City will ensure an appropriate amount of affordable housing is provided to cater to the needs of present and future residents in the low to moderate income groups.
- 2.3.261 A balanced geographical distribution of affordable housing, including non-profit or assisted housing, will be encouraged. Additionally, provision of affordable housing will be encouraged in transit supportive locations.
- 2.3.262 Non-market housing, including emergency shelters, women’s shelters, youth shelters, family shelters and transitional housing will be allowed in all designations of Brampton that permit residential uses and permitted as-of-right in the Zoning By-law in all residential zones.
- 2.3.263 The City, in collaboration with the Region of Peel, will develop and implement inclusionary zoning in Major Transit Station Areas to support the development of affordable housing units through a subsequent amendment to Brampton Plan. This amendment will:
 - .a Establish minimum unit thresholds for inclusionary zoning to apply and a percentage of the gross floor area, or an equivalent percentage of units, to be secured as affordable housing;

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- .b Consider market conditions and planning objectives of each Major Transit Station Areas, as well as other potential factors (e.g., public sector investments, land use or zoning changes) that may increase project viability;
 - .c Ensure rental rates or sale prices of units secured through inclusionary zoning are no greater than what is affordable to moderate income households and are consistent with measuring and monitoring undertaken for the Peel regional market area;
 - .d Provide a range of unit sizes, including two, or more, bedroom family-sized units, for units secured through inclusionary zoning;
 - .e Consider reduced inclusionary zoning requirements for purpose-built rental developments; and,
 - .f Consider transition and program roll-out when implementing inclusionary zoning as appropriate based on market and other local conditions.
- 2.3.264 Increases in density may be granted on a site-specific basis for non-profit led affordable housing projects, without further amendment to this Plan.
- 2.3.265 The City will pursue policies, tools and programs to ensure long-term housing affordability, such as requiring the maximum affordability term of at least 30 years for new affordable housing construction.
- 2.3.266 Meeting the housing targets for housing affordable for Brampton's low- and moderate-income households will require sustainable investment from senior levels of government, creative approaches to market-led affordable housing provision and regulatory mechanisms such as Inclusionary Zoning.
- 2.3.267 The City will support the provision of affordable housing by the Region of Peel and other government programs and initiatives, or by non-profits and community organisations in partnership with the private sector. Municipal assistance may include measures such as: alternate development standards, grants, fees and property tax exemptions, and other appropriate assistance. The City may exempt affordable housing developments from certain fees such as Community Benefits Charges.
- 2.3.268 The City will explore establishment of a City-Wide Community Improvement Plan (CIP) for Housing under Section 28 of the *Planning Act* to streamline financial and other incentives for targeted housing options such as affordable ownership and rental housing, single-room



occupancy housing and innovative housing for vulnerable groups, subject to the adoption of detailed policies within the CIP.

- 2.3.269 To increase the supply of affordable housing, the City may consider employing Community Benefits Charges acquire funds from development for land, housing units, and/or financial contribution for affordable housing.
- 2.3.270 The City will consider the reduction of parking requirements for developments that provide affordable, purpose-built rental or accessible housing within areas within 400 meters walk distance from Support Corridor transit routes and 800 meters walk distance from the Rapid Transit Network shown on **Schedule 3A**. This will enable appropriate transit service improvements to be implemented by the City along higher-frequency corridors.
- 2.3.271 The City will create strategies that reduce the cost of affordable housing, such as pilot projects and design competitions for low-cost housing using innovative techniques like prefabricated and manufactured housing, 3-D printed housing and tiny houses as ARUs or as cluster housing. The City will also explore design guidelines that include cost efficient design alternatives for affordable housing developments.
- 2.3.272 Brampton will encourage the application of energy saving strategies and technologies in the construction of new affordable housing buildings, and the promotion of sustainable retrofitting for older residential buildings that support the Sustainability and Climate Change policies of this Plan.
- 2.3.273 The City will encourage the Region to utilize the inventory of Regionally owned land and buildings to identify opportunities for the development of affordable housing. The City will ensure that future development of Regional affordable housing supports the development of compact, complete communities throughout Brampton to allow for improved walkability and access to services and amenities including public transit. The City will also support the Region to develop a Regional land banking system to secure lands that are suitable for affordable housing.
- 2.3.274 The City will support timely planning approvals and processes required to facilitate affordable and rental housing development undertaken by the Region of Peel, non-profit housing providers or the private sector.

Purpose-Built Market Rental Housing

Market rental housing includes rental units in the private rental market and include both purpose-built rental units as well as units in the secondary rental market, such






as second suites and rented single detached dwellings. While the secondary rental market is a good source of rental units, the units therein are still not as stable in tenure or as affordable as units in the purpose-built rental market.

There is a widespread shortage of purpose-built rental housing in Brampton that is appropriate for low- and moderate-income residents, including seniors and families. Increasing the supply of adequately sized purpose-built rental housing for households across income ranges has been identified as an important deliverable of Housing Brampton and is necessary to ensure the health and long-term sustainability of the City. Ensuring that a range of purpose-built rental housing options, including those that are truly affordable, are located in close proximity to the transit network is also necessary to ensure that residents have easy access to schools, workplaces, and amenities.

- 2.3.275 An adequate and affordable supply of rental dwelling units will be provided and maintained by ensuring that, through the development approvals process, the City:
- .a Seeks to maintain a residential vacancy rate of at least 3% among all categories of dwelling units for the previous 3 years, as measured by the annual Canada Mortgage and Housing Corporation Rental Market Report; and,
 - .b Strictly controls the diversion of long-term rental housing units and residential land to dedicated short-term rental use, including through online sharing-economy platforms that enable dwelling units to be rented to the travelling public.
- 2.3.276 The City will actively strive to increase the supply of purpose-built rental housing for low- and moderate-income households.
- 2.3.277 The City will work to retain the existing rental housing stock. The City will not permit the conversion and/or demolition of a residential rental building with six or more dwelling units if the City's average rental vacancy rate for the preceding 3 years is below 3%, as determined by the Canada Mortgage and Housing Corporation, unless the following conditions are met to the City's satisfaction:
- .a That the existing rental dwelling units subject to conversion or demolition be replaced with the same or higher number of dwelling units of comparable affordability. Where a change to the built form is being proposed, alternative requirements for replacement dwelling units will be given due consideration;
 - .b Compliance with tenant rights, including notice, as required by legislation; and,



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- .c Compliance with a City by-law passed pursuant to section 99.1 of the Municipal Act, 2001, including conditions imposed as a requirement of obtaining a permit such as entering into an agreement with the City.
 - 2.3.278 The City will require development applications proposing conversion of rental buildings to condominium tenure or demolition of rental buildings to provide a detailed Housing Analysis and Rental Conversion Report for evaluation by the City.
 - 2.3.279 The City will encourage the provision of rental housing in appropriate applications where conversion of employment land is supported, and in the redevelopment of large development applications,
 - 2.3.280 Brampton will explore temporary use policies that include modular, movable temporary rental housing, non-market housing.
 - 2.3.281 The City will support rental housing development by exploring exemption from Inclusionary Zoning provisions, exploring a community benefit status within the Community Benefits Charges Strategy and By-law and providing additional supports through the application review process.

Single Room Occupancy Housing (SROs)

The net population growth in Brampton has recently been mostly international. There is a greater need for affordable accommodation for students both on-campus and off campus. Brampton will continue to explore collaborative solutions with education institutions, developers, and others to deliver affordable housing for singles- students, seniors and others.

The single room occupancy housing (SRO) typology can provide affordable, purpose-built rental housing for single person households. SROs include compact individual micro units; and amenities such as communal food preparation areas are shared. SROs can be either standalone new buildings, integrated into new development, or repurposed from existing buildings. They may be operated by the private sector, local non-profits, and community organizations. Co-living housing is a type of intentional SRO community that provides shared housing for people with similar values or intentions and could include studio type apartments on every floor, with different shared amenities available on each floor.

- 2.3.282 Brampton will allow SROs in all designations that allow residential uses subject to the policy criteria of the applicable designations. The Zoning By-law will allow for SROs as either standalone new buildings, integrated into new development, or repurposed from existing buildings.



- 2.3.283 The City will evaluate SRO applications based on a number of criteria established in the Zoning By-law, including site design and provision of common amenities.
- 2.3.284 The City may establish design guidelines for SROs and will encourage modular construction methods for the rapid delivery of SROs.
- 2.3.285 Applicants may be required to submit assessments for affordability and SRO management.
- 2.3.286 Multi-tenant shared housing (Lodging Homes) are not considered a form of SROs.

Additional Residential Units

The City supports the creation of affordable housing and creative housing solutions that broaden the range of housing typologies and provide gentle intensification in Neighbourhoods to better utilize infrastructure and services. Second Units and Garden Suites, are the two forms of Additional Residential Units (ARUs), permitted city-wide in the Neighbourhoods, subject to the provisions of this Plan, Zoning By-law, and the applicable Registration By-law. The City promotes the implementation of education and outreach programs for the construction of safe and registered ARUs.

ARUs aim to support the overall planning objectives of this Plan, including:


- Supporting modest population growth and densification;
- Providing a variety of housing choice;
- Supporting the supply and range of rental housing options across the City;
- Supporting changing demographics through opportunities for multi-generational living, aging in place and age friendly communities;
- Utilizing efficiencies in City and Regional infrastructure including roads, public transportation, water/wastewater and community services; and
- Providing flexibility for homeowners to better utilize their property.

- 2.3.287 A maximum of two ARUs are permitted on a lot in conjunction with a single detached, semi-detached or townhouse dwelling with one located

What is an additional residential unit?

Additional Residential Units (ARUs), are self-contained residential dwelling units, with their own cooking facility, sanitary facility and sleeping area, and that are located either within the principal dwelling (second unit), or within an accessory building or structure (garden suites) on the same lot as a single detached, semi-detached, or townhouse dwelling. ARUs are also known as second or secondary units, garden suites, granny-flats, in-law suites, laneway suites, and/or coach houses.





within the principal dwelling, known as a second unit, and one within an accessory structure or building, known as a garden suite, will be permitted, provided that:

- .a The ARU is accessory in scale and function to the principal dwelling;
- .b The ARU is located on full municipal services, unless it can be demonstrated to the satisfaction of the Chief Building Official that the sewage system on private sanitary servicing has been upgraded to meet the regulations of the Ontario Building Code (OBC) for an additional residential unit;
- .c The ARU complies with the Ontario Building Code and/or Fire Code, Registration By-law, Property Standards By-law, the applicable regulation approved under the *Conservation Authorities Act*, and other applicable approval requirements;
- .d The ARU is not located on a property located within the Natural Heritage System;
- .e The ARU as no negative impact on stormwater management and site drainage;
- .f The exterior design of an ARU must be compatible with the character of the principal dwelling, in terms of design, style and materials; and,
- .g Adequate on-site parking is to be provided in accordance with the requirements of the Zoning By-law.

2.3.288 The City encourages the creation of ARUs through new construction and the plan of subdivision process, subject to the policies of this Plan.

2.3.289 Zoning By-law regulations will be established to permit the use of ARUs. Zoning regulations for ARUs may include, but are not limited to dwelling type, size, unit height, parking and setback requirements.

2.3.290 Garden suites will be subject to a Custom Home review process, which includes a design review that may consider the following:

- .a Privacy and shadow impacts on adjacent properties;
- .b Building design, style and materiality;
- .c Accessible design features;
- .d Sustainable building materials and technologies;



- .e Preservation of trees subject to the City's Tree Preservation By-law, if applicable; and,
- .f Maintaining the majority of the rear yard as open space and maximizing contiguous soft landscaping.

2.3.291 An increase to the maximum permitted gross floor area of a garden suite may be considered subject to a minor variance subject to the following:

- .a Meets the intent and purpose of the ARU policies of this section;
- .b It is demonstrated that the privacy of the adjacent properties is maintained; and
- .c Setbacks in accordance with the Zoning By-law are maintained.

2.3.292 The severance of a garden suite from the lot where the principal dwelling is located will not be permitted.

Multiplexes and Low-Rise Apartment Buildings

The City aims to support the development of a range of housing strategically across the City's neighbourhoods where the street classification and infrastructure capacity supports a gentle densification, in accordance with the policies of Part 2.2 and the Nurturing Strong and Connected Communities Building Block.

2.3.293 The City will streamline zoning and approvals processes to make it easier to convert existing buildings to multiplexes and build new multiplex buildings, where permitted. The City will develop a simplified approach that can be applied to a diversity of lot sizes, locations in neighbourhoods, street classifications and zoning parameters city-wide.

2.3.294 Multiplexes and low-rise apartments will be encouraged within 400 metres from Support Corridor transit routes and 800 metres from the Rapid Transit Network shown on **Schedule 3A**. This will enable appropriate transit service improvements to be implemented by the City along higher-frequency corridors.

2.3.295 The City may explore a process of certified models or pre-approved building plans for new multiplexes to support the expedited delivery of housing and reduce design costs for residents.

Multi-Tenant Shared Housing (Lodging Houses)

A lodging house is one of the most affordable forms of housing in the City and may help to alleviate the student housing crises by creating safe and affordable options for people who cannot afford to rent within conventional rental housing forms.





Housing Brampton recommends that the City strategically expand permissions for lodging houses across the City. Brampton Plan policies, Zoning By-law and Business License By-law for lodging homes will comply with Federal and Provincial legislation.

- 2.3.296 The City will aim to preserve and expand the supply of affordable housing available to single persons (including students, seniors, newcomers, etc.) by considering the provision of new multi-tenant houses.
- 2.3.297 The City will develop zoning for any expanded regime for multi-tenant houses. Multi-tenant housing may be allowed in all land use designations that permit residential uses, subject to zoning, performance standards and neighbourhood level infrastructure capacity analyses by the City and Region of Peel.
- 2.3.298 Multi-tenant housing may be allowed within 400 metres from Support Corridor transit routes and 800 metres from the Rapid Transit Network shown on **Schedule 3A**. This will enable appropriate transit service improvements to be implemented by the City along higher-frequency corridors.
- 2.3.299 Approvals for multi-tenant housing may involve requiring Property, Parking and Maintenance Management Plans, and carrying out proactive education and enforcement for safety and parking concerns.
- 2.3.300 The City may require a certain proportion of new units created by licensing of multi-tenant houses to be maintained as affordable units and will develop or support development of partnership arrangements with colleges, faith organisations and social non-profits to ensure affordability and placement of students, newcomers and other singles including seniors in the affordable units.
- 2.3.301 The City will encourage non-profit acquisition and operation of multi-tenant houses (as well as of hotels) to provide stable stock of primary, affordable rental units.
- 2.3.302 Single Room Occupancy Housing (SROs) is not considered multi-tenant housing.

Family-Friendly Housing

Family-friendly and multi-person units are important components of Brampton's housing supply. Brampton Plan supports the development of complete communities by ensuring a full mix and range of multi-unit housing for multi-person, larger households in the City of Brampton. A balanced mix and range of unit sizes support the attainment of Brampton's growth projections and housing needs of residents across income deciles and of various household sizes. The City will support a full mix





and range of multi-unit housing and larger households to align with the objectives of age-friendly planning principles. Development applications that propose innovative housing solutions to support family-friendly and multi-generational housing will be encouraged.

2.3.303 Ground oriented residential developments will address needs of multi-generational and extended families. Conversion of suitably sized single detached dwellings into duplex/ triplex typologies will be permitted in accordance the policies of this Plan and Zoning By-law regulations. Mobility needs of older family members and persons with accessibility needs will be addressed in the site plan and building design processes.

2.3.304 New multi-unit residential development will include adequate amenity areas to support family friendly multi-unit living, age-friendly initiatives and create complete communities. The Zoning By-law and Urban Design Guidelines will address amenity areas for each residential typology. In addition, guidelines will address accessibility in amenity areas, ground level activation with mixed-uses, multi-generational outdoor spaces, and appropriate space programming.

2.3.305 In planning for the creation of complete communities and to support the creation of family-friendly housing, the City will utilize available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a range of household sizes and income levels. New multi-unit developments in apartment form will be encouraged to deliver the following unit mix to protect the current supply of family friendly units (2 bedrooms or more) in Brampton and accommodate for the growth in households with larger household sizes:

- .a For developments in ownership tenure, a minimum of 50% larger-size units be provided with a mix of 40% 2-bedroom or 2-bedroom plus den and 10% 3-bedroom or more.
- .b For developments in rental tenure, a minimum of 45% larger size units be provided with a minimum of 35% 2-bedroom or 2-bedroom plus den and 10% 3-bedroom or more.

2.3.306 The appropriate proportion of unit types will align with housing need as identified through updates to Regional strategies, planning processes, local needs assessments and market studies, and may vary over time.

Supportive Housing

Supportive housing is non-profit housing for people who need support to live independently. Administration and funding of supportive housing providers were not downloaded to the municipal service managers in 2001; the responsibilities were transferred to the provincial ministry that funded the support services, either the





Ontario Ministry of Health and Long-Term Care or the Ontario Ministry of Community and Social Services.

Supporting Housing Residences (Types 1 and 2)

- 2.3.307 Supportive housing residences will generally conform in size, height and general appearance with other dwellings in the host neighbourhood.
- 2.3.308 All supportive housing residences will comply with the relevant zoning and registration requirements.
- 2.3.309 When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a correctional form of supportive housing, due regard will be given to:
 - .a Siting and landscaping to minimize any adverse impacts on adjacent uses;
 - .b Appropriate integration of the proposed use with adjacent uses and the host neighbourhood;
 - .c Locating away from hazardous lands or hazardous sites; and,
 - .d Accessibility for persons with disabilities.

Residential Care Homes

- 2.3.310 The City will permit residential care homes for more than 10 persons located in any area designated Major Institutional on **Schedule 5** and in the applicable Secondary Plan, subject to the policies of this Plan. No residential care homes will be permitted to locate in hazardous lands or hazardous sites.
- 2.3.311 When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a residential care home, due regard will be given to:
 - .a The accessibility of the site to the Transit Network, shopping facilities, Places of Worship, libraries, public parks and other community facilities;
 - .b Adequate vehicular ingress/egress and on-site parking;
 - .c Adequate on-site landscaped open space suitable for passive recreational use by the residents of the home;
 - .d Siting and landscaping to minimize any adverse impact on adjacent uses;



- .e Impact of the development on the ecosystem and natural environmental features;
- .f Appropriate integration of the proposed use with adjacent uses and the host neighbourhood;
- .g Access to municipal water and sanitary waste;
- .h Locating away from hazardous lands or hazardous sites; and,
- .i Accessibility for persons with disabilities.

Short-Term Rentals

Short-term rental (STR) online platforms, such as Airbnb, VRBO, HomeAway, FlipKey, fall within the ‘sharing economy’. Home sharing has increased in popularity because it provides a more personal and likely more affordable alternative to hotels. While providing affordable options for renters, home-sharing platforms can deplete the available stock of long-term rentals and adversely impact market rents.

- 2.3.312 Brampton will manage the provision and impacts of short-term rentals in the City through the Short-Term Rental By-law and any amendments to the same.

Non-Market Housing

Generally, the Region provides for non-market housing in collaboration with other community providers. This housing includes emergency shelters, transitional and subsidised housing. Data indicates that the demand for non-market housing units in Peel is strong and will continue to increase in the coming years. The number of households on the Region of Peel’s Centralised Wait List has increased in the last several years and these trends indicate that more supply is required to keep up with need and demand.

- 2.3.313 Non-market housing, including emergency shelters, women’s shelters, youth shelters, family shelters and transitional housing will be allowed in all designations **Schedule 5** except Employment Areas and the Natural Heritage System; as well as allowed as-of-right in the Zoning By-law in all appropriate zones.

What is Non-Market Housing?

Non-Market Housing is affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative. Non-Market Housing is not solely market driven.

Examples include transitional housing, emergency housing and rent-geared-to-income housing.

Age-Friendly and Accessible Housing

The City will ensure the provision of housing that is age-friendly, accessible and adaptable. Accessible housing is housing that is entirely developed using universally



accessible design. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

Facilitating universally accessible design requires consideration of how adaptations can be easily and inexpensively incorporated at a future time. Adaptable design allows for changes that may be required by our residents who experience varying or changing needs. Designing for homes that are accessible and adaptable will support living and aging in place with independence for our residents.

- 2.3.314 All residential development applications will incorporate the recommendations of the City of Brampton’s Age-friendly Strategy, including accessibility.

- 2.3.315 The City will encourage new development to accommodate a mix of uses, including higher density forms of housing, institutional, community and service commercial uses to support the development of complete communities and high-quality public realms, and provide locations for service-oriented commercial activities easily accessible to the surrounding communities by a range of transportation modes.

- 2.3.316 The City will ensure new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.

- 2.3.317 Housing Assessment Reports and Housing Analysis required by the City will:
 - .a Demonstrate provision of residential care homes, supportive housing, retirement communities; as appropriate, in the development applications.

 - .b Demonstrate that an appropriate share of new ground-oriented dwellings, such as single and semi-detached dwellings, duplexes, and townhouses are designed with basic accessibility features such as a no step entrance, clear passageways, or an accessible bathroom on the main floor.

- 2.3.318 Development will demonstrate universal accessibility, to ensure that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

- 2.3.319 In partnership with the Region of Peel, the City will explore strategies to encourage the incorporation of universal accessibility features in existing residential developments.





Priority No. 2: Transportation Affordability and Food Security

Challenges associated with accessing housing, food, and transportation options that are affordable impacts the daily life of City residents. Improving the land use mix by integrating retail, transit, mixed-use buildings can provide residents easy access to daily activities, while investing in economic sectors can offer residents jobs within the City. When housing is located close to transit, shopping, schools and employment, households can reduce the number of vehicles they must own (for example, owning one rather than two cars), and the miles they must drive.

Brampton Plan facilitates the evolution of 15-minute communities across the city, which will improve access to housing, jobs, food, and services that are affordable and attainable. This section establishes fundamental policies committing the City to this goal.

Transportation Affordability

To achieve our vision for a mosaic of safe, integrated transportation choices and new modes, we must place our residents and their diverse needs at the centre of our transportation and land use planning initiatives. Brampton Plan sets the stage for our people-first approach to transportation planning.

Transportation affordability refers to households' ability purchase basic mobility within their limited budgets. Transportation affordability improvement strategies include improving affordable modes such improving transit service, making transportation more affordable such as reduced transit fares, and improving land use accessibility such as increasing housing options in more neighbourhoods.

- 2.3.320 To improve the affordability of the mobility system, the City will:
 - .a Study the feasibility of removing transit fares for Brampton Transit in a phased approach while seeking funding streams that can offset the costs of fare removal while still maintaining a high-quality and growing Transit Network in the city.
 - .b Explore the opportunity for a distance-travelled mobility pricing framework as a method for generating revenue for improved infrastructure.

- 2.3.321 The City will prioritize investment in transit service improvements and active transportation across the city, and especially to neighbourhoods with high populations of households with low income. These investments should be accompanied by measures to prevent community displacement caused by increased housing prices due to increased locational desirability





- 2.3.322 Micromobility devices, such as bicycles and mobility aids such as walkers, wheelchairs, and scooters, may be made widely available to individuals at low cost by the City in partnership with local community organizations and the Region through:
- .a Public ownership of shared micromobility as a utility and extension of the Transit Network;
 - .b Rebates for micromobility devices, repairs, or accessories, and mobility aids for low-income individuals; and,
 - .c Refurbishment and redistribution programs.
- 2.3.323 Prioritize subsidies and rebates for electric vehicles, electric bicycles, and bicycles to those residents with the least ability to pay, particularly to those who require that transportation mode in order to conduct their jobs (e.g., gig couriers, mobile care aids).


Food Security

Local food security and systems impact the ability of households to save more towards housing costs, while having positive health impacts. A food system refers to all the processes, networks, and infrastructure that are involved with the growth, harvest, processing, packaging, distribution, transport, marketing, sale, serving, consumption, and disposal of food.

Community gardens, urban agriculture, and farmers markets provide residents with increased access to healthy, local food, leisure and educational opportunities, and support with sustainable food practices. Brampton Plan acknowledges the benefits of local food and urban agriculture and celebrates opportunities to improve access to local food.

- 2.3.324 The City will work with neighbouring municipalities in the Region of Peel and adjacent municipalities to enhance urban and rural food production, processing, storage, distribution and linkages to the restaurant and tourism sectors, as a basis for region-wide food system planning and policy development.
- 2.3.325 When permitting and determining the location of urban agricultural spaces in public locations, agricultural practices that are conscious of soil conservation methods and result in the maintenance and enhancement of surface and ground water quality will be encouraged
- 2.3.326 The City will encourage school boards and other organisations to promote school yards as locations for community gardens due to their educational and community value. Similarly, hospitals, places of worship and higher education institutions will be encouraged to





consider community gardens through new development and redevelopment opportunities, subject to the requirements of the Zoning By-law.

- 2.3.327 Community gardens will be considered within existing City-owned community and recreation centres, as well as in the planning and development of new community centres
- 2.3.328 Through the redevelopment of City-owned land and in public realm design, the City will consider the expanded use of City land for growing food, including edible landscapes.
- 2.3.329 Where farmers markets and community gardens exist and/or potential for new spaces emerge through Precinct Planning, the City will support the continued operation of these practices to enable people of all incomes and abilities to access nutritious food.

Mobility and Connectivity



Our Headline Targets

25% of trips are made by transit

10% of trips are made by active transportation

What Does it Mean?

Brampton Plan recognizes the intrinsic link between mobility and land use. As Brampton transitions from a car-oriented suburb to an urban city over the next 30 years through intensification and infill development, there needs to be a greater emphasis on sustainable modes of transportation to ensure its 1 million+ residents and those who come to visit are able to move within the city and throughout the surrounding region. As population and job growth occurs in the city's Centres, Boulevards, and Corridors, a network of liveable streets designed for people will support and prioritize public and active transportation, delivering the right mix of uses that result in vibrant places and contribute to a high-quality of life.

Brampton Plan sets the stage for a departure from a traditional suburban auto-centric transportation system and associated community design, towards accommodating attractive mobility choices where streets can support all users by following people-first design principles through a complete streets framework. A series of new street typologies have been introduced in Brampton Plan to recognize the intended character, goals, and functions of streets to build great places.

The Mobility and Connectivity Building Block outlines detailed policies for the Mobility Framework, which establishes a sustainable transportation network for the movement of people and goods, both within and beyond Brampton. The policies of Brampton Plan also set the stage for future planning and actions that the City will undertake to design and build mobility infrastructure. The Mobility and Connectivity Building Block will be realized by planning and designing for the following priorities:

Priority No. 1 – Increasing Connectivity

Priority No. 2 – Sustainable Mobility

Priority No. 3 – Complete Streets



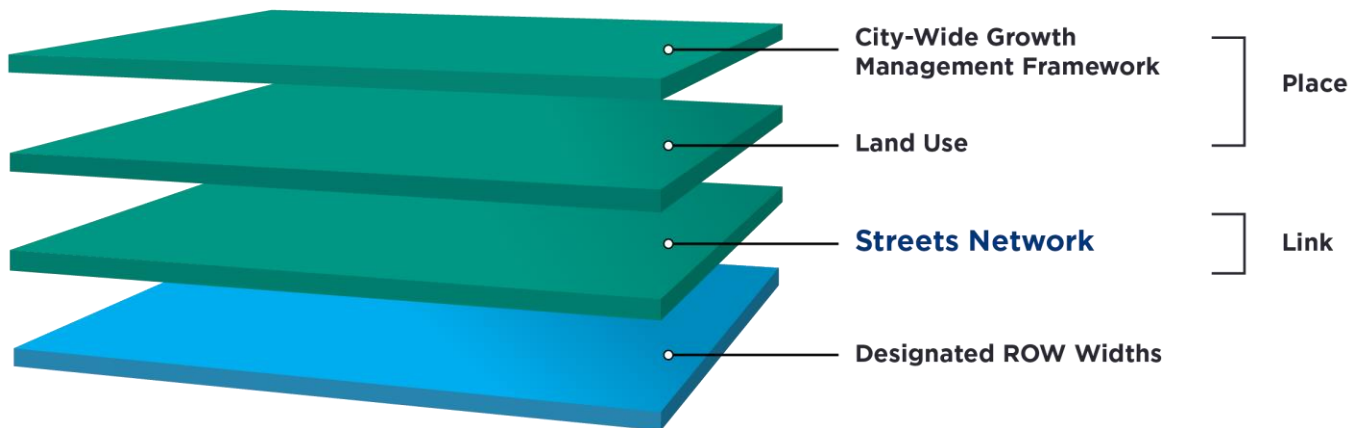
How Are We Going to Achieve This?

Priority No. 1: Increasing Connectivity

Brampton Plan links our land use plans and street typologies so that they are mutually supportive and increase connectivity across the city and beyond. A street includes the entire right-of-way and includes such things as driving lanes, sidewalks, cycling lanes, rapid transit lanes/stations, pathways, parking facilities, and many other physical features. The street typologies introduced in Brampton Plan seek to reconcile that streets are not just roads for the efficient movement of people and goods, but also contribute to a vibrant city life and unique experiences.

This section introduces the fundamental concept of streets in context, often described as street typologies. This is a critical step to make streets in Brampton more complete by aligning the various functional aspects of each street, so they respond to and strengthen the different places in which they exist through the city.

The street context concept considers more than the conventional functional classification included in municipal documents such as transportation master plans, which places the primary emphasis on the safe and efficient movement of motor vehicles. The street typologies equally consider land use, built form, intensity of users and destinations as essential inputs to design context sensitive streets. The result is a range of street types that will support the wide range of uses and users that occupy Brampton streets today and in the future.





2.3.330 Functional street classifications are shown on **Schedule 3C**. The following policies describe the role and function of each street typologies shown on Figure 1.

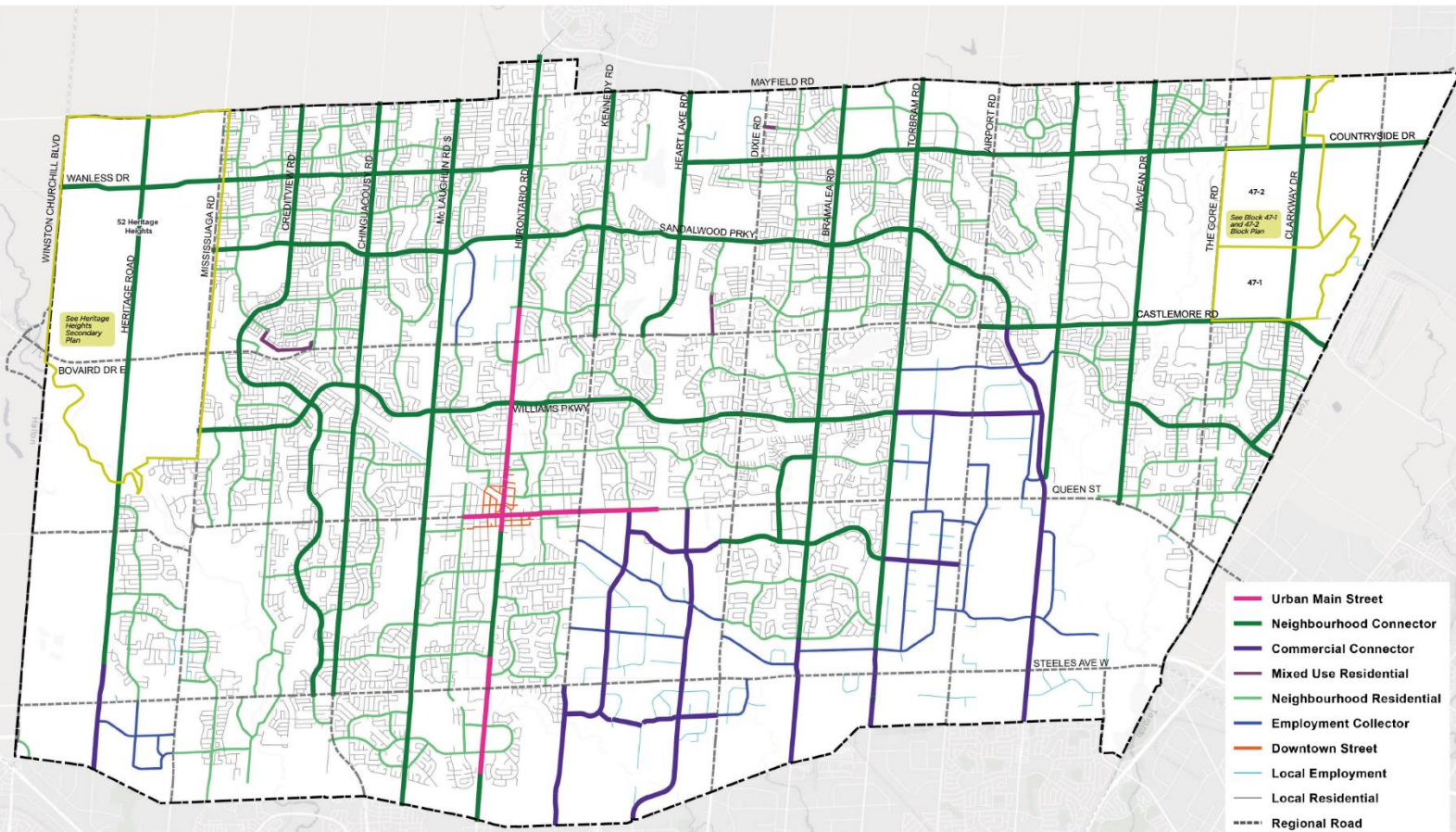
- .a **Urban Main Streets** are vibrant mixed-use destination streets located in Urban and Town Centres and along Primary and Secondary Urban Boulevards where higher density, transit supportive development is intended to occur.
- .b **Neighbourhood Connectors** are through streets that serve as major links between Neighbourhoods. These streets typically have residential buildings along their edges, which are setback from the street edge or rear-facing residential lots with backyard fences along the street. Businesses or stretches of commercial plazas or parklands can be found along the edges.
- .c **Commercial Connectors** are through streets that serve as major links between Employment Areas. Buildings along Commercial Connectors usually range from multi-storey commercial offices to wholesale or large format retail, industrial, warehousing and distribution, manufacturing and processing facilities.
- .d **Mixed-Use Neighbourhood Streets** are vibrant mixed-use streets that will apply as Brampton continues to intensify. Mixed-Use Neighbourhood Streets will serve a focus within Town Centres and Mixed-Use Districts beyond the downtown and will serve as the focus for Brampton's future neighbourhoods.
- .e **Neighbourhood Residential Streets** provide gateway access to Neighbourhoods from Neighbourhood Connector Streets, with predominately residential uses facing the street, though stretches of businesses and existing rear facing lots may be present.
- .f **Employment Collector Streets** provide access to and from Brampton's Employment Areas and often mark the entrances to Employment Areas.
- .g **Downtown Streets** are smaller streets concentrated within Brampton's historic Downtown and serving important commercial, office and institutional uses as well as a growing mixture of residential and retail uses. Most people travelling along these streets are visiting shops or businesses and as such have lower traffic speeds and volumes than the collectors and connectors. Due to their importance, visibility, and high levels of pedestrian activity, downtown streets should have high levels of pedestrian amenities, and distinctive, formal design treatments.

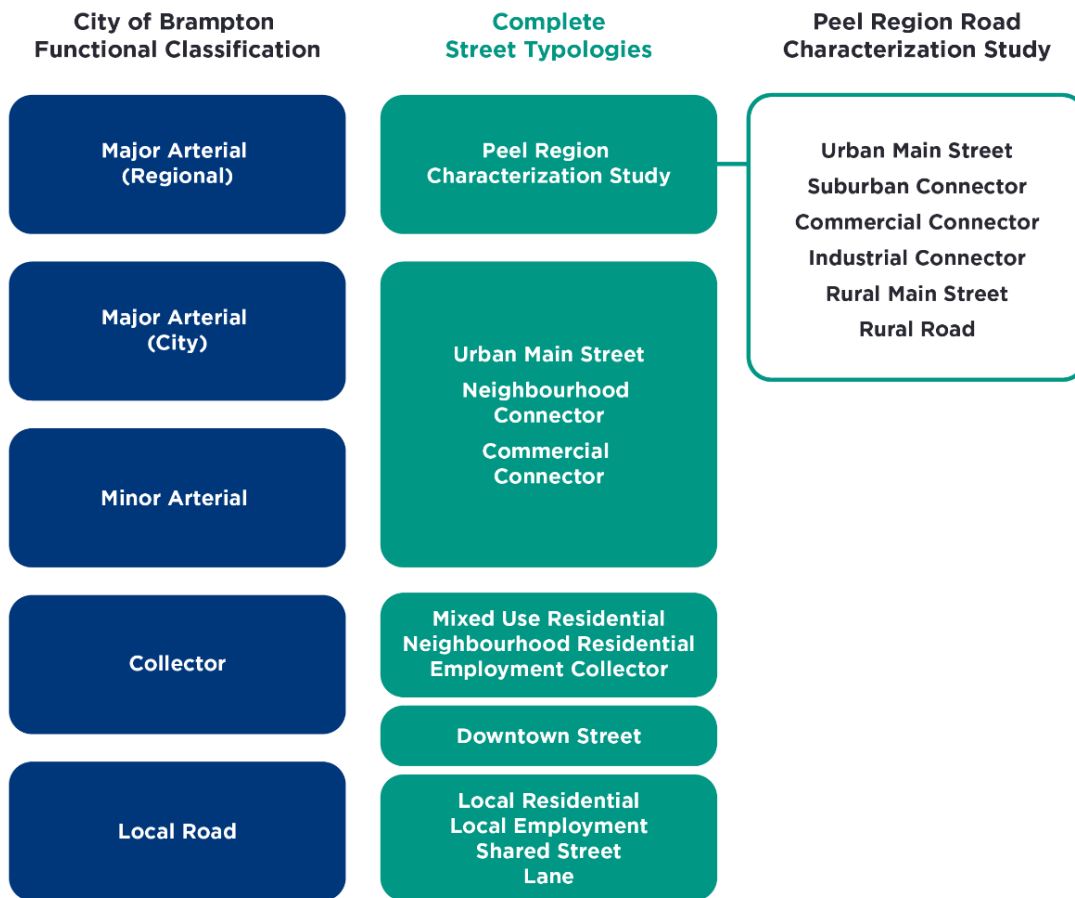


- .h **Local Residential Streets** have relatively low traffic volumes and lower speeds and prioritize active Neighbourhood life. Local Residential Streets are the most numerous streets in Brampton.
- .i **Local Employment Streets** are typically found outside of the Downtown and Centres and provide access to industrial or commercial businesses. The design of Local Employment Streets needs to balance elements for maneuverability of large trucks with elements that create a safe and comfortable public realm, recognizing that many people travelling on these streets will be visiting businesses along them or passing through.

2.3.331 The City will adopt a Complete Streets Guide which will further articulate the intended character, goals, and functions for each street classification. The Complete Streets Guide will consider a street’s role within a Complete Street network and identify appropriate goals for the street. While each context will be unique, the general approach will be to consider which modes are desirable and how much space is required to accommodate them. Then the existing street width will be evaluated to see if the available right of way is adequate for these desired modes. If the space available is limited, staff will explore opportunities for road space reallocation, additional building setbacks for redevelopments, and redistribution of some modes to other streets while considering the broader Complete Street network.

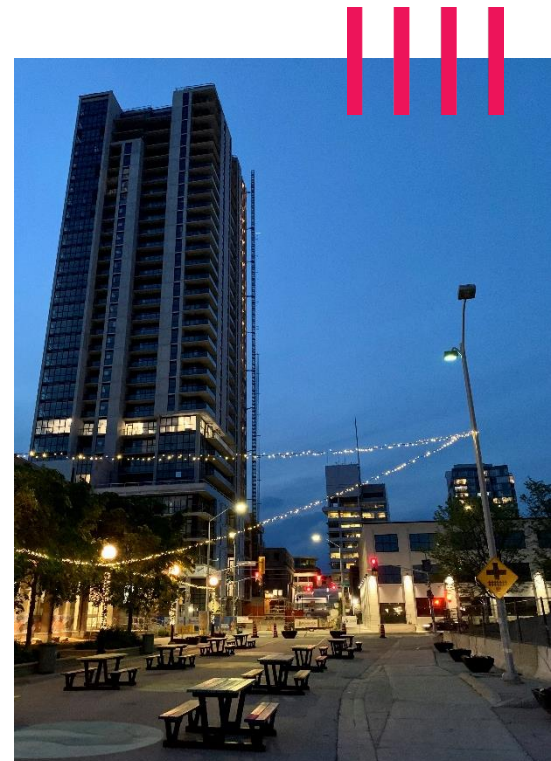
Figure 1 – Functional Street Classifications in Brampton





2.3.332 The City's Transportation Master Plan implements the policies of Brampton Plan in a more detailed way and will be updated regularly to inform updates to Brampton Plan.

2.3.333 Secondary Plans and Precinct Plans for Centres and Boulevards will identify specific opportunities for public or private with public access shared streets and lanes which support pedestrian prioritization in the public and private realm and alternate access for loading vehicles, designed to meet the Complete Streets Guide.





Streets Network

The Streets Network within Brampton consists of city streets, regional roads and provincial highways. This Streets Network must respond to and accommodate changing urban development patterns and shifting modes of travel to connect residents to where they want to go throughout the city.

- 2.3.334 The Streets Network is shown on **Schedule 3C**. The planned network will be considered in the evaluation of all Secondary-Level Plans and planning and development applications.
- 2.3.335 The Street Networks will be designed to support connections to the Transit Network, as well as Urban and Town Centres, Primary and Secondary Urban Boulevards and other local nodes to support access to local amenities within a 15-minute walk and deliver high-quality pedestrian environments.
- 2.3.336 The Streets Network will be designed to coordinate land use, transportation and urban design to increase opportunities for residents to make shorter trips, with more trips by walking, cycling or through public transit and reduce vehicle kilometres travelled.
- 2.3.337 The Streets Network will be easy and safe to navigate by walking, rolling, and cycling, with the relevant infrastructure and amenities to support transit and active mobility to ensure connectivity to where residents live, work and play.
- 2.3.338 The required minimum right-of-way widths for the Street Network are shown on **Schedule 8**.
- 2.3.339 Considerations for goods movement and truck routes in select corridors will be planned in accordance with the Goods Movement policies of this section.
- 2.3.340 Provincial highways shown on **Schedule 3C** are managed and designed to standards identified by the Province. The Province will establish and implement standards and appropriate right-of-way widths for Provincial highways. The City will:
 - .a Continue to advocate to the Province to incorporate Higher Order Transit within existing 400-series highway rights-of-way.
 - .b Continue to advocate to the Province for an on/off ramp to facilitate redevelopment of the CAA Center Lands.
- 2.3.341 Development adjacent to or in proximity to a Provincial highway is subject to Ministry of Transportation permits and permit requirements.





- 2.3.342 The City will work in collaboration with the Region to plan and design Brampton's streets and Regional roads shown on **Schedule 3C** to better balance the needs of all road users including pedestrians, cyclists, transit and motorists, goods movement, and the integration of land uses.
- 2.3.343 The City will, together with the Region of Peel, endeavour to reserve or obtain the necessary right-of-way shown on **Schedule 8** through subdivision, land severance, site plan control or agreements, or by gift, purchase, or expropriation where necessary and feasible.
- 2.3.344 Development proposals will conform to the City's standard requirements for right-of-way design. Operational and maintenance implications and costs must be identified and mitigated as part of a Precinct Plan process.
- 2.3.345 The widening of rights-of-way will be used to prioritize public realm improvements, including widened sidewalks, cycling facilities, bicycle parking, street trees and street furniture, with consideration to accommodate utilities.
- 2.3.346 The City will require specific arrangements through Secondary and Precinct Plans and cost sharing agreements, to the City's satisfaction, to ensure that the rights-of-way and road widenings to accommodate the construction or widening of streets deemed essential will be provided when required, based on available compensation mechanisms, and at no additional cost to the City.
- 2.3.347 Interchanges and grade separations will be designed to ensure transit movements, cycling, and pedestrian movements are safe and well connected.


Goods Movement

Goods movement is closely integrated with the location and distribution of industry and commerce across Brampton. The movement of trucks in Brampton is regulated through the Traffic By-law which confines heavy truck movement to certain part of the arterial street system.

Railways which traverse Brampton handle large volumes of freight. The City recognizes the importance of rail infrastructure, including the Canadian National (CN) railway line that runs through the City and CN's Brampton Intermodal Terminal, in the movement of goods to and through Brampton.

- 2.3.348 The City will work with the Region of Peel, other levels of government, and industry stakeholders to develop and support a comprehensive,





integrated, and effective multimodal goods movement system for the safe movement of goods by road, rail, or air.

- 2.3.349 Together with the Region of Peel, the City will provide for the establishment of priority routes for goods movement, facilitating the movement of goods into and out of employment areas and connecting to the provincial network, and will support the Region of Peel’s periodic review of their strategic goods movement network. To this end, the City will, as needed, review the Traffic By-law that restricts heavy truck movement on select City streets.
- 2.3.350 To support strategic planning, analysis, and the formulation of recommendations goods movement data will be acquired by the City, Region, and other levels of government.
- 2.3.351 The City will work with the Region of Peel, other levels of government, and industry stakeholders to promote and better integrate multimodal goods movement planning and freight-supportive land use and transportation system planning.
- 2.3.352 A safe and efficient freight railway network, including intermodal facilities, will be supported by the City. This includes support for additional tracks along the CN railway line through Brampton, which will benefit both freight and GO Rail passenger movement.



Priority No. 2: Sustainable Mobility

Brampton Plan sets out policies which support and remove barriers to more sustainable modes of travel throughout the city. To ensure that everyone can make the most convenient choice for each trip, Brampton needs to make sure that people have access to a variety of different options where they are and where they need to go.

Brampton Plan provides a framework that works to provide universally accessible choices that allow the community to conveniently connect to opportunities without the need to rely on a car. It also recognizes that walking, rolling, biking, or transit may not be viable for all trips and ensures that people have access to the convenience of a car, but without needing to own one. Brampton Plan reflects the priorities for mobility outlined in the Brampton 2040 Vision: first walking, then cycling, transit, goods movement, shared vehicles and private vehicles. This does not deny the car but balances it as one among many options for moving around Brampton.

With transportation being the largest single source of carbon pollution in the community, Brampton needs to act urgently in support of the Sustainability and Climate Change policies of this Plan. Planning for increased use in active transportation, transit, and new forms of mobility will support the City on its path to reduce greenhouse gas emissions.

Mobility in Brampton is a shared responsibility between City, Regional, and Provincial agencies. The City will need to work with these agencies together to plan for and implement the transportation improvements called for in Brampton Plan and the Transportation Master Plan.

The future of mobility in Brampton by 2051 includes:

- Active transportation, including walking, biking, and rolling as the convenient choice for shorter trips, where destinations are physically close, with compact 15-minute neighbourhoods connected by fine-grained networks of high-quality sidewalks, cycling facilities, and low-speed streets.
- Transit as the convenient choice for longer trips, with most new homes, jobs, and major destinations located along or quickly connected to Corridors and Major Transit Station Areas that feature fast, frequent, and reliable service that is barrier-free.
- The occasional use of a vehicle without needing to own one, encouraged by incentives for carpooling, expanded carsharing networks, ride hailing, taxis, and automated vehicle technology.





Integrating all of these choices together in the same location, such as Major Transit Station Areas, makes them even more convenient. The following policies support the overall sustainability and function of the Mobility Network.

Active Transportation Network

Active transportation includes all human-powered forms of travel including walking, rolling, and cycling, and is low-cost, zero or low carbon, healthy, and efficient. Many people may want to use active transportation more frequently but face barriers where there is a lack of safe infrastructure or where there is nowhere to store equipment at the final destination. The policies of Our Strategy to Build an Urban City embed supporting active transportation from a land use perspective, including bike parking and creating 15-minute neighbourhoods.

- 2.3.353 The Active Transportation Network is shown on **Schedule 3A**. The planned network will be considered through the planning and development process to ensure that land use and transportation systems support and give priority to pedestrian and cycling needs such as sidewalks, separated cycling facilities, and end-of-trip facilities (e.g., secure bike parking, showers, lockers). An amendment to **Schedule 3A** will not be required for route or facility type revisions.
- 2.3.354 The Active Transportation Network will be incorporated into the design of new Neighbourhoods and enhanced in existing Neighbourhoods to ensure connections to the Transit and Streets Networks.
- 2.3.355 The City's Active Transportation Master Plan establishes detailed network plans, policies, and programs that support the City's vision for a future with more integrated transportation choices that prioritizes walking and cycling. Decisions will be consistent with the Active Transportation Master Plan.
- 2.3.356 All public works and private development within Centres and along Boulevards and Corridors will be designed to support a high-quality pedestrian and cycling environment, with a focus on establishing safe and comfortable routes widely available across the city.
- 2.3.357 Winter maintenance of the Active Transportation Network will be conducted in accordance with the Active Transportation Master Plan, City operations standards, and the Provincial Minimum Maintenance Standards for Municipal Highways to ensure routes are safe and accessible for all users in all weather conditions.
- 2.3.358 The Active Transportation Network will be designed and built to be barrier-free for people of all ages and abilities, consistent with standards established by the *Accessibility for Ontarians with Disabilities Act*.



Walking



Personal Mobility Devices

– any device that is designed solely for use by an individual with limited or impaired mobility and is considered as an extension of the individual.



Mobility Scooter



Wheelchair



Powered Wheelchair

Micromobility Devices

– includes both human-powered mobility devices and electric-assisted mobility devices which can be personally owned or used in shared fleets.



Kick Scooter /
Electric Scooter



Kick Skateboard /
Electric Skateboard



Electric Moped



Rollerblades

Bicycles



Electric Bike



Human-Powered
Bike



Cargo Bike /
Electric Cargo Bike

Rolling

includes a range of self-propelled or low-speed electric personal transportation.



Walking and Rolling

Brampton Plan recognizes that nearly every trip begins or ends with walking and rolling either on foot or using a mobility device as the first or final connection to other destinations or modes of transportation. Brampton Plan identifies opportunities to incentivise the uptake of walking and rolling to go beyond simply starting and finishing trips, allowing the walking and rolling to be the primary method of mobility for short trips and to achieve 15-minute neighbourhoods.

- 2.3.359 In new Neighbourhoods, or redevelopment where sidewalks are required, sidewalks will be encouraged on both sides of all streets. In instances such as the following, a sidewalk may only be required on one side of the street:
- .a Portions of streets flanking the Natural Heritage System.
 - .b Existing window streets where sidewalk extensions join a sidewalk on an arterial or collector street.
 - .c Portions of streets that have a designated multi-use pathway within the boulevard on one side.
 - .d Street reconstruction or retrofit projects where existing conditions such as mature trees, right-of-way widths, or Civic Infrastructure would present a barrier to sidewalks on both sides of the street.
- 2.3.360 Trails located within the Natural Heritage System, including associated buffers, will be provided in accordance with the policies of Part 2.2, and will be located to protect environmental features and provide a continuous, safe, and convenient route for users.
- 2.3.361 The City will coordinate interconnections of trails with the Region of Peel, Conservation Authorities, other agencies, and adjacent municipalities, as appropriate.
- 2.3.362 The City will, in reviewing Draft Plans of Subdivision and Secondary Plans, ensure that trails are designed in such a manner so as to promote active transportation by reducing the walking distance from dwelling units to transit, parks, schools and neighbourhood-supportive uses; and between Neighbourhoods, particularly when it is not feasible or appropriate to provide sufficient connections along a street.
- 2.3.363 Mid-block connections, particularly in neighbourhoods characterized by cul-de-sacs and indirect walking routes, will be encouraged through redevelopment and public works and designed in accordance with OTM Book 15 requirements.





- 2.3.364 Public street connections will be maximized to support walkability by creating direct, comfortable and convenient pedestrian routes which connect jobs, residences, schools, transit stations and community focal points such as community facilities.
- 2.3.365 Barriers to walking and rolling will be reduced in the design/re-design of highways and rail lines.

Cycling

Brampton's Active Transportation Master Plan identifies a comprehensive Cycling Network comprised of various types of facilities, together with a capital program to provide for the installation of cycling facilities. The Cycling Network includes dedicated cycling facilities, recreational trails, and multi-use paths.

- 2.3.366 Cycling facilities will be provided in accordance with the Active Transportation Master Plan.
- 2.3.367 The City will prioritize the implementation of the Brampton Trail Loop and key east-west corridors as part of the Priority Cycling Network. The Brampton Trail Loop provides trail connectivity and accessibility improvements between the Etobicoke Creek, Chinguacousy Recreational Trail and Esker Lake Recreational Trail, and connects to Downtown and other community amenities and the Natural Heritage System.





Transit Network

For trips not suited for walking, rolling, or cycling, transit should be a convenient option – especially when it is tightly integrated with the City Structure such that more homes, jobs, and major destinations are near frequent stops and stations. The Transit Network is comprised of several different service layers, each with their own set of service characteristics (such as frequency and route design) and unique role. Each type of transit service also reflects the unique land use planning, right-of-way, and level of service requirements for each service.

The multiple layers of our Transit Network include:

- Regional Rail and Bus
- Rapid Transit (Higher Order Transit and Frequent Transit)
- Local Transit

2.3.368 The Transit Network is shown on **Schedule 3B**. The planned network will be considered in the evaluation of all Secondary-Level Plans and planning and development applications.

2.3.369 Active transportation and local transit will be supported for first and last mile connections to the Transit Network by:

- .a Enhancing active transportation connections to and from transit stations and stops through direct pedestrian routes and appropriate cycling facilities;
- .b Integrating local transit routes with Rapid Transit and Regional Rail stops; and
- .c Providing enhanced and secure bicycle and micro-mobility parking at Rapid Transit and Regional Rail stops.





Regional Rail and Bus

Brampton's primary regional transit connections are provided by the Kitchener GO Line that provides GO Train service to the Bramalea, Brampton, and Mount Pleasant GO Stations. Each of these stations connect thousands of Bramptonians to Downtown Toronto, the Greater Toronto Area and towards Waterloo Region. GO Train service is complimented by regional GO Bus connections which provide connections to neighbouring municipalities and between major stations within Brampton. VIA Rail service is provided along the Kitchener Corridor linking the city to the broader province.

- 2.3.370 The City supports the expansion of existing GO Train services to and from Brampton, including the introduction of two-way, all-day GO Train service to support the connection of Brampton residents to the greater region.
- 2.3.371 The City will encourage efficient and seamless connections between the Rapid Transit Network and Local Transit Routes and the GO Train and Bus services.
- 2.3.372 Regional rail ridership and future service improvements will be supported by the applicable Major Transit Station Area Study completed for each existing and future GO Station, in accordance with the policies of this Plan.
- 2.3.373 The City will require transit supportive land uses at existing and future GO stations identified as Centres by planning for higher density residential and employment development within walking distance from the station, in accordance with the Major Transit Station Area policies of the relevant Secondary-Level Plan and Brampton Plan.
- 2.3.374 The use of regional rail will be encouraged by the development of higher density residential and employment densities in accordance with the applicable Centres policies.
- 2.3.375 The City will work with Metrolinx to plan for the introduction of the Heritage Heights GO Station as a new station for GO Rail service within the Heritage Heights Secondary Plan Area.
- 2.3.376 The City will advocate for the Province's electrification of the GO Train corridor and GO Transit fleet to reduce the emissions from Regional Rail.
- 2.3.377 The City will encourage the provision of zero-emission vehicle parking and charging at GO Train stations.





Orangeville Brampton Railway

The Orangeville Brampton Railway route runs from Orangeville, south through Caledon and Brampton to Streetsville, where it connects with Canadian Pacific's main line. The railway was established in the late 1800s predominately carrying freight and was decommissioned in 2021.

- 2.3.378 The City will protect the decommissioned rail infrastructure and advocate for the line to be incorporated into Metrolinx's Commuter Rail Network to provide north-south public transportation relief for the rapidly growing municipalities of Orangeville, Caledon and Brampton, and to provide greater connections to the Cities of Mississauga and Toronto.
- 2.3.379 The City will leverage the decommissioned railway for alternative uses, until which time it is re-commissioned.
- 2.3.380 New development adjacent to the decommissioned Orangeville Brampton Railway, will protect for the appropriate setbacks, and have regard for the potential for the line to be recommissioned.

Rapid Transit

Brampton Plan envisions a Rapid Transit Network that helps make transit a highly convenient option for people to choose for their daily travel. Along the Rapid Transit Network, transit vehicles arrive at stops often throughout the day, giving riders the confidence to know they will not have long to wait. The Rapid Transit Network is also foundational to realizing our City Structure by directing growth to support transit ridership and investments in rapid transit.

Higher Order Transit

Higher order transit is the highest order of rapid transit, with services that are high-capacity, high-frequency, fast, and reliable and travel in dedicated rights-of-way. Higher order transit is expected to be delivered through the Hurontario Light Rail Transit (LRT) system and Queen Street Bus Rapid Transit (BRT) line.

Brampton Plan establishes a vision for supporting and expanding higher order transit through new land use planning policies and further investment in dedicated rights-of-way.

- 2.3.381 The City, together with the Province and municipal partners, will advance the ongoing study for BRT service on Queen Street and Highway 7 in Brampton and Vaughan.





- 2.3.382 The City, together with the Province and municipal partners, will study the feasibility of implementing rapid transit in dedicated rights-of-way along the Steeles Avenue, and Bovaird Drive corridors.

Frequent Transit

Frequent transit supports spontaneous trips, without needing to refer to a schedule and provides a high degree of convenience for riders. In Brampton, frequent transit is currently provided by Züm, which provides frequent transit service on high-capacity routes, with limited stops to reduce travel times, advanced customer service technologies, and transit signal priority to help buses remain on schedule.

- 2.3.383 Frequent transit will connect Centres, Boulevards, and Mixed-Use Districts along Corridors.
- 2.3.384 The City will study the feasibility of creating new frequent transit corridors along Dixie Road, Mississauga Road, Derry Road, The Gore Road, and Mayfield Road to establish a network of fast and frequent transit throughout the city.





Local Transit

Local transit routes are not shown on **Schedule 3A** but will be considered in conjunction with Secondary Plan preparation and are envisaged to operate throughout Neighbourhoods and Employment Areas. With short walks to stops, local transit is used for trips within each community or to connection to the Rapid Transit Network. Improving the frequency and reliability of local transit routes is crucial to increasing use of the broader Transit Network.

In addition to the City's local transit routes, the Region of Peel is responsible for operating and providing para-transit service, which accommodates transportation for persons with disabilities.

- 2.3.385 The City will endeavour to provide a local transit stop within a 300- to 400-metre walking distance from all urban land uses.
- 2.3.386 The City may consider measures to increase the efficiency and accessibility of local transit, such as:
 - .a Increased service frequency based on service demand;
 - .b Route re-alignment to meet the needs of evolving Neighbourhoods;
 - .c Exclusive and reserved transit lanes, queue jump lanes, or bus-bays;
 - .d Transit priority signals;
 - .e Expanded services in new developing areas; and
 - .f Local transit stop amenities, such as benches, shelters, bicycle racks, and schedule information.
- 2.3.387 Brampton Plan supports the transition of Brampton's transit fleet to a zero-emissions operation by 2040 and will undertake network electrification feasibility analysis for Brampton Transit fleet.
- 2.3.388 All local transit stops will provide barrier-free connections to sidewalks in accordance with the *Accessibility for Ontarians with Disabilities Act*.
- 2.3.389 All mid-block local transit stops will provide safe pedestrian crossing as part of transit stop design.
- 2.3.390 The City will explore the applicability of, and options for, micro-transit in Brampton, to compliment the existing local transit network.





Airport

Lester B. Pearson International Airport is a major transportation facility and contributes to Brampton's economy. The Mobility Network promotes the integration of the airport with other modes of travel, including rapid transit.

- 2.3.391 Brampton will generally support measures to expand the effective capacity of the airport to match air traffic demands, provided that appropriate rates of conversion to quieter aircraft and effective noise control and monitoring measures are established or maintained to ensure that residents are not unduly impacted.
- 2.3.392 Together with Metrolinx and the Greater Toronto Airport Authority, the City will work cooperatively to plan for a rapid transit connection between the airport and one or more major transit stations in Brampton.

Micromobility and Emerging Technologies

Evolutions in mobility technologies have quick changed how we move, and they promise to continue to do so into the future. Micromobility and emerging technologies can support the shift to more sustainable modes of travel and decrease the role of single occupant vehicles.

Micromobility and emerging technologies include automated vehicles, shared mobility (including scooters, bikes, and cars), digital and connected mobility, electric vehicles, and urban air mobility.

- 2.3.393 The City's Transportation Master Plan will:
 - .a Optimize the existing Streets Network capacity to accommodate future travel demand through technology, advanced traffic management, and transportation demand management measures.
 - .b Plan for the future of mobility and the impacts of new travel technologies.
 - .c Consider the role of mobility as a service.
 - .d Consider the challenges and opportunities that are likely to arise from micromobility and emerging technologies.
- 2.3.394 The City will consider shared micromobility standards to ensure that devices are not blocking sidewalks, entrances, or rights-of-way





Transportation Demand Management

Transportation Demand Management (TDM) strategies are aimed at improving the efficiency of the Mobility Framework by promoting sustainable modes and endeavouring to alter travel mode choice, frequency of travel, and time of travel to reduce per capita trips taken. By formulating programs to promote the use of sustainable modes like public transit, ridesharing, cycling and walking, TDM techniques and policies provide opportunities to reduce infrastructure expansion, and address the challenges of managing congestion, enhancing air quality, reducing GHG emissions, and protecting natural heritage by focusing on moving people and goods rather than cars.

- 2.3.395 A Transportation Demand Management Program may be required as part of a development application in support of lowered parking requirements and may:
- .a Be integrated with the required Transportation Impact Assessment submitted to support the proposed development.
 - .b Identify design and/or programming means to reduce single occupancy vehicle use.
 - .c Identify the roles and responsibilities of the property owner, together with operation and financial roles, with respect to each recommended program and its implementation.
 - .d Identify programs related to carpooling, unbundled parking, preferential parking, transit pass incentives, cycling incentives, provision of shuttles, and walking programs.
- 2.3.396 The City will encourage the inclusion and integration of multi-modal transit and ridesharing facilities in new development projects and ensure accessibility to all transit users.
- 2.3.397 The City will support the creation of travel demand management associations and will work with the Region of Peel, Metrolinx, Ministry of Transportation, Transport Canada and other jurisdictions to implement TDM programs.
- 2.3.398 The City will support an awareness and marketing campaign for major employers and residents to explain the options and benefits of using alternatives to the private car.






Parking

As Brampton Plan sets out policies to increase intensification within Brampton's Built-Up Area and to encourage new forms of development, the approach to parking can no longer be one-size fits all. The provision and management of parking across the City must reflect local characteristics and needs. It must also consider emerging technologies such as electric vehicles, shared mobility, and cycling.

Parking is a tool that can help shape Brampton by right-sizing parking requirements or not making parking mandatory for every unit, especially in rental or affordable housing projects. Through unbundling parking from unit sales or rentals, housing can become more affordable for an individual or family that chooses other modes to move around the City and can also significantly reduce the upfront construction costs for a development in support of the Housing and Social Matters policies of this Plan.

- 2.3.399 The Brampton Parking Plan will identify recommendations and solutions to meet Brampton's future parking needs while promoting non-automobile modes of transportation.
- 2.3.400 The supply of parking will be managed to minimize and gradually reduce the total land area in the city dedicated to providing surface parking. Minimum parking requirements may be reduced or eliminated, and maximum parking limits and shared parking requirements may be established by the Zoning By-law, in Centres, Boulevards, and Corridors and other areas determined by Council.
- 2.3.401 The Zoning By-law will include revised requirements, permissions, and minimum dimensions for vehicle parking in enclosed spaces and on small lots in the Zoning By-law, ensuring that excessive amounts of parking are not required.
- 2.3.402 The Zoning By-law may determine minimum electric vehicle equipment requirements where private parking is provided.
- 2.3.403 Development applications that include significant reductions in on-site parking below what is required in the Zoning By-law may be required to provide active transportation facilities beyond the minimum in the Zoning By-law.
- 2.3.404 Parking garages and their access points are to be designed to maintain continuity of the street edge, pedestrian environment and function of the street through strategies such as:
 - .a Minimizing the number and width of vehicle entrances that interrupt pedestrian movement.



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- .b Including other uses along the street, at grade, to support pedestrian movement.
 - .c Providing landscaping, art, murals or decorative street treatments.
 - .d Minimizing the frontage and visibility of the parking garage from the street, where appropriate.
 - .e Ensuring that the primacy of pedestrians along the sidewalk is maintained at all times through the use of traffic control and other measures that regulate the crossing of vehicles at all access points.

2.3.405 Surface parking lots, where permitted, should be designed to meet all of the following:

- .a Minimize the number and width of vehicle entrances that interrupt pedestrian movement by consolidating accesses with adjacent developments/properties and providing internal access easements with adjacent properties.
- .b Provide safe, direct and well-defined pedestrian and cycling connections between the public street and all buildings, and between all buildings within the site.
- .c Landscaping requirements will be in addition to landscaping requirements for the right-of-way around the perimeter of parking lots.
- .d Be designed to anticipate redevelopment of the site over time and facilitate future intensification, severance, and infill.
- .e Include regular spacing of tree islands that support the growth of mature shade trees and incorporate Low Impact Development measures for stormwater management where feasible.
- .f Encourage the provision of electric vehicle charging spaces and dedicated car share spaces.
- .g Support the installation of solar canopies over surface parking lots.


2.3.406 The City will explore a strategy and options for the short- and long-term parking of trucks.



Implementation

- 2.3.407 The Mobility Framework will be maintained and developed to support the growth management objectives of Part 2.1 of this Plan by:
- .a Protecting and developing the network of rights-of-way shown on **Schedule 8** by:
 - .i Acquiring over time the additional property needed to achieve the designated width. The conveyance of land for widening may be required abutting property owners as a condition of subdivision, severance, minor variance, condominium or site plan approvals.
 - .ii Extending and altering the widths of pavement, sidewalk, and other facilities as necessary within the designated rights-of-way.
 - .iii Giving high priority to preventative and restorative maintenance and rehabilitation.
 - .b Acquiring lands beyond the right-of-way widths shown on **Schedule 8** to accommodate necessary features such as embankments, grade separations, daylight triangles, separated cycling facilities, additional pavement or sidewalk widths at intersections, transit facilities (such as shelters or benches), on-road electric bus charging systems, or to provide for necessary improvements in safety, universal accessibility or visibility in certain locations. The conveyance of land for such widening may be required for nominal consideration from abutting property owners as a condition of subdivision, severance, minor variance, condominium or site plan approvals. Any such additional right-of-way requirements will be determined at the time of the design of the street facilities and will become part of the total required right-of-way.
 - .c Requiring the conveyance of property for appropriate daylighting triangles and corner rounding on existing streets at such times as the property is to be developed or redeveloped as a condition of site plan approval, consent or subdivision approval, in accordance with City standards based on the functional classifications of the intersecting roadways.
 - .d Assigning first priority for investment in transit to maintain the existing system in a state of good repair to provide continued safe and comfortable service.
 - .e Supporting the implementation of measures for the long-term protection of 400-series highways and goods movement corridors.



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- .f Ensuring that new streets will be provided in consideration of surrounding land uses and will contribute to the development of a connected network which provides direct and clearly understood travel routes for all transportation modes and users throughout the city and acts as a fundamental organizing element of the city's physical structure.
 - .g Maintaining and growing inter-regional transportation connections to adjacent municipalities.
 - .h Implementing Rapid Transit services in dedicated rights-of-way along Corridors as priorities are established, funding becomes available, and the Environmental Assessment review processes are completed.
 - .i Supporting a fine-grained Street Network for people walking and cycling, including direct pedestrian routes while maintaining less direct routes for cars.
 - .j Supporting the increased use of existing rail corridors within the city for Regional Rail service.
 - .k Implementing transit priority throughout the city by giving buses priority at signalized intersections and by introducing other priority measures, such as:
 - .i Reserved or dedicated lanes for buses.
 - .ii Limiting or removing on-street parking during part or all of the day.

2.3.408 New development on lands adjacent to the existing or planned Transit Network and facilities is required to be compatible with, and supportive of, the long-term purposes of the corridors and facilities and be designed to avoid, mitigate or minimize negative impacts on and from the transportation corridors and facilities.

Priority No. 3: Complete Streets

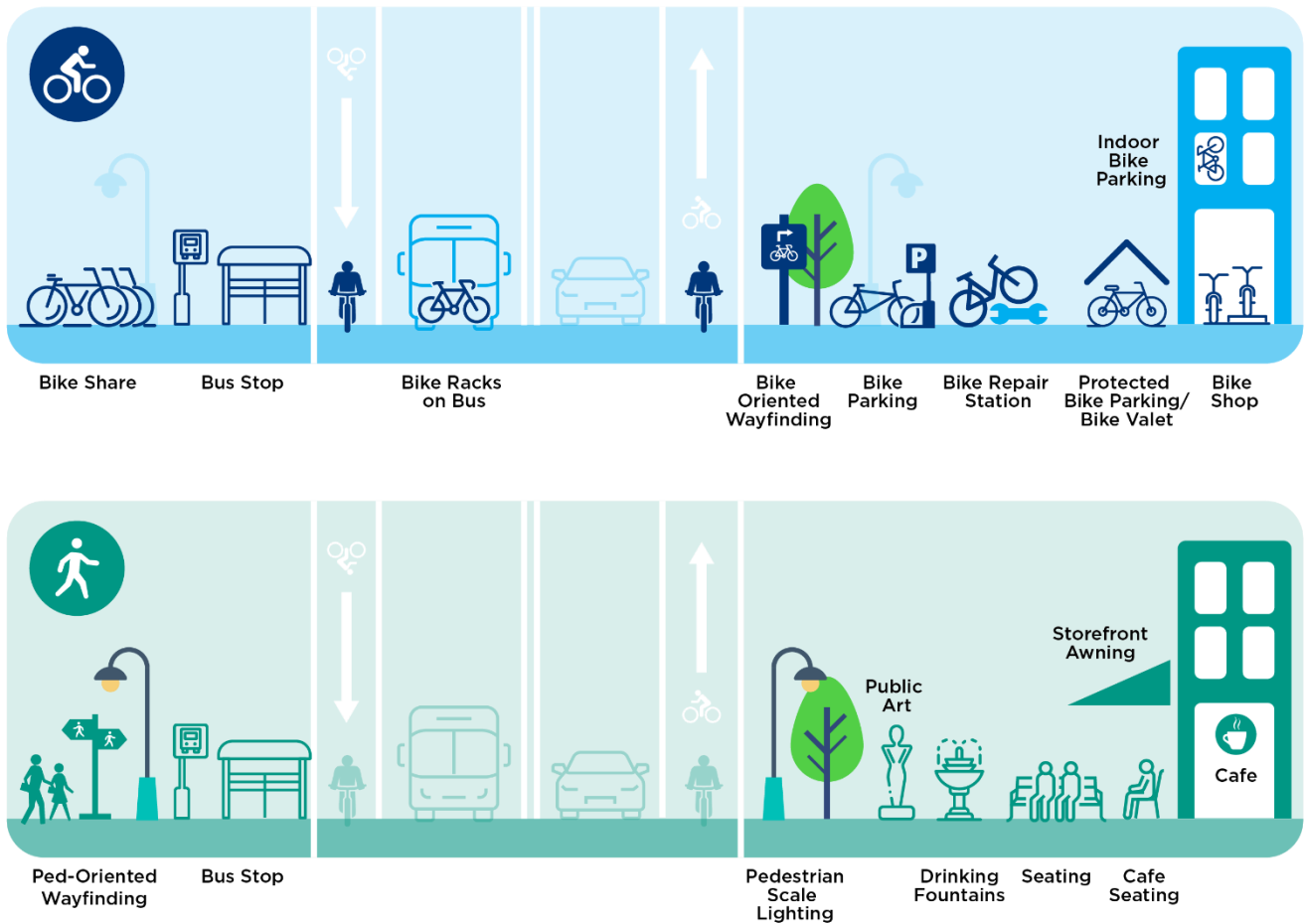
Brampton Plan envisions a future where streets have been designed, and function, as complete streets. Complete streets balance the many competing demands for space and safely accommodate all users while improving the functionality of the transportation network. They recognize the uniqueness of each street and the need for context-sensitive design. Complete streets are also focal points for development, activity, and culture - places that draw in people to live, work, shop, recreate, and be entertainment. In addition, complete streets incorporate green infrastructure to enhance the City's environmental quality and create more sustainable and resilient places.



To support Brampton Plan’s vision for complete streets, all street projects will adhere to the following principles:

- Create safe and accessible streets;
- Promote healthy and active living;
- Improve transportation choice and balance priorities;
- Develop connected networks;
- Respect existing and planned context;
- Create vibrant and beautiful places;
- Enhance economic vitality; and
- Improve sustainability and resiliency in alignment with the Sustainability and Climate Change policies to reduce GHG emissions.

2.3.409 The development of complete streets will be based on the City of Brampton Complete Streets Guide.





Vision Zero

Brampton Plan recognizes the need to provide a transportation system that is safe for all users, regardless of their mode of travel. No loss of life or major injury ensuing from the use of the transportation system is acceptable. Safety must be the priority, particularly for vulnerable road users.

Vision Zero is a strategy to eliminate all traffic fatalities and serious injuries, while increasing safe, healthy, equitable mobility for all. The strategy includes a focus on system-wide changes to the way streets are designed and operated to eliminate serious injuries and deaths on roadways. Brampton City Council adopted a Vision Zero Framework in June 2019.

- 2.3.410 The City will continue to participate in the Region of Peel's Vision Zero Task Force to better coordinate efforts and resources among agencies and stakeholders to prevent fatal and serious injury motor vehicle collisions in the City.
- 2.3.411 The City will continue to implement techniques and technologies in support of the Vision Zero Framework, including speed cushions and Automated Speed Enforcement
- 2.3.412 During the design of all streets, significant regard will be given to the provision of adequate space and safety measures for pedestrians and cyclists, and for safe transfers on and off transit vehicles. Specific road requirements will be determined at the detailed design stage, during which the City will use a multimodal level of service framework to quantify how various design decisions impact different roadway users.
- 2.3.413 All streets will be designed as important components of the public realm, providing a network that is appealing, safe, and accessible for all transportation modes.

Equity

As the City looks to shift away from a priority on an automobile-based mobility system, there is a need to consider key mobility equity considerations which have disproportionately affected certain residents, including access to transportation services and affordability. Improving the Mobility Framework also helps provide health benefits and works to alleviate inequities by improving air quality, access to the Transit Network, creating safe spaces for walking, rolling, and biking, and encouraging alternatives to the car.

Building on the Housing and Social Matters policies which address transportation affordability, the following policies work to identify and propose solutions to these injustices in the mobility system by establishing policies which help transition





Brampton towards a Mobility Framework which is more inclusive, affordable, and equitable.

2.3.414 In achieving the above objective, the City will:

- .a Prioritize enhancements to the Active Transportation Network in neighbourhoods where car ownership is lower and where there is a higher proportion of lower-income residents.
- .b Encourage the expansion of paratransit services to include on-demand paratransit services to improve door-to-door accessibility for paratransit users.
- .c Work to improve mobility options for women and families and in neighbourhoods where there are large numbers of residents who may face transportation-related barriers to social and economic participation.

2.3.415 In planning for new or expanded active transportation routes, the City will improve walkability through shorter blocks, sidewalk infill, wider sidewalks, rest areas, safe crossings, and adequate lighting.

2.3.416 The City will ensure that city-owned transit infrastructure meets or exceeds the standards established in the *Accessibility for Ontarians with Disabilities Act*.



Health and Wellness



Our Headline Targets

Over 240 hectares of new parkland added to the City's inventory.

Achieve a target of 1.6 hectares of active parkland per 1000 residents.

What Does it Mean?

Where we live affects our health. The design of your community influences the path you take to work or school, what you eat and how often you engage in physical activity. According to a report of medical officers of health in the Greater Toronto and Hamilton Area, poor nutrition and lack of physical activity are leading to many health problems. These challenges are mostly due to changes in our modern lifestyle, such as lack of access to affordable local and fresh produce, sedentary behaviours associated with working from home, commuting in traffic or avoiding outdoor physical activities.

A healthy and complete community includes walkable neighbourhoods with access to services, amenities, employment, recreation, green space, social connection, and public transit. Brampton Plan recognizes the importance of both the built and natural environment in the design of a community and the integral role it can play in addressing public health issues.

The City of Brampton is known for its extensive system of parks, pathways and open spaces located throughout the city. Not only are parks and open spaces important for the planning and design of healthy communities, but they also provide numerous benefits to residents and visitors of Brampton, such as opportunities for healthy living through physical and social activities, creating a sense of place and belonging, and promoting environmental health and sustainability. Parks and open spaces complement and may provide connections and linkages to support our Natural Heritage System.

Our parks and open spaces provide a contrast from the built environment. They also provide important neighbourhood and inter-neighbourhood pathway connections, facilitating active ways to move around and navigate our city, in support of the Mobility and Connectivity policies of Brampton Plan. Our parks and open spaces are an integral component of the established communities in Brampton. They will continue to be a key component as new communities develop and evolve.



The Health and Wellness Building Block envisions Brampton as a mosaic of healthy, active citizens enjoying physical and mental wellness, fitness, and sports, as well as other opportunities for passive recreation. This Building Block recognizes the role that Brampton’s parks and open spaces have in the overall health of our natural ecosystems, acting as a buffer for nearby environments by absorbing stormwater, while also providing opportunities for social connection with locations for community activities and social gatherings.

In addition to Brampton Plan, there are several important documents that provide further policy guidance on parks and open spaces and public health. This primarily includes the Parks and Recreation Master Plan, which provides a blueprint guiding the City’s planning and provision of parks, recreation facilities, and the programs that take place within them. The Active Transportation Master Plan further provides a framework for the provision of trails and cycling routes across Brampton.

The Health and Wellness Building Block will be realized by planning for the following priorities:

- Priority No. 1 – Parks and Open Space**
- Priority No. 2 – Public Health and Well-being**

How Are We Going to Achieve This?

Priority No. 1: Parks and Open Space

Public parks and open spaces are valuable community assets that provide opportunities for social interaction, recreation, programmed activities, as well as areas for quiet contemplation and relaxation. Our parks and open spaces also provide many ecosystem services such as biodiversity and clean air and help to both mitigate and adapt to the impacts of climate change. Ensuring access to good, quality parks and open spaces that are well designed, offer a range of opportunities for individual or community activities, and are broadly accessible to all ages, incomes and abilities of residents are key foundations for a healthy city.

To further support implementation of our parks and open space policies, a parkland hierarchy has been established that is characteristic of the distribution and demand needs of the community. Our parks and open space hierarchy, shown on **Schedule 10**, includes:

- **Brampton Eco-Park**
- **City Parks**
- **Community Parks**





- **Neighbourhood Parks**
- **Urban Parks**
- **Linear Connectors**

The precise distribution of such parks will be determined in Secondary Plans, Precinct Plans or other planning programs in accordance with the policies of Brampton Plan. Parks and open spaces are shown on **Schedule 10**.

2.3.417 Parks and open spaces are a necessary element of city-building as the city grows and changes. Maintaining, enhancing and expanding the system, as well as updating and retrofitting existing parks and open spaces, as shown on **Schedule 10**, requires the following actions by the City:

- .a Distributing parks of different types throughout the city ensuring that all neighbourhoods are well served with a variety of parks and open space opportunities.
- .b Adding new parks and open spaces, particularly in Strategic Growth Areas prioritized for intensification and higher-density mixed-uses, while maintaining, improving and expanding existing parks.
- .c Designing high quality parks and their amenities to promote comfort, safety, accessibility and year-round use and to enhance the sense of place for all users, providing experiential and educational opportunities to interact with the natural world through relevant signs, and interactive art displays.
- .d Protecting access to existing publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages.
- .e Promoting and using private open space and recreation facilities, including areas suitable for community gardening, to supplement publicly owned parks, facilities and amenities.
- .f Balancing distribution of parks and open space facilities and activities to meet the diverse recreational and leisure needs of Brampton residents, workers and visitors.

2.3.418 The Parks and Recreation Master Plan will be used as a guideline document to assess the current state of the parks and open space system, identify gaps and needs, and plan for future investment that conforms with the policies of Brampton Plan and in accordance with the *Planning Act*. The Parks and Recreation Master Plan will be updated at





least every five years to reflect Brampton’s population, service level needs, and the ongoing evolution of trends affecting the parks and recreation sector.


2.3.419 Development is generally prohibited within parks and open space areas identified on **Schedule 10** with the exception of community facilities, conservation projects, public transit, essential Civic Infrastructure including utilities, and other permitted uses identified in this Plan.

2.3.420 Through the Secondary-Level Plan and planning and development applications processes, passive recreational uses associated with the passive enjoyment of natural features including trails, trailheads, foot bridges, small parking areas, signage, picnic facilities, washrooms, and interpretive facilities, will be identified.

Parks and Open Space Amenity Design


2.3.421 In addition to the Urban Design policies of this Plan, the design of parks and open space will adhere to the following criteria:

- .a Implement the principles of Crime Prevention Through Environmental Design (CPTED) through the design and location of parks and open spaces.
- .b Integrate green infrastructure within parks to reduce the vulnerability to climate change impacts and enhance the resiliency of our parks through features such as shading trees, lids, cooling stations, permeable surfaces, flood protection, cooling stations, and water fountains.
- .c Maximize the urban forest, and incorporation of low impact design features and green infrastructure.
- .d Protect and enhance the Natural Heritage System within and adjacent to parks.
- .e Provide a range of opportunities for outdoor active and passive recreation.
- .f Incorporate and conserve natural features and green infrastructure to protect and enhance the ecological services and benefits they provide to the community and Natural Heritage System.

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- .g Seek opportunities to celebrate and/or acknowledge Indigenous placemaking, knowledges, and histories through public art and other commemorative opportunities. Consultation, partnerships and collaboration with Indigenous communities will be encouraged in the planning, design and development of new or expanded parks and open spaces.
 - .h Incorporate natural or cultural heritage features, where available and appropriate, to be protected and enhanced.
 - .i Generally, be accessible and usable to all residents year-round.

2.3.422 Where parks and open spaces about the Natural Heritage System, as designated on **Schedule 5**, development proponents will work with the City, Region and appropriate Conservation Authority to determine the exact boundaries of parks and open spaces on a site-specific basis through an Environmental Implementation Report to ensure the protection of natural heritage features with sufficient ecological buffers.

2.3.423 Access to parks and open spaces, community facilities, and public buildings will be ensured by:

- .a Creating and maintaining a connected network of complete streets, trails, parks and open spaces with unobstructed pedestrian clearways and curb cuts at corners on all City streets;
 - .b Locating parks and community facilities at the termination of primary streets and areas that can be seen from multiple directions to create community landmarks, enhance visual sightlines, and character;
 - .c Discouraging development that is rear-lotted onto parks and open spaces;
 - .d Designing commercial buildings or prominent buildings adjacent to parks and open spaces to activate and create a positive interaction with the space;
 - .e Requiring that plans for all new and altered publicly owned buildings, transit facilities and public works meet City and Provincial accessibility standards;
 - .f Over the planning horizon to 2051, existing City-owned buildings that are open to the public and open spaces will be retrofitted to make them accessible to users of all ages and abilities; and
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- .g The owners of private buildings and spaces will be encouraged to make spaces accessible to users through public education and retrofit programs.

2.3.424 Recognizing that school sites are an integral community resource that serve not only as learning institutions but also as socio-cultural centres and a source of valuable community open space, the City will:

- .a Cooperate with the school boards in determining the locations, acquisitions, development, maintenance and programming of sites.
- .b Continue to arrange with the school boards for the shared use of buildings, sports fields, parks and parking facilities where feasible.
- .c Collaborate and partner with school boards and schools to provide and conduct educational, stewardship and outreach programming for students and local community.

Acquisition of Public Parkland

Public parkland will be acquired through the development process to provide the means to support both active and passive recreational opportunities. The classifications of parkland are established based on form and function and reflect different scales and levels of accessibility as planned throughout the City. This hierarchy recognizes existing parkland that has been established in developed areas of the City, and those that are required to support new, developing communities. These service levels have regard for the capabilities of the City to assemble parkland with the tools available – principally the parkland dedication provisions of the *Planning Act*.

2.3.425 The City will develop a system of parks and open spaces that provide a wide selection of leisure opportunities for residents of all ages, ability levels and socio-economic backgrounds by:

- .a Utilizing the tools available to maximize the service level for public parkland as established in the Parks and Recreation Master Plan; and,
- .b Ensuring that lands dedicated to the City for public parkland purposes are in a location and condition satisfactory to the City.

2.3.426 In accordance with the City's Development Design Guidelines, the City will encourage the creation of vista and access points to be conveyed to the City gratuitously to provide strategic views and vistas onto dedicated

public parkland to reinforce land use patterns and to enhance their visibility of such open space blocks.

2.3.427 The location and configuration of land to be conveyed will be free of encumbrances and utility easements unless the City is satisfied that they do not negatively impact the programmed use of the public parkland.



2.3.428 The integration of private amenity spaces will be encouraged, and the City will require developers of multi-residential development to provide on-site private amenity spaces to supplement the public parkland system, promote active transportation, and facilitate connectivity between parkland and the public realm.

2.3.429 Where on-site parkland dedication is not feasible, an off-site parkland dedication that is accessible to the area where the development site is located may be substituted for an on-site dedication, provided that:

- .a The off-site dedication is a good physical substitute for any on-site dedication;
- .b The value of the off-site dedication is equal to the value of the on-site dedication that would otherwise be required; and
- .c Both the City and the applicant agree to the substitution.

2.3.430 The City will provide parks through the following three mechanisms:

- .a As a condition of development or redevelopment, the City will acquire land for parks or cash-in-lieu as directed by the Planning Act and the City's Parkland Dedication By-law or any successor By-law;
- .b The City may choose to lease or secure parks by agreement from other public agencies; or

- .c The City may choose to buy land for parks with cash-in-lieu of parkland reserve funds or through capital expenditures or through land bank / land exchange.

2.3.431 Council may consider City-owned properties, including those being considered for disposal, as a location to build a new park.

Realizing Brampton Eco Park

Brampton Eco Park will be a city-wide network of interconnected Eco Spaces. Eco Spaces are green and sustainable spaces within Brampton that allow people and the environment to live together and strengthen the coexistence of people and the environment.

Designating Brampton Eco Park as part of the City’s parkland and open space system will ensure that green and natural spaces are fully embedded and embraced as part of our urban fabric and parkland hierarchy. By planning for and integrating Brampton Eco Park as a component of the City’s broader land use planning framework, we will achieve a high standard of urban design across the City in accordance with the policies of this Plan.

Brampton Eco Park will be a large and growing municipal park and nature reserve existing across the city and interwoven within the city landscape. It consists of Eco Spaces, including but not limited to the Natural Heritage System, parks, green spaces, green infrastructure streetscapes, utility corridors, and yards that strive for the Eco Park principles. This is an ongoing process that will result in a city filled with connected Eco Spaces.



The policies of this section are intended to support the evolution of Brampton Eco Park over time based on the seven Eco Park guiding principles.

2.3.432 Brampton Eco Park will evolve over time through the development of connected Eco Spaces and Eco Park Hubs that vary in function and size. Brampton Eco Park will primarily include the Natural Heritage System and parks and open spaces and will evolve to include streetscapes, green infrastructure, utility corridors, and private lands.

2.3.433 Eco Spaces vary significantly in form and function and include highly naturalized and socialized landscapes. To be considered an Eco Space, three core criteria must be achieved:

- .a Enhance and maintain natural systems and processes.

- .b Integrate opportunities for meaningful social and environmental interactions and experiences.
- .c Achievement of the seven guiding Eco Park principles.

2.3.434 The City will adopt and apply the following Eco Park Principles as objectives to guide the evolution, planning and development of all Eco Spaces:

- .a The ecological value and integrity of all environmental site features and processes will be maintained and maximized. This principle applies to both natural features and processes on site as well as environmentally engineered structures.
- .b Opportunities for passive, social, recreational, health, and cultural/community activities, programs and/or services through the utilization of natural and environmentally sustainable mechanisms will be, where possible ,provided on site.
- .c Ecosystem services and ecological functions will be highlighted and fully employed through thoughtful design mechanisms and appropriate infrastructure integration.
- .d The design, construction, and maintenance of the site will minimize minimizes environmentally destructive impacts by integrating itself with living processes to. This maintains, and can enhance ecosystem functions and processes, and ensure the mitigation of impacts to the environment, during all life stages.
- .e Seamlessly integrate and connect with the local and wider community and ecosystem through an environmental, social, cultural, and physical lens.
- .f Foster and adopt social, environmental, and technical innovations to implement on site.
- .g Reflect the cultural and demographic identify and social needs of the local community in the design and programming of the Eco Park.

2.3.435 To support the evolution of Brampton Eco Park, the City will:

- .a Develop a list of parks and Natural Heritage Systems to first target for initial Eco Park establishment.
- .b Identify Eco Park “Hubs” where Brampton Eco Park expansion will be focused and built upon.

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- .c Encourage opportunities for the Brampton Environmental Advisory Committee to be involved in the planning, design, and development of Brampton Eco Park.
 - .d Facilitate collaborations between local businesses, industry, knowledge leaders, and Indigenous Communities to help form the creation of Eco Spaces.
 - .e Where public service facilities and/or institutions are located adjacent to current or future Eco Spaces, the City will explore partnerships and integration opportunities to create beneficial partnerships with schools, hospitals, wellness centres, community centres, and retirement homes.

2.3.436 Eco Spaces will be designed in alignment with the Eco Park principles and according to the following general planning and design guidelines:

- .a Demonstrate a clear role in enhancing Brampton's natural heritage and achieving a more sustainable, liveable, active, and diverse city.
- .b Integrate public features, art and social/cultural programs.

2.3.437 The City will facilitate the creation of Greenway Boulevards on the streets shown on **Schedule 10**. Streetscapes along Greenway Boulevards will achieve the following Eco Park design principles:

- .a Increased tree plantings along roads.
- .b Appropriate plantings in medians.
- .c Low impact development options to manage runoff along roads and pavements.
- .d Greater application of the complete streets design.

2.3.438 In cooperation with the appropriate utility agencies, utility corridors can provide valuable opportunities for integrating Eco Park principles and connecting natural landscapes. Within utility corridors, Eco Park design principles may include but not be limited to:

- .a Applying Integrated Vegetation Management (IVM), a practiced approach involving selecting and combining vegetation treatments to target only specific plant species that pose a risk to safety or reliability to the utility, while minimizing impacts to the environment and the public.



- .b Integrating trails into hydro and pipeline corridors in consultation with the respective utility agency.
- .c Providing space for community gardens, dog parks, and passive activities.
- .d Creating compatible habitats along and in utility corridors, such as meadows and butterfly habitat, where applicable.

2.3.439 Opportunities for the integration and implementation of new sustainable technologies and nature-based solutions through Eco Spaces will be encouraged, including:

- .a New and sustainable types of building materials.
- .b Methods of design, construction, management, and green technology that minimizes impacts to the natural environment.
- .c Innovative design principles that celebrate the processes the natural environment provides to the community.





City Parks

City Parks serve the entire population of Brampton. They are intended to be focal points for the city, providing multifunctional flexible space and programming for large-scale gatherings, festivals, and to accommodate facilities for the entire community. Community facilities may sometimes be located within our City Parks. These community facilities may include active recreational uses.

City Parks serve our entire city. They are a destination for active recreation and are focal points for our entire community. The size of our City Parks will depend on the share and constraints of surrounding properties, specific programs for the park, or to reflect historical land assembly practices.

City Parks may be specialized parks that provide specific purposes. As an example, Golden Gate Park has a conservatory, a tea garden, botanical garden/arboretum and a Shakespeare Garden.

2.3.440 City Parks, as shown on **Schedule 10**, will:

- .a Serve as destinations and focal points for communities in the City of Brampton.
- .b Have frontage on at least two public streets, preferably at the intersection of major streets to act as a gateway feature to communities and the City, be connected to the Active Transportation Network, and be easily serviced by transit.
- .c Be developed, landscaped and maintained to provide space for active and passive recreational purposes.
- .d Contain public washroom facilities, bicycle parking and off-street parking, and other relevant amenities to support large public gatherings and sport tournaments, wherever possible.
- .e Contain infrastructure to enable programming of the space such as formal gardens, display greenhouses, animal farms, splash pads and skating rinks.
- .f Include joint secondary and post-secondary school facilities that are integrated with open space and recreation uses.

2.3.441 Where secondary/post-secondary schools and/or community facilities are co-located in or next to City Parks, multi-storied buildings and underground facilities are encouraged to maximize the amount of land available for recreation, landscaping and open space opportunities.

2.3.442 The size of City Parks will depend on the shape and constraints of the property, and the specific programs for the park.





Community Parks

Community Parks are located throughout the city to provide for a range of opportunities for outdoor active and passive recreation on a smaller scale comparable to City parks. Recreation centers may sometimes be located within our Community Parks. These recreation centres may include active recreational uses.

Community Parks are generally located to serve 15,000 to 20,000 persons within a 3-kilometer radius. They are generally in the range of 10 to 12 hectares of unencumbered tableland.

Our Community Parks are intended to provide for a range of opportunities for outdoor active and passive recreation such as large playgrounds, shade structure, multi-purpose courts, splash pads, multiple sports fields and associated flood lighting, seating areas, walkways, lighting, open active area, landscaping, floral displays, and buffer areas.

- 2.3.443 Community Parks, as shown on **Schedule 10**, will:
 - .a Be planned as focal points for the community, generally located at the intersection of public streets. The street pattern will ensure significant frontage of the park on adjacent public streets to promote views.
 - .b Be in locations serviced by frequent transit service with direct access to the Active Transportation Network and public streets.
- 2.3.444 Community parks may contain a recreation centre complex which may contain but is not limited to the following amenities, or combination of amenities: one or more arenas, one or more indoor soccer fields, indoor courts, swimming pool, fitness facilities, snack bar, library and/or community space.
- 2.3.445 The size of a Community Park will depend on the shape and constraints of the property, the specific program for the park based on recreational needs and other criteria outlined in the Parks and Recreation Plan and more detailed evaluations undertaken in an Open Space Study.
- 2.3.446 Where practical, the City will locate Community Parks adjacent to elementary or secondary school sites to allow for the shared use of buildings, sports fields and parking facilities.





Neighbourhood Parks

Neighbourhood Parks generally represent the smallest park type, servicing the needs of the immediate or local neighbourhood. They provide a range of opportunities and experiences for active and passive recreation which may include but is not limited to playgrounds, multi-purpose courts, seating areas, walkways, shade structures, and natural or cultural features.


The scale, size and appeal of Neighbourhood Parks provide opportunities for less organized and unstructured, passive leisure and social activities. They are also important places that support and enhance the connectivity of parkland and other open spaces.

Neighbourhood Parks serve 4,000 to 5,000 people within a 0.4 km radius or a 5-minute walk. They are generally in the range of 0.8 to 1.2 hectares. Our Neighbourhood Parks are intended to provide for opportunities and experiences for outdoor active and passive recreation such as playgrounds, shade structures, multi-purpose courts, seating areas, walkways, lighting, open active area, landscaping, floral displays, and buffer areas.

2.3.447 Neighbourhood Parks, will:

- .a Be preferably located at the intersection of two streets and when a Neighbourhood Park is associated with a school, the school block and school building should dominate the intersection of the two streets.
- .b Be preferably located to ensure that residents do not have to cross busy streets to access the Neighbourhood park.
- .c Be planned and designed to be focal points for neighbourhoods generally with at least two street frontages and have residential development fronting on to the Neighbourhood Park where practical to create visually attractive edges with no dwellings backing onto these facilities.
- .d Be designed and programmed for all age groups and abilities, and accessible to all residents.
- .e Be designed such that they can provide 40 percent of the area of the park in tree canopy by the end of the tenth year after its opening, with priority given to shading seating areas;
- .f Be provided within a shorter service radius if a major barrier results in an area that is not serviced, or impedes safe crossing, such as a highway, major or minor arterial road, natural features and other areas.



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- .g Protect natural features and integrate green infrastructure to protect and enhance natural systems, ecological services and linkages, and help to reduce the vulnerabilities to climate change and build local resilience.

2.3.448 In addition to the Neighbourhood Park policies described above, there may be other Neighbourhood Parks that would be identified during the Precinct Planning process. They may not meet all of the criteria described in this section. This flexibility enables the City to monitor the characteristics of the development and ensure that all areas are serviced with recreational open space.

2.3.449 Neighbourhood Park blocks less than 0.5 hectares will only be permitted in exceptional cases and in special situations including neighbourhood inconvenience, absence of activity opportunities or where there is a distinct shortage of open space alternatives or requirement for meeting certain urban design or community building objectives. In these circumstances the City may seek to provide alternative provision models provided that all other provision standards can be achieved.


Urban Parks

Urban Parks, sometimes referred to as Urban Squares or Plazas, are specialized parks that are located within Brampton's Centres, Boulevards, and Corridors. Urban Parks are not identified on any schedule. Primarily defined at its edges by streets and/or civic buildings, Urban Parks are pedestrian-friendly spaces that accommodate socializing in dense urban areas. They are a new and important element of our urban fabric as significant population growth occurs through intensification of the built-up area, supplementing the recreation needs of our high-density neighbourhoods.

Urban Parks include both hard and soft landscape elements and are equipped with ample amenities that respond to the needs of the adjacent mixed-use community. These spaces are a desirable form of park because of their spaciousness, prominence and easy access. It is expected that Urban Parks will be acquired, owned, developed and maintained by the City, notwithstanding that there may be opportunities where private ownership options are appropriate.

2.3.450 The City will plan for a sufficient Urban Park system that is consistent with the planned intensification of the City's Strategic Growth Areas.

2.3.451 The City will identify Urban Parks as important focal points for the City's urban areas, specifically Centres, Boulevards, and Corridors. Through the planning and development application process and Secondary-Level Plans, the City will recognize future areas for development of Urban



Parks. The City will develop and select Urban Parks based on the following design criteria:

- .a Expected to be greater than 0.8 hectares in size, and can be much larger;
- .b Have frontage on at least one public street, where possible, and connections to the public sidewalk;
- .c Be designed such that they can provide 40 percent of the area of the park in tree canopy by the end of the tenth year after its opening, with priority given to shading seating areas;
- .d Be primarily soft surfaced and green but may include hard surface elements;
- .e Include substantial programmable spaces such as performance venues, courts and small outdoor game areas, outdoor fitness equipment, fountains and other water features, flexible hardscaped areas depending on their size and location; and
- .f Include seating and a full furniture program (e.g., lighting, facilities for dogs, and facilities for various age groups, water features and public art) and playful elements for children.

2.3.452 Urban Squares are identified as a form of Urban Park that may provide multifunctional space and programming for social gatherings, festivals and civic functions. The City will identify and develop Urban Squares based on the following design criteria:

- .a Expected to be greater than 0.1 hectares in size, but generally less than 0.8 hectares;
- .b Expected to serve the resident population and/or local business community within approximately a ten-minute walk or 800 metres radius;
- .c Be integrated with the broader public realm at a scale appropriate for the surrounding context;
- .d Have significant street frontage and direct pedestrian connections to the public sidewalk
- .e Be designed such that they provide 40 percent of the area of the square in tree canopy by the end of the tenth year after its opening;

- .f Be primarily hard surfaced but may include soft surface elements;
- .g Support a variety of programming such as flexible hardscaped areas, gardens and lawns, fountains or other water features, concert facilities and stages, public buildings and washrooms, small outdoor game areas, seating areas and places to eat depending on their size and location; and,
- .h Support temporary facilities such as retail kiosks and vendors, temporary markets, performance and exhibit spaces, and a range of other facilities.

2.3.453 The City will also consider Privately Owned Publicly-Accessible Spaces (POPS) as an important form of Urban Park that will be provided by development partners as part of site design. POPS are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. POPS provided through development will:

- .a Generally, be publicly accessible and may include temporary commercial uses which animate the POPS.
- .b Be designed and programmed for users of a variety of ages and abilities to serve the local population.
- .c Be sited in highly visible locations.
- .d Be sited and designed to be seamlessly integrated and connected into the broader public realm.
- .e Include new trees, seating, public art, landscaping and integration of stormwater capture, where appropriate.

2.3.454 As the City continues to identify Urban Parks and Urban Squares in accordance with the requirements of the Parks and Recreation Master Plan and the policies of this Plan, the City will recognize the Urban Park and Urban Squares as a permitted use within all Centres, Boulevards, and Corridors shown on **Schedule 2** to this Plan without the necessity of an amendment to Brampton Plan. Privately Owned Publicly-Accessible Spaces may be permitted in Employment Areas.

Linear Connector

The linear connector classification reflects lands that are oriented to off-road recreational trails and other connecting links between parkland or major community destinations. This classification reflects the City's goals of advancing active transportation as a key component our overall mobility system. Linear connectors



form part of the broader Active Transportation Network set out in the Mobility and Connectivity Building Block.

- 2.3.455 The City recognizes linear connectors as an important element of Brampton’s park system, providing residents and visitors with non-motorized access to parks, open spaces, and destinations across the city through greenway trails and networks.
- 2.3.456 In new and existing neighbourhoods, linear connectors will enhance walking, rolling, and cycling networks and expand the public realm network. Wherever possible, the creation of a continuous linked open space system utilizing linear connectors in addition to more traditional block-shaped parks will be achieved by linking parks and public spaces in new subdivisions, establishing linkages through acquisition as opportunities arise, and pursuing the potential use of utility corridors, abandoned or unused rights-of-way, and abandoned railway lines as opportunities emerge.

Cemeteries

Cemeteries shown on **Schedule 10** include both public and private cemeteries and identifies land intended for the interment of human remains, including crematoria, columbaria, and mausoleums, and other facilities that are ancillary or related to cemeteries.

- 2.3.457 Cemeteries are permitted within the areas shown as Cemeteries on Schedule 10.
- 2.3.458 New lands for cemeteries will be discouraged within the Built-Up Area for the purposes of enlarging existing cemeteries. Subject to licencing requirements and the criteria of this section, expansion of existing cemeteries may be permitted.
- 2.3.459 When considering applications for new cemeteries or the enlargement of existing cemeteries, the City will have regard for the following matters pursuant to the Planning Act, the Cemeteries Act, the Ontario Heritage Act, and all other policies of this Plan:
 - .a The impact of traffic on surrounding properties and the Street Network;
 - .b The appropriate limitation of ingress and egress points;
 - .c The adequacy of off-street parking and internal traffic circulation;



- .d The use of tree planting and landscaping, particularly encouraging the use of native species, to complement the plot plan, existing contours and the surrounding area;
- .e The provision of screening, where deemed appropriate;
- .f The soil and sub-soil conditions including drainage;
- .g Natural heritage features, functions and linkages as well as environmental and ecosystem impacts;
- .h Massing and the relationship of proposed buildings to each other and to adjacent roads and properties; and,
- .i The financial ability of the proponent to be able to provide perpetual care and maintenance so that the City reduces the future possibility of having to assume an abandoned cemetery.

2.3.460 The City will continue to maintain abandoned cemeteries as required under the *Cemeteries Act*.

Private Open Space

Existing locations of private open space are shown on **Schedule 10**. Private open space includes major outdoor private commercial recreation uses such as golf courses, driving ranges, swimming pools, sports courts, and other similar uses that are not publicly owned.

2.3.461 When new private open space facilities are developed, they will be shown as Private Open Space on **Schedule 10** and in applicable Secondary Plans. Existing private open space with an existing Secondary Plan designation other than commercial recreation may develop in accordance with that designation.

2.3.462 The City will ensure that permitted uses and structures are appropriately designed and screened to minimum the potential impact on adjacent uses.

Priority No. 2: Public Health and Well-being

Protecting public health and well-being is critical to the long-term prosperity and liveability of Brampton. Brampton Plan supports the development of liveable communities that foster health, inclusivity, and sustainability. The City's physical layout and design plays an important role in shaping health and well-being by enabling Brampton's diverse population to thrive and live their lives to the fullest.



Protecting and minimizing risk to health and safety will support and ensure the long-term viability of Brampton. Ensuring that development occurs in an orderly and safe manner will help protect Brampton residents from human-made hazards while reducing the incidence and fear of crime. The policies of this section reinforce the policies of Brampton Plan to support the development of healthy and complete communities. They also work to manage risk associated with heavy industry, railways corridors, and other sources of noise and vibration through the provision of adequate buffers, separation distances, and effective transition zones.

Healthy Communities

Through the policies of this Plan, Brampton will support the creation of safe, accessible, and healthy communities where people of all ages, backgrounds and capabilities can meet their needs throughout their lives by providing opportunities for emotional, physical, and socio-economic well-being. The Healthy Communities policies reinforce the broader policies of this Plan to integrate and make explicit the relationship between land use planning, growth management, and healthy communities.

- 2.3.463 In partnership with the Region, the City will conduct health assessments in accordance with the Healthy Development Framework for municipally developed, owned and operated buildings, public squares and open space project applications.
- 2.3.464 The City will create a Health & Social Well Being Strategy that will integrate a climate change and equity lens into all municipal initiatives, plans and projects.
- 2.3.465 The City will support a high quality of life by encouraging initiatives that improve social and spatial equity, ensuring residents have access to health and social services and healthy food options, while promoting a high-quality public realm and compact built form.
- 2.3.466 In accordance with the Nurturing Strong and Connected Communities policies of this Plan, as well as the City's Development Design Guidelines, the City will encourage the development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting services, and amenities.
- 2.3.467 In accordance with the Mobility and Connectivity policies of this Plan, new development, infill development, and new public works will be designed to enhance the pedestrian and cyclist experience. The City will provide infrastructure such as sidewalks, bicycle lanes and pathways, to locate amenities within neighbourhoods so that they are accessible, and to achieve levels of density and connectivity that minimize travel distances between destinations.





In accordance with the Sustainability and Climate Change policies of this Plan, the City will encourage the establishment of sustainable, resilient, and healthy communities through implementation of the Sustainable New Communities Program, including Sustainability Metrics and Sustainability Score Thresholds, that support of the elements listed in this section.

Safety

Everyone in Brampton should feel safe and be safe in the city's public spaces. The physical environment can be designed and managed to reduce the incidence and fear of crime. Safety and accessibility are central concerns of gender-equitable planning. Incorporating these in the planning of built form, parks and streetscapes are important for women and children and for other target groups

Within the context of this section, safety refers to the ways in which design and the use of physical development can lead to a reduction in the fear and incidence of crime and an improvement of the quality of life, particularly for Brampton's most vulnerable groups.

- 2.3.468 The City will adopt Crime Prevention Through Environmental Design (CPTED) principles and will review all development applications from a CPTED perspective. The City will consider additional measures to enhance safety and security through such means as:
- .a Provision of outdoor lighting in spaces intended for public use after dark that is sufficient to support the activities planned for that space;
 - .b An overall pattern of design that avoids creation of enclosed areas or areas such as narrow recesses between buildings that could be used to entrap persons passing through a space;
 - .c Preservation of unobstructed sight lines for persons passing through public spaces and opportunities for public spaces to be overlooked by people in adjacent buildings or other public spaces;
 - .d Provision of a mix of uses on main streets that promotes activity and social interaction at various times of the day and night and are served by transit routes;
 - .e Where there are overpasses and tunnels, provide alternative routes at grade, where possible; and,
 - .f Provision of pedestrian and cycling connections between neighbourhoods and across barriers will be designed for passive supervision and wayfinding, where possible.





2.3.469 Diversity and inclusion considerations, in accordance with the City's Workplace Diversity and Inclusion Strategy and Work Plan should be used in the implementation of all development planning and evaluation of all municipal investments.

Land Use Compatibility

There are a number of potential hazards and incompatible land uses that may have potential adverse impact on public health and safety, and cause damage to properties. The City strives to take a proactive and precautionary approach to planning to avoid or reduce the chance of the occurrence of such nuisances or hazards.

Through the Sustainability and Climate Change Building Block, Brampton Plan provides important direction for protecting our community from natural hazards and building up our resilient capacity to deal with these hazards, where required. Proactive land use planning is key to prevent the occurrence of nuisances and adverse impacts from human hazards such as noise, vibration, and adverse impacts from sensitive uses.

What are sensitive land uses?

Sensitive land uses, as per the PPS: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities

2.3.470 The City encourages applicants of sensitive land uses, including residential uses and major facilities to exchange relevant information, subject to appropriate measures to protect confidentiality, for the purpose of undertaking and completing all relevant required studies.

2.3.471 The City will give consideration to locating and developing facilities for high noise and light generating recreational activities in areas adjacent to compatible land uses.

2.3.472 Where permitted uses are in proximity to and potentially have adverse impacts on sensitive uses either within the same designation or an adjacent designation, amendments and minor variances to the Zoning By-law will consider building setbacks to maximize the separation distance from sensitive use(s). Site plan control will consider the siting of structures and/or outdoor operations to minimize potential adverse impacts to sensitive use(s).

2.3.473 To avoid adverse effects on sensitive uses and to protect the long-term economic viability of industrial uses and major facilities, the Province's Land Use Compatibility Guidelines will be applied to the development of major facilities and/or sensitive land uses in proximity of a major facilities as outlined in the guidelines.





2.3.474 Sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to Employment Areas or within the influence area of major facilities, should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from Employment Areas and/or major facilities to:

- .a Prevent or mitigate adverse effects from noise, vibration, and emissions, including dust and odour;
- .b Minimize risk to public health and safety;
- .c Prevent or mitigate negative impacts and minimize the risk of complaints;
- .d Ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines at the time of the approval being sought for the sensitive land uses, including residential uses; and,
- .e Permit Employment Areas to be developed for their intended purpose.

2.3.475 A complete application to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in the previous policy will be required to include a Compatibility/Mitigation Study, which will be addressed in the applicant's Planning Rationale.

2.3.476 The Compatibility/Mitigation Study will:

- .a Be peer reviewed by the City at the applicant's expense;
- .b Identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses and nearby Employment Areas and/or major facilities; and,
- .c Identify facilities, including propane storage and district facilities, where separation distance is required by law and/or regulation may include any portion of the applicant's property and describe the extent to which the application may affect facilities' compliance with such required separation distances.






Noise and Vibration

The City strives to minimize disturbances of normal activities within residential areas and other noise sensitive land uses due to noise generated from industrial and commercial uses, air, road, and rail traffic. Despite best efforts for noise abatement, sometimes it is necessary to inform the public that noise from air, road and rail sources could affect normal use and enjoyment of property.

Policies related to the Lester B. Pearson International Airport Operating Area are found in Chapter 4 of Brampton Plan.

- 2.3.477 New development will have regard for all current policies and guidelines of the Ministry of the Environment, Conservation and Parks, Ministry of Municipal Affairs and Housing, the Region of Peel, the City of Brampton and railway operators relating to noise or vibration.
- 2.3.478 Where the City of Brampton or any other agency has identified the need for a detailed assessment of potential noise impacts or railway vibration on a proposed development, the City will require the proponent to submit a noise or vibration impact analysis prepared by a qualified acoustic consultant for the approval of the City, the Region of Peel and the Ministry of the Environment as appropriate. These analyses will be based on assumptions of ultimate traffic conditions or other noise generators as specified by the City or as measured in the field by the consultant and will follow the current prediction methods prescribed by the Ministry of the Environment. If needed, the City will also consult the appropriate railway regarding the requirements for and approval of detailed assessments concerning rail noise and vibrations.
- 2.3.479 Noise impact assessment reports will contain a statement and assessment of sound levels, before and after proposed abatement devices are installed, for the existing and anticipated situation during daytime, evening and nighttime hours. Where unacceptable sound levels are predicted, the report will review the merits of various abatement measures such as distance set-back, buffer zones, orientation of outdoor recreation areas, berms, acoustic barriers, etc.
- 2.3.480 The development proponent will implement all the measures as recommended in the approved noise impact or railway vibration analysis and any additional related measures, which may be deemed appropriate. The development proponent may be required to contribute to a perpetual maintenance fund for the long-term maintenance of these attenuation features.
- 2.3.481 In the event that noise or vibration levels in excess of the relevant current guidelines and policies are predicted to exist within part of the study area despite the inclusion of the recommended noise and





vibration control features, the City will require that the development proponent advise purchasers or tenants that noise or vibration may occasionally interfere with some activities of the dwelling occupants.

- 2.3.482 The City may discourage the use of reverse frontage lots with berms and acoustic fences when other preferred measures such as window streets, door handles etc. exist.
- 2.3.483 To the greatest extent practical, design and construction of industrial, utility and commercial developments will be undertaken in a manner so that the noise generated by it does not exceed the exclusion limit set by MECP or existing combined sound level resulting from industrial activity and road traffic at a point on any residential or other sensitive land use area except as provided for in the detailed guidelines of the Ontario Ministry of the Environment Publication NPC-300 or any successor guidelines.
- 2.3.484 In considering residential development proposed for a site, which is in proximity to existing stationary sources of noise, regard will be had for the effect of the noise and development will only be permitted if the attenuated sound levels would continue to be in compliance with the standards specified in the preceding policy.
- 2.3.485 Brampton Plan discourages the use of Class 4 classification (NPC-300), it will only be considered after all other alternatives have been exhausted.

Rail Noise and Vibration

- 2.3.486 Noise sensitive areas will be considered as those areas of land lying within 300 metres of rail lines having a development component that includes outdoor passive recreation areas or a residential component such as dwellings, bedrooms, sleeping quarters, living rooms or reading rooms. Lands within 75 metres of railway rights-of-way will be considered as vibration sensitive.
- 2.3.487 Prior to the approval of development applications within noise and vibration sensitive areas, the City may require that the proponent engages the services of the consultant to undertake an analysis of noise and vibration and to recommend noise and vibration abatement features as prescribed in the preceding general policies and subject to direct input from, and consultation with the appropriate rail company.
- 2.3.488 New residential development will not be permitted within 300 metres of a rail yard.



- 2.3.489 All residential development or other sensitive land uses located between 300 metres and 1000 metres of a rail yard will be required to undertake noise studies, to the satisfaction of the City and the appropriate railway, to support its feasibility of development and, if feasible, the development proponent will undertake appropriate measures to mitigate any adverse effects from noise that were identified.
- 2.3.490 Development of noise sensitive land uses will only be permitted where satisfactory sound levels can be achieved in accordance with the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline or any successor guidelines.
- 2.3.491 Proponents of development within any area which is likely to be adversely affected by excessive roadway noise levels will be required to complete a Noise Impact Analysis as prescribed in the preceding general policies.
- 2.3.492 In considering plans of subdivision, the City may require the development proponent to submit the Noise Impact Analysis. The Noise Impact Analysis will be completed in two stages commencing with a preliminary feasibility study prior to draft plan approval and concluding with a detailed analysis prior to registration of the plan.

Stationary Noise

- 2.3.493 To the greatest extent practical, design and construction of industrial, utility and commercial developments will be undertaken in a manner so that the noise generated by it does not exceed the existing combined sound level resulting from industrial activity and road traffic at a point on any residential or other sensitive land use area except as provided for in the detailed guidelines of the Ontario Ministry of the Environment Publication NPC-300.
- 2.3.494 In considering residential development proposed for a site, which is in proximity to existing stationary sources of noise, regard will be had for the effect of the noise and development will only be permitted if the attenuated sound levels would continue to be in compliance with the standards specified in NPC-300.



Jobs and Living Centres



Our Headline Targets

124,000 jobs will be created by 2051.

What Does it Mean?

In the 2051 planning horizon, Brampton will become a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living, reflective of the City's cultural heritage and diverse population. Local residents and visitors to the city will have readily available and close-at-hand retail, restaurants, service, leisure activities, and cultural and art options and will become a community. Visitors to the city will benefit from the strong tourism sector and welcoming resident-base.

Expanding lifestyle options will create places of different scales and evolving spaces to meet all kinds of needs within the existing as well as new areas of the city. Such places will be reflective of local and regional identities with green infrastructure and quality design that showcase Brampton's commitment to attractive, sustainable and climate-resilient living.

As Brampton's population continues to grow, new opportunities for attracting, developing, and retaining new jobs and talent will be critical to ensure Brampton is a place where people want to live and make a living. Through coordination of government, the business community, post-secondary education institutions, special interest groups and residents, Brampton will become a vibrant and prosperous place to live, work, visit, and play.

The Jobs and Living Centres Building Block will be realized by planning for the following priorities:

Priority No. 1 – Economic Development

Priority No. 2 – Arts, Culture, and Tourism

Priority No. 2 – Cultural Heritage



How Are We Going to Achieve This?

Priority No. 1: Economic Development

To ensure Brampton continues to be a significant competitor to other Canadian and global cities, the City is transforming its approach to economic development with investment in key sectors such as advanced manufacturing, green economies, health and life sciences, innovation, culture and tourism, technology, entrepreneurship and logistics. Brampton Plan establishes a robust planning strategy to meet the needs of the existing and future populations, recognizing emerging global economic trends, supporting the City's economic competitiveness, and providing sustainable employment opportunities for residents.

- 2.3.495 The City will support and update the Economic Development Master Plan in order to plan for a strong and healthy economy and anticipate changing economic trends. The Economic Development Master Plan will be used to diversify and strengthen the economy, to attract, retain, and develop talent, and to support sectors of the economy that are critical to the City's future competitiveness.
- 2.3.496 To help attract a diverse and skilled labour force, Brampton Plan:
 - .a Strives to foster a vibrant and healthy community, and high-quality of life, including a wide range and mix of housing options recreation, civic infrastructure, and community facilities, employment, and parks.
 - .b Requires a high-standard of urban design in accordance with the Nurturing Strong and Connected Communities policies of this Plan.
- 2.3.497 The City will continue to collaborate with and support economic development entities in an effort to grow in a manner that provides employment opportunities, supports a diverse economy, and contributes to Brampton's future prosperity.
- 2.3.498 The City will support the growth and expansion of tourism, creative and cultural, advanced manufacturing, green economies, health and life sciences, technology and logistics industries and clusters throughout the city as important sectors of the economy.

Innovation and Competitiveness

Innovation and entrepreneurship shape the future of a city and drive economic growth by spurring the creation and dissemination of new knowledge and technological breakthroughs. City governments play a crucial role in providing the







local conditions in which entrepreneurship and innovation can thrive—fostering transformative job creation, technological development and productivity.

A city's competitiveness drives economic development and stimulates wealth and prosperity for residents by facilitating business and industry growth. Brampton must develop and implement policies, initiatives and processes – particularly in the area of investment attraction, to help Brampton stand out in an increasingly challenging globalized environment.

- 2.3.499 The City will support access to employment and a broad range of economic opportunities for the City's diverse communities by:
- .a Celebrating successful entrepreneurs, business organizations and social innovators;
 - .b Opening opportunities for local businesses, manufacturers, and entrepreneurs to provide goods and services to the City;
 - .c Partnering with other government and organizations to reduce barriers and promote equity to education, employment and economic opportunities for all equity-deserving groups, such as persons with disabilities, LGBTQ2S+, racialized groups, Indigenous people and newcomers;
 - .d Providing incubation space for new start-up firms to establish themselves and grow;
 - .e Supporting employment and economic development that meets the objectives of Brampton's Workplace Diversity and Inclusion Strategy and Work Plan'
 - .f Developing regulations and processes that are efficient and streamlined to enhance competitiveness for investors and entrepreneurs; and
 - .g Supporting opportunity for local economic and community resilience through development, revitalization and renewal.
- 2.3.500 The Brampton Innovation District is the focus of incubation, science, entrepreneurship, and local talent development in Brampton. The future Centre for Innovation (CFI) will become an anchor for the Brampton Innovation District located in the centre of historic Downtown Brampton. The Innovation District will:
- .a Offer flexible office space to residents and the business community;



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- .b Be well connected to transit;
 - .c Provide opportunities for digital creation and programming, performance and audio recording; assistive technologies, and culture days; and,
 - .d Function as a landmark for train passengers entering or departing the city from the Downtown Brampton GO station.
- 2.3.501 The City may develop a green/sustainable procurement practice to support and highlight the need for more businesses to deliver products and services in a more environmentally friendly way.
- 2.3.502 The City will encourage innovation to reduce process energy and carbon footprints within Employment Areas.
- 2.3.503 The City may prepare a Green Economic Development Strategy, in partnership with the Region of Peel. The Strategy may be prepared to establish targets and develop an integrated series of actions to pursue:
- .a Green jobs;
 - .b Green mobility;
 - .c Green development;
 - .d Green infrastructure;
 - .e Green energy and clean air;
 - .f Healthy watershed;
 - .g Clean water and water conservation;
 - .h Managing our waste; and,
 - .i Transitioning to a circular economy.
- 2.3.504 To ensure that development and Civic Infrastructure is designed to support a robust local economy, the City will:
- .a Adapt the planning and regulatory environment, including amendments to this Plan, to support innovative business models and operations;
 - .b Provide pedestrian connections, amenities and facilities to support employees in non-residential areas in accordance with the Mobility and Connectivity policies of this Plan; and,
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- .c Support opportunity for local economic and community resilience through development, revitalization and renewal.
 - 2.3.505 Through the policies of Brampton Plan, the City will reinforce and promote the Centres, specifically the Urban Centres, as the premier location for business, shopping, living, entertainment, cultural activities and investment in the City of Brampton. The City will integrate economic development with the existing and planned infrastructure and Mobility Framework to achieve economy of scale and sustainable goods and people movement.
 - 2.3.506 Together with economic development initiatives to support overall economic competitiveness and growth objectives, the City will endeavour to reduce out-commuting and encourage more live/work opportunities associated with structural changes in an evolving economy.
 - 2.3.507 The City will facilitate the growth of health and academic institutions as anchors for innovation, entrepreneurship, and creativity.
 - 2.3.508 The City will collaborate with regional partners to advance Brampton's role as a major transportation, logistics, and employment hub within the national and internal economies, including maximizing the economic benefit of Toronto Pearson International Airport.

Site Remediation

Rehabilitation and revitalisation of contaminated lands is important to help ensure a clean and healthy environment. As well, redeveloping brownfield sites makes efficient use of land, resources and existing infrastructure, thus contributing to sustainable development and economic development opportunities.

- 2.3.509 The City will encourage and support the remediation, development, redevelopment and adaptive reuse of contaminated lands, brownfield and greyfield sites in accordance with the Human-Made Hazards policies of this Plan.
- 2.3.510 Community Improvement Plans may be prepared and adopted in accordance with the policies of Chapter 3 to encourage the remediation and redevelopment of brownfields and greyfield sites, as well as rehabilitation and adaptive reuse of underutilized properties and/or buildings.



Priority No. 2: Arts, Culture and Tourism

Public Art

Public art adds significant value to the cultural, social, aesthetic, and economic vitality of the community. Art has the power to define a community and create a unique sense of place. It can enhance the unique fabric of a community by creating landmarks, reflect on local culture as well as global influences and contribute to social and economic vibrancy.

Public art that fosters community pride by capturing local history, traditions, and culture, including Indigenous artwork in highly visible locations, both within the public realm or on private property, can contribute to a vibrant, and inclusive society by reflecting all cultures, ages, and gender diversity.

- 2.3.511 The City recognizes that public art adds significant value to the cultural, social, aesthetic and economic vitality of the community. Public art that fosters community pride by capturing local history, traditions and culture, including Indigenous artwork, is encouraged in all public and privately owned, but publicly accessible spaces.
- 2.3.512 Indigenous culture and heritage preservation and celebration will be integrated through public art initiatives in collaboration with and/or led by the city. All public art initiatives will be facilitated through engagement, consultation, and collaboration with Indigenous Peoples and communities.
- 2.3.513 The City will consider public art throughout the planning and design stages of City construction or renovation projects and other appropriate capital projects.
- 2.3.514 The installation of public art as part of public infrastructure projects and within municipally-owned public spaces will be encouraged, where appropriate.
- 2.3.515 The City will pursue public-private partnerships with businesses to establish public art in privately owned public spaces.
- 2.3.516 The City will strive to identify a percentage of the municipal capital construction budget to be dedicated to public art and cultural uses.
- 2.3.517 New Secondary Plans and Precinct Plans will require a Public Art Plan, in alignment with the City's Public Art Strategy, to illustrate how public art will be incorporated.





Tourism

Brampton is well positioned to capitalise on the strong pattern of growth that is predicted for the Region, especially in the targeted employment spheres such as tourism. Developing Brampton as a tourism destination will expand and build upon the local economy while enhancing residents' appreciation of the city in which they live.

Brampton is positioned favourably to benefit from the demand for the kinds of arts and cultural experiences, food tourism, special events and sport tourism experiences on offer in Brampton. As Brampton's tourism industry is in its early stages, strategic development towards ensuring a welcoming resident-base and positive visitor experience is required.

- 2.3.518 The City will implement and promote the Tourism Strategy, as amended from time to time, to support the continued growth and evolution of the tourism sector.
- 2.3.519 Through implementation of this Plan and the City's Tourism Strategy, the Bramalea City Centre Shopping District will be recognized and celebrated as an important tourism destination in the City of Brampton and the Region of Peel.
- 2.3.520 Downtown Brampton will be the focus for tourism in the city. The emerging function and image of Downtown Brampton as a centre for tourism will be enhanced and promoted. The City will continue to support related projects and improvements, such as the Riverwalk Project, to ensure Downtown Brampton flourishes as a tourism hub.
- 2.3.521 To support and affirm Brampton's position as a culinary destination, the City will explore investment opportunities for the development of a food hall in close proximity to transit and ideally within a mixed-use facility as part of the City's long-term tourism strategy.

Priority No. 3: Cultural Heritage

More than 100 years ago, Brampton distinguished itself as one of the world's top flower producers. This earned Brampton the nickname the "Flowertown of Canada". Brampton's rich cultural legacy also extends to its former role as the county seat of Peel County. It is also important to recognize that, historically, lands in the City of Brampton were used for hunting, gathering, and foraging by Indigenous communities. Their unique relationship to the land continues to share the history and economy of Ontario today.

As a foundation for planning the future of the city, cultural heritage resources and natural heritage resources both contribute to the identity, character, vitality,






economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments and includes a diversity of tangible and intangible resources such as structures, sites, natural environments, trees, scenic roadways, districts, streetscapes, corridors, artifacts and traditions that have historical, architectural, archaeological, cultural and contextual values, significance, or interest.

The conservation of Brampton's heritage is important. Heritage resources are non-renewable and once lost, can never be regained. In Brampton, cultural heritage resources are identified, evaluated and conserved using a combination of Provincial legislation and guidance documents, Regional and municipal policies.

Brampton Plan contains comprehensive Cultural Heritage Resources policies and takes a holistic approach toward cultural heritage planning and implementation. The City's cultural heritage landscapes, includes natural, established and old growth vegetation which contribute to sustainable ecosystem values such as the capture and treatment of stormwater, reduced urban heat island, and improved air quality. The integration of cultural heritage within the existing built and social fabric is integral to the City's Urban Design vision, with emphasis on identifying concentrations of cultural heritage resources at an area, corridor, or node scale, along with community revitalisation strategies.

- 2.3.522 The City will ensure that all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Provincial Policy Statement, *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act*, the *Funeral, Burials and Cremation Services Act*, and the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan will be used in order to conserve cultural heritage.
- 2.3.523 The City will prepare a comprehensive Cultural Heritage Master Plan to provide a basis for the establishment of additional Brampton Plan policies, guidelines or initiatives for the conservation of cultural heritage resources.
- 2.3.524 The City recognizes the cultural heritage policy and provisions from Peel Region's Official Plan and desire for the City to work with other levels of government as they develop and evaluate infrastructure expansion activities to conserve cultural heritage resources.
- 2.3.525 The City will promote retention, integration, and adaptive reuse of heritage resources through proactive designation of significant resources in accordance with the *Ontario Heritage Act* and the use of all available financial incentives.



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- 2.3.526 Retention, integration and adaptive reuse of heritage resources will be the overriding objectives in cultural heritage resource planning while insensitive alteration, removal and demolition will be avoided.
 - 2.3.527 Cultural heritage conservation is a form of environmental sustainability, and the City encourages the conservation, adaptive reuse, material salvage, and repurposing as contributing toward climate change mitigation.
 - 2.3.528 Cultural heritage resources conservation and the natural heritage system will be integrated, at the earliest possible stage, into the planning process.
 - 2.3.529 Where development occurs on properties determined to have cultural heritage value or interest, whether listed or designated under the *Ontario Heritage Act*, intensification targets and minimum density requirements are encouraged to be met through context-sensitive infill that conserves cultural heritage attributes wherever possible.
 - 2.3.530 When a City-owned property on the Cultural Heritage Resource Register is no longer required for its current use, the City will explore opportunities for the adaptive re-use of the property to achieve the housing objectives of this Plan.
 - 2.3.531 The lands within its jurisdiction are of interest to a number of Indigenous Peoples and the City will make every effort to ensure the notification and involvement of all such communities.
 - 2.3.532 The City will undertake consultation and collaboration with stakeholders on a city-wide basis will occur to identify community benefits associated with cultural heritage conservation.
 - 2.3.533 The City will promote an integrated vision of local cultural development that emphasizes connections across the full range of arts, heritage, cultural industries, libraries, archives and other cultural activity.



Built Heritage

Built heritage is typically the most common and most recognizable type of heritage resource. The City maintains an inventory, known as the Register of Cultural Heritage Resources.

2.3.534 The City will conduct a study to identify and map additional cultural heritage resources including but not limited to heritage character areas, such as scenic or historic roads, on **Schedules** or maps addressing road classifications and rights-of-way.

2.3.535 The Brampton Heritage Board will serve as the municipal heritage committee pursuant with the *Ontario Heritage Act* to provide cultural heritage advice to Council.

2.3.536 Pursuant to Provincial regulation determining a property's cultural heritage value or interest, the City will use the following criteria:

- .a The property has design value or physical value because it:
 - .i is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - .ii displays a high degree of craftsmanship or artistic merit; or
 - .iii demonstrates a high degree of technical or scientific achievement.
- .b The property has historical value or associative value because it:
 - .i has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - .ii yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - .iii demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- .c The property has contextual value because it:

What is built heritage?


Built heritage resource is defined as a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources can be located on property that may be designated or listed under the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.



- .i is important in defining, maintaining or supporting the character of an area,
- .ii is physically, functionally, visually or historically linked to its surroundings, or
- .iii is a landmark.

Register of Cultural Heritage Resources

- 2.3.537 A Cultural Heritage Resources Register will be compiled and maintained that includes designated and listed properties considered to be of significant cultural heritage value or interest, built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries
- 2.3.538 The Cultural Heritage Resources Register will contain documentation including legal description and description of the heritage attributes for each designated and listed heritage resources to ensure effective protection. Heritage attributes are described as:
- .a The principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).
 - .b The Cultural Heritage Resources Register will be updated regularly and made accessible to the public.
- 2.3.539 Inclusion on the register as a listed property serves multiple functions with regard to conservation. It is a signal that the City has an interest in the conservation of the property, but it has not yet formally made the recognition through designation. In some cases, a property may be included that has not been formally evaluated under the regulations of the *Ontario Heritage Act*, but which has known attributes that warrant its consideration. In others, a property may have been evaluated but the City has not yet recognized it through designation of the property and creation of an associated by-law.
- 2.3.540 Listed properties are subject to restrictions on demolition and require avoidance and/or mitigation of impacts to their heritage character and/or attributes.
- 2.3.541 A protected heritage property can be Designated under Parts IV, V or VI or Listed under Part IV of the *Ontario Heritage Act* and may be subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*. The property may be identified by the Province and




prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties. It may also be property protected under federal legislation, and UNESCO World Heritage Sites.

Designation

- 2.3.542 All significant heritage resources considered to have cultural heritage value or interest will be designated as in accordance with the *Ontario Heritage Act* to help ensure effective protection and their continuing maintenance, conservation and restoration.
- 2.3.543 Priority will be given to designating all heritage cemeteries and Listed resources in the Cultural Heritage Resources Register under the *Ontario Heritage Act*. The City will give immediate consideration to the designation of any cultural heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.
- 2.3.544 Designated and significant cultural heritage resources within the City are shown on **Schedule 9**. The schedule will be updated regularly without the need for an Official Plan Amendment.
- 2.3.545 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment, the Ontario Heritage Toolkit and other recognized heritage protocols and standards.
- 2.3.546 Alteration, removal or demolition of heritage attributes on designated or listed heritage properties will be avoided. Any proposal involving such works on a designated property will require a heritage permit application to be submitted for the approval of the City.

Heritage Impact Assessments

- 2.3.547 A Heritage Impact Assessment is a formal evaluation of heritage value and includes clear articulation of that value associated with the property. It identifies any proposed alterations that will take place and highlights potential impacts to the heritage values and attributes. The assessment also identifies and considers mitigation options for any impacts.
- 2.3.548 A Heritage Impact Assessment, as described in the City's Heritage Impact Assessment guidelines and Terms of Reference as amended from time to time, and to be prepared by qualified heritage conservation professional, will be required for the following:

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- .a Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;
 - .b Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
 - .c Any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act*.
- 2.3.549 A Heritage Impact Assessment may also be required for any property that is subject to land use planning applications and is adjacent to a property listed in the register of cultural heritage resources, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.
- 2.3.550 An Heritage Impact Assessment is comprised of two phases:
- .a Cultural Heritage Evaluation is an evaluation process that identifies whether a property has cultural heritage value or interest, and what attributes of the property express those values.
 - .b Impact Assessment identifies the proposed alterations to the property, the impacts of the alterations to the heritage values and attributes and identifies proposed and recommended mitigation options.
- 2.3.551 As the first phase of a Heritage Impact Assessment, a Cultural Heritage Evaluation Report (CHER) is completed to obtain a proactive understanding of the heritage value and attributes of a property. It is intended to provide a baseline of understanding of the property to inform property owners and guide future decision making regarding alterations to the property.
- 2.3.552 The information within a CHER is an essential consideration in the earliest design stages, prior to concept development, and within due diligence exercises undertaken by landowners. It is for this reason that a CHER is required at the pre-consultation stage of any project.
- 2.3.553 A CHER, as described in the City's Heritage Impact Assessment guidelines and Terms of Reference as amended from time to time, is to be prepared by qualified heritage conservation professional.



2.3.554 Within a Heritage Impact Assessment, in consideration of alternative interventions, options for on-site retention of properties of cultural heritage significance will be exhausted before resorting to relocation. The following alternatives will be given due consideration in order of priority:

- .a In-situ retention in the original use and integration with the surrounding or new development;
- .b On site retention in an adaptive re-use;
- .c Relocation to another site within the same development; and
- .d Relocation to a sympathetic site within the City.

What is heritage significance?

Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including but not limited to: materials, forms, location, spatial configurations, uses and cultural associations or meanings.

2.3.555 The City will develop a Terms of Reference for a standalone Cultural Heritage Evaluation Report.

Heritage Conservation Plans

2.3.556 In addition to a Heritage Impact Assessment, the City may request a Heritage Conservation Plan as a condition of approval to address in detail the conservation treatments for the subject heritage property. The Conservation Plan is expected to build on the information provided in the Heritage Impact Assessment and must be completed prior to the issuance of a heritage permit and/or planning application approval.


What is a Heritage Conservation Plan?

A Heritage Conservation Plan is a detailed technical description of how the conservation strategy contained in an approved Heritage Impact Assessment will be implemented.

2.3.557 Where it is determined that a Heritage Conservation Plan should be prepared, the Heritage Conservation Plan will be undertaken by a qualified professional with expertise in heritage conservation. The Heritage Conservation Plan will adhere to the City’s Terms of Reference. The Heritage Conservation Plan contains, but is not limited to, the following:

- .a Preliminary recommendations for adaptive reuse as applicable;
- .b A description of the approved conservation strategy as contained in an approved Heritage Impact Assessment, including treatments and principles to be applied to the cultural heritage resources being conserved;



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- .c Identification of any proposed changes to previously approved strategies;
 - .d Detailed scope of work including an updated condition assessment, all necessary technical and engineering studies or reports, architectural and restoration plans and drawings, and a full written description of proposed interventions, accompanied by a detailed cost estimate;
 - .e Critical short-term maintenance required to stabilize the heritage and building fabric and prevent deterioration;
 - .f A strategy and schedule for the monitoring and protection of the heritage property, and adjacent heritage properties, during construction;
 - .g Schedule for conservation work, inspection, maintenance, and phases;
 - .h Appropriate conservation principles and practices, and qualifications of contractors and trades people that should be applied;
 - .i Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan;
 - .j Sign guidelines and plans, lighting plans and detailed landscape plans, as required by the City;
 - .k Recommendations for short or long-term maintenance and the qualifications for anyone responsible for conservation work; and,
 - .l Compliance with recognized Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

2.3.558 The City will develop a Terms of Reference for a standalone Conservation Plan.

Heritage Property Protection Plan

A Heritage Building Protection Plan is required to ensure that reasonable and prudent security measures are evaluated and consistently applied to protect vacant heritage buildings. This type of plan is required to ensure that critical stabilization



and repair measures, necessary to delay or halt deterioration of building envelope and heritage fabric, are executed in a timely manner – regardless of occupancy status.

- 2.3.559 The submission of a Heritage Building Protection Plan will be required as part of a complete planning application where lands subject to a planning application are occupied by buildings that exhibit cultural heritage value or interest and are included in the Municipal Register pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act*.
- 2.3.560 The Heritage Building Protection Plan will outline measures that the applicant is expected to implement to secure, protect and conserve the heritage resource. In addition to other measures, the City may require that a part of the financial securities for the planning application taken at the time of approval be reserved for the protection of heritage resources. The City’s Heritage Building Protection Plan terms of Reference will be adhered to for the preparation of a Heritage Building Protection Plan.

Mitigation

- 2.3.561 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures will be undertaken. This will include the preparation of a Heritage Documentation Report.
- 2.3.562 The City will develop Terms of Reference for a standalone Heritage Documentation Report.
- 2.3.563 Every endeavour will be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the *Ontario Heritage Act*, the Heritage Property Tax Relief Program under the *Municipal Act* and municipal sources.
- 2.3.564 The City will modify its property standards and by-laws as appropriate to meet the needs of conserving Built Heritage resources.
- 2.3.565 The City’s Guidelines for Securing Vacant and Derelict Heritage Buildings will be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements. Adoption of the Guidelines may be

Alteration or to “alter” means to change in any manner and includes to restore, renovate, repair or disturb.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site

Adjacent means those lands adjoining a property of the heritage register or lands that are directly across from and near to a property on the heritage register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.





stipulated as a condition for approval of planning applications and draft plans if warranted.

- 2.3.566 City Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such applications.

Cultural Heritage Landscapes and Views

A cultural heritage landscape is a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Schedule 9 shows views of significant cultural heritage resources and cultural heritage landscapes that are to be preserved.

- 2.3.567 The City will identify and maintain an inventory of cultural heritage landscapes as part of the City's Cultural Heritage Register to ensure conservation as the other types of cultural heritage resources.
- 2.3.568 Significant cultural heritage landscapes will be designated under either Part IV or Part V of the *Ontario Heritage Act* or established as Areas of Cultural Heritage Character.
- 2.3.569 Owing to the spatial characteristics of some cultural heritage landscapes that they may span across several geographical and political jurisdictions, the City will cooperate with neighbouring municipalities, other levels of government, conservation authorities, Indigenous communities and the private sector in managing and conserving these resources.
- 2.3.570 The City will endeavour to protect significant views of significant built heritage resources and cultural heritage landscapes as shown on **Schedule 9** such as preventing visible intrusions and obstructions above and behind the cultural heritage resource's silhouette. The identified views from the public realm, to and beyond these properties, will be protected.
- 2.3.571 A Heritage Impact Assessment may be required where a development application may have an impact on an identified view.




Heritage Conservation District

A Heritage Conservation District is a geographically defined area within a municipality that is noted for its distinct heritage character. Through the adoption of a district plan, guidelines and policies, the City can guide future change.

- 2.3.572 The Village of Churchville is designated as a Heritage Conservation District on **Schedule 9** and is guided by its district plan as amended, the Cultural Heritage Policies of this Plan and applicable Provincial, Regional and conservation authority policies.
- 2.3.573 The City will study and designate areas of heritage character pursuant to Part V of the *Ontario Heritage Act*.
- 2.3.574 Prior to designating an area as a Heritage Conservation District, the City will undertake a study to assess the feasibility of establishing a Heritage Conservation District.
 - .a During the study period, alteration works on the properties within the Heritage Conservation District study area including erection, demolition or removal may be prohibited.
 - .b Properties already designated under Part IV of the *Ontario Heritage Act* may be included as part of the Heritage Conservation District.
- 2.3.575 A Heritage Conservation District Plan will be prepared for each designated district in accordance with the *Ontario Heritage Act*. The Provincial Policy Statement, the Standards and Guidelines for Conservation of Provincial Heritage Properties, guidelines and procedures for managing change in the Heritage Conservation District will be used. A list of minor alterations not requiring a heritage permit are identified in the applicable Heritage Conservation District Plan.
- 2.3.576 The Brampton Heritage Board will contain at least one resident from within each Heritage Conservation District.
- 2.3.577 The Brampton Heritage Board will be utilized to adjudicate on matters related to each Heritage Conservation District and will be circulated for review, comment and to advise Council on heritage permit applications, planning applications (including minor variances and consents) and all proposed public works for within and adjacent to the Heritage Conservation District.
- 2.3.578 Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District will be established and enforced.



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- 2.3.579 Any private and public works proposed within or adjacent to a Heritage Conservation District will respect and complement the identified heritage attributes. Public works and by-laws passed within the Heritage Conservation District will respect the objectives set out in the applicable Heritage Conservation District Plan. The Heritage District Plan will prevail.
 - 2.3.580 A heritage permit is required for all alterations within Heritage Conservation District. The exceptions are interior works and minor changes that are specified in the applicable Heritage Conservation District Plan.
 - 2.3.581 The heritage permit application will include a Heritage Impact Assessment and provide additional information as specified by the City. In reviewing permit applications, the City will be guided by the applicable Heritage Conservation District Plan.
 - 2.3.582 Council may delegate to City staff the power to grant permits for certain types of alterations, as listed in the applicable Heritage Conservation District Plan to be made to properties in a designated Heritage Conservation District.
 - 2.3.583 A Heritage Impact Assessment may be required for development proposals adjacent to a Heritage Conservation District.

Areas with Cultural Heritage Character

There are areas and landscapes of cultural heritage value that although may not be appropriate for designation under the Ontario Heritage Act merits special conservation efforts. Examples include various neighbourhoods in Downtown Brampton, Huttonville, Bramalea, Wildfield, Marysfield, among others and natural heritage areas that are also of cultural heritage significance and other resources in the Heritage Resources Register. The following policies encourage retention of the historic characteristics within the Areas with Cultural Heritage.

- 2.3.584 Areas and landscapes of special cultural heritage value that may not be appropriate for designation under the Ontario Heritage Act may merits special conservation efforts including natural heritage areas.
- 2.3.585 Areas with Cultural Heritage Character will be established through various means, including secondary plans, block plans or Zoning By-laws. Land use and development design guidelines will be prepared. Cultural Heritage Character Area Impact Assessment will be required for any development, redevelopment and alteration works proposed within the area.



Heritage Cemeteries

Cemeteries are by their nature especially sensitive and important heritage resources. Many of them possess historical, spiritual, architectural and aesthetic values. Many of them possess historical, spiritual, architectural and aesthetic values. They are an important part of the City's history, accommodating the bodily remains of Brampton's earliest settlers and some very prominent citizens. They are also reminders of once thriving hamlets and villages such as Tullamore and Whaley's Corner. Rare and important trees and plant species are often found in cemeteries and so they create important natural spaces and provide open space for nearby residents. Heritage cemeteries are shown on **Schedule 9**.

- 2.3.586 All cemeteries of cultural heritage significance will be designated under Part IV or V of the Ontario *Heritage Act*, including vegetation and landscape of historic, aesthetic and contextual values to ensure effective protection and preservation.
- 2.3.587 The City will restore and maintain all City-owned heritage cemeteries and encourage owners of private heritage cemeteries to improve their properties.
- 2.3.588 Standards and design guidelines for heritage cemetery conservation will be developed including the design of appropriate fencing, signage, and commemoration.
- 2.3.589 Impacts and encroachments will be assessed and mitigated, and the relocation of human remains will be avoided. This will be done in consultation with the Burial Authority of Ontario, the Cemeteries Branch of the Ministry of Government and Consumer Services, and following the requirements of the *Funeral, Burials, and Cremation Services Act*.
- 2.3.590 Archaeological and Heritage Impact Assessments, prepared by qualified heritage conservation professionals, will be required for land use planning activities and development proposals on lands adjacent to cemeteries. Mitigation measures such as "no disturbance" buffer zones, fencing and/or, temporary protection measures during construction and other activities may be required.

Archaeological Resources

Archaeological sites apply to any property that contains an artifact or any other physical evidence of past human use that is of cultural heritage value or interest. These physical remains, or archaeological resources, are usually hidden from view and may occur on or below the surface of the land and under water.

Archaeological resources include artifacts, archaeological sites, and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification






and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. Areas with the likelihood to contain archaeological resources are known as Areas of Archaeological Potential.

- 2.3.591 The City will report found archaeological resources to and cooperate with the Province to designate Archaeological Sites in accordance with the *Ontario Heritage Act* and will keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance and the inappropriate removal of resources.
- 2.3.592 The City acknowledges the interests of Indigenous Peoples and Indigenous communities in conserving archaeological resources.
- 2.3.593 Consistent with Provincial guidelines, the City will require preservation of an archaeological resource in-situ as the preferred mitigation option.
- 2.3.594 The City will adhere to the provisions of the *Cemeteries Act* as it pertains to archaeological resources.
- 2.3.595 The City will ensure engagement with the Indigenous Peoples and Peel Art Museum and Archives for interpretation of archaeological resources.
- 2.3.596 An Archaeological Management Plan (AMP) will be prepared by the City to identify areas of archaeological potential and establish policies and measures to protect them. Every endeavour will be made to leave archaeological sites undisturbed. Development of the AMP will include engagement with First Nations and Indigenous Communities.
- 2.3.597 An archaeological assessment, prepared by a licenced archaeologist and consistent with Provincial technical standards and guidelines, will be required for all proposed development or alteration work where archaeological resources are known to be present and/or on properties identified as having potential. The archaeological assessment will be provided by the development proponent and submitted to the City and to the Province for approval. An Archaeological Assessment can only be deemed complete upon receipt of the Letter of Acceptance for the relevant Archaeological Report from the Provincial Ministry of Heritage, Sport, Tourism, and Culture Industries.
- 2.3.598 During the preparation of an Archaeological Assessment for a City owned project, the City will engage with First Nations and Indigenous Communities, commencing at Stage 1 of the assessment process under the Standards and Guidelines for Consultant Archaeologists.
- 2.3.599 The City strongly encourages that where development or alteration is proposed on private land engagement be conducted with First Nations





and Indigenous Communities commencing at Stage 1 of the assessment process.

2.3.600 The City recognizes that there may be marine archaeological remains from the pre-contact period through to the modern era up to the last 50 years. The remains may currently be, or at one time, submerged under water.

2.3.601 Archaeological resources identified in the archaeological assessment will be documented, protected, salvaged, conserved, and integrated into new development if appropriate.

2.3.602 A contingency plan will be prepared for emergency situations to protect archaeological resources on accidental discoveries or under imminent threats.

Did You Know?

The Region of Peel Heritage Complex is the City's designated repository for any significant archaeological artifacts.

City-Owned Cultural Heritage Resources

2.3.603 The City will designate all city-owned cultural heritage resources under the *Ontario Heritage Act* and will prepare Heritage Conservation Plan for both their future maintenance and as a model for high standard of conservation.


2.3.604 When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.

2.3.605 When a City-owned property on the Heritage Register is sold, leased or transferred to another owner, the property will be designated under the *Ontario Heritage Act*. The owner or lessee will enter into a Heritage Easement Agreement, which will be secured and monitored, and public access to these resources will be maintained to ensure their continuous care.

2.3.606 The City of Brampton Accessibility Technical Standards will be applied to public heritage facilities and assessed to determine the least disruptive means of retrofit to improve accessibility for persons with disabilities.

Public Works

2.3.607 Proposed development and alterations undertaken by the Province, Region and City public works on or adjacent to, a property on the Cultural Heritage Resources Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be




retained, prior to work commencing on the property and to the satisfaction of the City. This will require a Heritage Impact Assessment, which will describe and assess the potential impacts and mitigation strategies for the proposed public works.

Public Awareness

- 2.3.608 In order to enhance opportunities for conserving cultural heritage and promoting its appreciation and enjoyment, the City will:
- .a Require commemoration and prohibit redevelopment at the location of a significant cultural heritage resource that is destroyed or removed without required approvals.
 - .b Initiate, support and/or participate in financial incentives, and commemorative and educational programs for the purposes of cultural heritage conservation.
 - .c Encourage the active participation of residents in cultural heritage conservation activities.
 - .d Name natural heritage features, public places and facilities to recognize persons, groups, themes, activities, landscapes or landmarks of interest in the municipality. Streets are to be named in accordance with the City's corporate street naming guidelines.
 - .e Commemorate and interpret lost cultural heritage resources.
 - .f Develop a signage and plaquing system for cultural heritage resources.

Implementation

- 2.3.609 The City will enact a cultural heritage resources by-law to detail requirements and procedures for cultural heritage conservation.
- 2.3.610 Conservation of cultural heritage resources will form an integral part of the City's planning and decision-making processes and in addition to the requirements under Chapter 3 of this Plan, the City may request the following:
- .a Preparation of a Cultural Heritage Evaluation Report as part of the Pre-Consultation Process.

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- .b Preparation of cultural heritage studies such as heritage impact assessments, cultural heritage assessment reports (screening reports), heritage conservation plans, heritage protection plans, heritage documentation reports or archeological assessments as part of a complete application requirement.
 - .c Peer review of the studies mentioned in this section at the owner or applicant's expense.
 - .d Heritage easements, and development agreements, as appropriate, for the preservation of heritage resources and landscapes.
 - .e Landowner cost share agreement as may be required to spread the cost of heritage preservation over a Secondary Plan or Precinct Plan area on the basis that such preservation constitutes a community benefit to be enjoyed by area residents.
 - .f Financial securities as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
 - .g City participation in the development of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that will result in the sensitive conservation, restoration or rehabilitation of those resources.
 - .h Expropriation of a cultural heritage resource property, in accordance with the *Expropriations Act*, for the purpose of conservation where other protection options are not adequate or available.
 - .i Consultation with relevant public agencies regarding existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
 - .j Require Municipal, Regional and Provincial authorities to carry out public capital and maintenance works and development activities involving or adjacent to designated and other heritage resources and Heritage Conservation Districts in accordance with the policies found in this Section.
 - .k A sign permit and heritage permit application to minimize impacts to significant heritage attributes of cultural heritage resources.



.l Lost historical sites and resources will be commemorated with an appropriate form of interpretation.

2.3.611 The City will implement, through development of new Secondary Plans and amendment to existing Secondary Plans, develop strategies and approaches to guide the overall heritage conservation approach for each secondary plan area.

2.3.612 Sufficient funding and resources will be committed to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.





Chapter 3

Implementation and Measurement





Brampton Plan is the Official Plan for the City of Brampton which establishes the City’s vision for 2051 and sets out policies that will allow the community to achieve this vision. For these policies to have meaningful impact, and guide change and development over time, a variety of tools that have been afforded to municipalities by the Province will be utilized.

It is also the intention of Brampton Plan to provide a framework for the completion of future Secondary Plans and to establish a policy framework for implementation through the City’s Comprehensive Zoning By-law.

The following policies provide further detail and direction on how Brampton Plan will be implemented and measured, and how the city, the public, applicants, agencies, and others are to use the policies of this Plan.

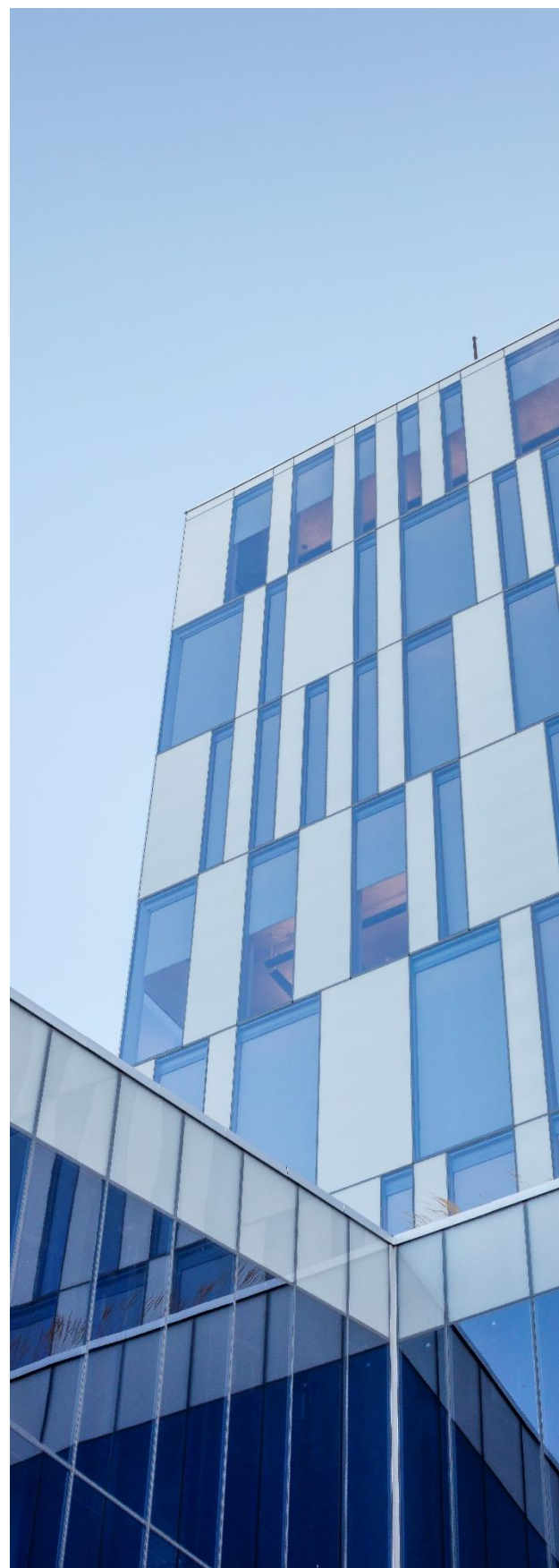
Measurement

Brampton Plan helps to achieve the community’s vision for Brampton over a 30-year planning horizon to 2051. It is critical that the City’s progress is measured to confirm that the goals and objectives outlined in Brampton Plan are on the right course to be met and, if not, that the appropriate amendments to the Plan be made to ensure the vision of Brampton is achieved. This is a living document that will change and evolve as the city evolves to ensure that this vision to 2051 is realized.

Brampton Plan was developed through a comprehensive process which considered the recommendations of many concurrent studies, master plans, strategies, and vision documents, combined with growth management modelling. Together, these have informed a series of objectives that will help the city to plan for future growth through the implementation of Brampton Plan.

It is important that the bold, transformational priorities identified in Chapter 2 are held in sight. Brampton Plan sets a number of targets for each City-Wide Building Block.

As we work towards achieving these objectives, a range of metrics, indicators, and data will be important throughout Brampton Plan’s implementation to understand the Plan’s overall success and long-term impact. Continuous study, analysis and measurement will ensure that Brampton Plan is responsive to changing conditions over the life of this Plan.





Growth Management Program

The Growth Management Program is a city-wide strategic growth plan for the City of Brampton that will direct growth and development in an orderly and sustainable manner to establish an urban future. Brampton is transitioning to become a more sustainable, urban and vibrant City led by the Brampton 2040 Vision and Brampton Plan. The trajectory of Brampton’s Growth Management Program will transition away from Designated Greenfield Area (DGA) and traditional suburban-style growth towards intensification over the next 30 years.

The Growth Management Program (GMP) will ensure sustainable growth in an orderly manner by balancing the needs of development with infrastructure investments for major new servicing, complementing our community priorities and support achieving the policy objectives of the Brampton Plan and other City initiatives.

- 3.1.1 The Growth Management Program will help manage growth. The program will include a Strategy and actions to plan for, and integrate, locations for accommodating growth and development, use of existing infrastructure, new growth-related infrastructure, community services and facilities, mobility such as streets, transit, and active transportation, current and future financial considerations and complete communities.
- 3.1.2 The Growth Management Program will assist in determining the staging, timing, and relative priority of development and growth-related infrastructure.
- 3.1.3 The Growth Management Program and associated strategies will:
 - .a Promote and implement the goals, objectives and policies of this Plan.
 - .b Establish priority levels for development and projects for the Built-Up Area, Designated Greenfield Area, Employment Area, and Strategic Growth Areas.
 - .c Achieve efficient land use and growth patterns, including Brampton Plan’s 15-minute neighbourhood objectives
 - .d Establish and monitor growth targets across Strategic Growth Areas in accordance with Part 2.1.
 - .e Coordinate the provision of Civic Infrastructure and community facilities in conjunction with growth
 - .f Inform municipal financial planning that is responsive to the pace of growth through development charges, municipal taxation, and/or capital infrastructure investments.





.g Confirm the relative rate, timing and location of development and redevelopment in the city to ensure that an adequate supply of housing and employment are maintained.

3.1.4 A Brampton Plan Monitoring Report will be established at least once every two years by the City to report on key performance indicators to City Council on the progress relating to the Plan's policies. To track progress towards the vision and to identify and respond to changes over time, the City will develop indicators, targets, and measures.

3.1.1 The Growth Management Program will include an annual Housing Measuring and Monitoring Report to inform on Brampton's housing market information, demographic data, housing supply and housing affordability. The report will provide an update on the status of the housing typology mix, housing densities, affordable ownership stock, market rental stock, market ownership stock, and affordable rental stock by type and across income deciles.

3.1.2 The Growth Management Strategy will also identify gaps and help the City know where to adjust by applying levers for change, including actions such as altering investments, seeking partnerships, implementing policy and informing financial planning.

3.1.3 Key performance indicators will be monitored based on the City-Wide Building Blocks of Brampton Plan.

General Administration

Brampton Plan is the primary document setting out the direction and principles for the physical development of the City in the context of social, economic and environmental considerations. It is critical to review, update and consolidate Brampton Plan to ensure its continued relevance and usefulness. It is in the interest of the City and community to have a contemporary Official Plan.

3.1.4 The City will try to annually incorporate amendments to the Plan through Office Consolidations for the convenience of all stakeholders and the public. For accurate reference, the original Brampton Plan as approved by the Region, Ontario Land Tribunal decisions and amendments to the Plan should be consulted.

3.1.5 The City will undertake major or minor reviews of Brampton Plan in accordance with the *Planning Act*.

3.1.6 The City will review and monitor Brampton Plan, in accordance with specific policies set out in the Plan, and may amend, or modify, the objectives and policies of Brampton Plan to adapt to changing legislative, social, economic, environmental or technical developments.





- 3.1.7 That City may also consider requests for amendments to Brampton Plan from a person or public body, in accordance with the provisions of the *Planning Act* and the planning and development application policies of this Plan.

Development Phasing

As a component of the Growth Management Program, Brampton Plan uses development phasing policies to optimize the costs and benefits of development sequencing, safeguard and enhance the financial health of the City, and ensure that essential services are provided at adequate levels and in a timely manner.

- 3.1.8 The City will ensure that the timing and progression of development of new Neighbourhoods in both the Built-Up Area and Designated Greenfield Area:
- .a Is orderly and provides for a logical extension of services;
 - .b Makes efficient use of existing infrastructure and services and does not outpace the provision of required infrastructure and services;
 - .c Avoids creating levels of demand for essential services that will reduce service levels below acceptable standards relative to the existing and committed capacities of such servicing systems;
 - .d Provides for a contiguous and compact form of development;
 - .e Safeguards and enhances the financial health of the City; and,
 - .f Ensures that the provision of hard and soft infrastructure occurs in a coordinated and economically viable manner.
- 3.1.9 The City will endeavour to ensure that transportation facilities, schools, health care facilities, and any other essential services are available or will be available prior to occupation as part of the development approval process.
- 3.1.10 The City recognizes that the responsibility for providing some types of essential services rests predominantly with jurisdictions such as the Region of Peel, Province of Ontario, and school boards. The City will ensure that development phasing is coordinated with any applicable Provincial initiatives and Regional and City master plans and capital planning.





- 3.1.11 When development priorities are established and incorporated into comprehensive phasing plans in accordance with the policies of this section, landowners may be required to enter into phasing agreements satisfactory to the City.
- 3.1.12 The policies of this Section will be implemented through the review of applications, the application of conditions of approval and/or the use of holding symbols as appropriate.
- 3.1.13 Notwithstanding the broad intent and flexibility of the policies of Chapter 4, the City will clarify and detail its phasing intentions at the Official Plan Amendment, Secondary Plan or Precinct Plan stage.
- 3.1.14 The City will consider conducting comprehensive financial evaluation studies as appropriate to examine the interrelationship of a variety of financial and related variables, in comparison to similar municipalities, for the purpose of establishing desirable and minimum baseline financial conditions for Brampton.
- 3.1.15 If and when financial phasing becomes necessary in Brampton and when such a measure is properly supported by a comprehensive financial evaluation study and monitoring mechanism that sets out the desirable and minimum baseline financial conditions that would be required, it is suggested that:
 - .a Development release targets be determined on an annual City-wide basis; and,
 - .b That consideration be given to those developments that contribute to achieving the City's employment targets.
- 3.1.16 The City will monitor the state of the Mobility Framework relative to existing and approved development levels in the City and will conduct transportation studies as appropriate to address changing circumstances or identified transportation deficiencies, particularly with respect to transit and active transportation, as a basis for potential adjustments to phasing mechanisms.
- 3.1.17 The City may adopt specific transportation improvement phasing tables as matters of City policy to ensure that the transportation infrastructure required to adequately accommodate existing and proposed developments will be provided as required.
- 3.1.18 The City will continue to urge the Province to adopt reasonable health care services and facility standards applicable to Brampton and endeavour to ensure that the provision of appropriate health care services keeps pace with the rate of growth.






Consulting the Community

It is essential that residents and stakeholders be made aware of various planning proposals and be given the opportunity to express their views on these matters. This part of Brampton Plan focuses on the process for public participation for applications made under the *Planning Act*, as well as City Council adopted policies on community engagement to ensure a meaningful two-way dialogue and participation in forming decisions that affect the various stakeholders and the community.

- 3.1.19 Community engagement will be conducted in accordance with the *Planning Act*, the *Accessibility for Ontarians with Disabilities Act* and other legislation, policies, and regulations.
- 3.1.20 The City will provide opportunities for community engagement during:
 - .a The comprehensive review of Brampton Plan, and amendments to this Plan.
 - .b The development and review of the Zoning By-law and other applicable By-laws, including amendments to the Zoning By-law.
 - .c The preparation and review of Secondary Plans, Major Transit Station Area Studies, Master Plans, other area-specific planning studies, and Community Improvement Plans.
 - .d The preparation and review of Urban Design Guidelines.
 - .e The planning and development application review process, as required under the *Planning Act*.
 - .f Any other planning matter that the City considers appropriate for public engagement.
- 3.1.21 When preparing and releasing materials for the public, the City is committed to communicating in plain language and ensuring the legibility, graphics, and presentation of materials is consistent with the City's accessibility standards and the *Accessibility for Ontarians with Disabilities Act*.
- 3.1.22 When a public open house or community engagement event is required or appropriate, the City will consider the following:
 - .a The accessibility of the venue for persons with disabilities, suitability for parents and young children, public transit and active transportation connections, and parking.




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- .b Community gathering places such as farmers markets, public libraries, shopping malls, the public realm, special events, and other venues where higher volumes of people congregate, and which are accessible to a broad demographic range.
 - .c Partnerships with local community organizations and service providers, where appropriate.
 - .d The provision of virtual or hybrid formats and internet-based tools to solicit input, feedback, and comments.
 - .e Available supports to overcome language barriers.
 - .f The provision of compensation or honorarium for marginalized communities who are asked to provide input.
 - .g Where possible and applicable, the geographic appropriateness and convenience with respect to the area of the City most impacted by the planning matter under deliberation.

3.1.23 City Council will engage and consult with the Region of Peel, neighbouring municipalities, public bodies and private agencies on matters of mutual interest and concern, and specifically work with neighbouring municipalities on development proposals or matters which could affect the City and neighbouring municipalities.

Public Meetings and Notification

3.1.24 The *Planning Act* contains provisions regarding public meetings, notification requirements, and processing timelines for the consideration of development applications. The City will follow the public notification procedures and regulations on planning matters in accordance with the provisions of the *Planning Act*. The City may require additional public consultation measures beyond the minimum requirements outlined in the *Planning Act*, as determined on a case-by-case basis.

3.1.25 The City will use the provisions for public meetings and notifications outlined in this Section to allow for enhanced consultation during the early review process, and not rely solely on the notice of public meeting as outlined in the *Planning Act*. This will foster the communication and education of issues to people and groups early in the decision-making process.



3.1.26 The City will utilize a variety of communication methods to seek public consultation, participation and input on planning matters. Depending on the planning matter in question, the City will choose the most appropriate method of communication, which may include, but is not limited to:

- .a Direct mail-outs;
- .b Newspaper notice;
- .c Public notice signs;
- .d Electronic or mailed surveys;
- .e Non-statutory public information open houses / neighbourhood meetings;
- .f Statutory Public Meetings;
- .g City website postings;
- .h Committees of Council;
- .i Design charrettes;
- .j Workshops;
- .k Planning and development application notice signs posted on the impacted property, providing brief and plain-text details about the application;
- .l Other broadcast media, such as television and radio; and
- .m Social media.

3.1.27 Where the City is aware of non-owner-occupied dwellings located within the circulation radius, efforts may be made to request that the owners of land notify their tenant(s) and/or post the notice in prominent location(s) within the building such as in common areas, front lobby, laundry area, and mail room.


3.1.28 The City may forego public notification and public meeting(s) and may adopt changes in instances to correct a minor technical error or omission contained in an amendment which has undergone full public review; to change punctuation or format, alter language, or correct clerical, grammatical, or typographical errors; and to insert footnotes or similar annotations to indicate the origin and approval of each provision.



Statutory Public Meetings

- 3.1.29 A Committee of City Council will hold one or more public meeting(s) at which time the applicant and any member of the public may express their views on a planning proposal(s).
- 3.1.30 In addition to the Statutory Public Meeting(s) noted above, if a comprehensive review of Brampton Plan is being undertaken, the City will ensure that at least one open house is held for the purpose of giving the public an opportunity to review and ask questions on the required information and material. If required, an open house will be held no later than seven days prior to the date of the initial public meeting.
- 3.1.31 To provide ample opportunity for the public to review and discuss the proposed plans or amendments and to prepare their comments, notice of any Statutory Public Meeting will be given at least 20 days prior to the date of the meeting and copies of the pertinent draft documents will be made available for public review at least 7 days prior to the date of the public meeting.
- 3.1.32 Where a change is made in a proposal after the holding of the Statutory Public Meeting, Council will determine whether the extent of the change requires that further notice be given in respect of the proposal and whether a further public meeting must be held.
- 3.1.33 Notice of a statutory public meeting will be given by:
- .a Publication in a local newspaper that, in the opinion of the City is of sufficiently general circulation in the area adjoining the subject land that it would give the public reasonable notice of the subject matter;
 - .b Publication on the City website;
 - .c Mail or email, to the best of the ability of the City, to:



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- .i Every owner of land within the affected site and/or area to which the proposal applies, as shown on the last revised assessment roll.
 - .ii Every owner of land within 240 metres of the area to which the proposal applies, as shown on the last revised assessment roll.
 - .iii Every person and agency that has given the City Clerk a written request for such notice.
 - .iv The applicant.
 - .v The relevant neighbourhood association, where one exists and is known to the City.
 - .vi The public bodies and agencies as prescribed by the Province.

Indigenous Communities and Duty to Consult

Aboriginal and treaty rights are recognized and affirmed by Section 35 of the *Constitution Act*. Consultation requirements with Indigenous communities differ from public consultation and Section 35 of the *Constitution Act*. The duty to consult is required when the Federal or provincial governments contemplate decisions or actions that may adversely impact Section 35 Aboriginal and treaty rights. Municipalities are required to engage with Indigenous communities as legislated by the Province in the *Planning Act*, Provincial Policy Statement, *Environmental Assessment Act*, and the *Ontario Heritage Act*.

- 3.1.34 In the spirit of reconciliation, in acknowledging the “free, prior and informed consent” as set out in the United Nations Declaration on the Rights of Indigenous Peoples as applied and interpreted by Courts of competent jurisdiction, and the right to carry out traditional pursuits in a respectful and unrestricted manner, Brampton will continue its work on building relationships with Indigenous Communities within Brampton. “Free, prior and informed consent” involves consulting with Indigenous Communities prior to development and seeking consent before moving forward, where appropriate.
- 3.1.35 The City recognizes the urban Indigenous population in Brampton and the broader interest of Indigenous Communities from a local and regional planning perspective. The City will engage and partner as appropriate with Indigenous Communities when considering planning matters that may affect their rights.



- 3.1.36 The City acknowledges the value of the traditional knowledge and cultural heritage of Indigenous Communities and will encourage further partnerships to achieve the objectives of this Plan, support mutual learning and understanding and strengthen relationships. Involvement and engagement with Indigenous Communities will occur as early as reasonably possible on future planning proposals.
- 3.1.37 The appropriate Indigenous Communities will be provided notification in regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.
- 3.1.38 Under this Plan, Brampton will continue efforts to engage with local and regional Indigenous Communities on planning related matters.

Secondary-Level Plans

Brampton Plan follows a strategic approach to planning to achieve the vision for the City Structure. Where there is a need to elaborate on the parent policies of Brampton Plan, or where it is important to coordinate the development of multiple properties, Secondary-Level Plans may be prepared. Secondary-Level Plans include Secondary Plans and Precinct Plans.

- 3.1.39 Secondary Plans and Precinct Plans will constitute part of this Plan, contained in a separate document, and should be read in conjunction with all policies of Brampton Plan.
- 3.1.40 The City may adopt new or modified Secondary Plans and Precinct Plans and add these Secondary Plan and Precinct Plan areas to Map 13 through an Official Plan Amendment.

Secondary Plans

Secondary Plans establish local development policies to guide growth and change in defined areas of the City, such as new neighbourhoods and Strategic Growth Areas, and are adopted as amendments to this Plan. Secondary Plans may be prepared for established, partially developed, or undeveloped areas in order to conform to an overall community development concept and approved planning policies.

- 3.1.41 Secondary Plans will be adopted as a separate document that conforms to Brampton Plan that detail specific planning objectives and policies for a defined area. Secondary Plans will be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.
- 3.1.42 Secondary Plans will conform to, implement, and be interpreted in the context of Brampton Plan including conformity with the Region of Peel Official Plan.






- 3.1.43 Map 13 to this Plan identifies areas where Secondary Plans have been prepared or are proposed to be prepared. However, the City retains the flexibility in appropriate circumstances to prepare and adopt a Secondary Plan or an associated Official Plan Amendment for a portion of any such area or for an area representing portions of two or more such areas.
- 3.1.44 Secondary Plans will be adopted for the applicable secondary plan areas shown on Map 13 prior to the approval of planning and development applications which are determined to be premature, or which may prejudice or negatively impact future development within the respective secondary plan areas.
- 3.1.45 Where there is conflict or inconsistency between a provision in Brampton Plan and a provision in a secondary plan (whether directly in the text or included by reference), Brampton Plan will prevail. When such a conflict is identified, Council may direct staff to revise the Secondary Plan in a timely fashion to correct the conflict or inconsistency.

Background Studies

- 3.1.46 Background studies required for any Secondary Plan will align with the scope, land area, and intent of the Secondary Plan, and the City may identify the need to undertake additional studies. Background studies will address matters such as:
 - .a A planning analysis which addresses all relevant policies of Brampton Plan;
 - .b Natural heritage and subwatershed studies to address the Natural Heritage System policies of Brampton Plan;
 - .c Community Energy Plan to identify approaches to achieve energy efficiency, greenhouse gas emissions reduction, integrated energy systems, and improved resilience, and contribute to achieving the goals and targets of Brampton's Community Energy and Emissions Reduction Plan;
 - .d Climate Adaptation Strategy to understand and prepare for the impacts of climate change;
 - .e Infrastructure studies to address the Civic Infrastructure policies of this Plan;
 - .f A cultural heritage resource review, including archaeological resources, cultural heritage landscapes, and built heritage resources;



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- .g A transportation study to evaluate existing and required street network, cycling and pedestrian infrastructure, and transit facilities;
 - .h A growth management strategy;
 - .i An evaluation of housing needs in the Plan area, including affordable housing needs with respect to Regional and local targets and housing need studies;
 - .j A community services and facilities study; and
 - .k A market analysis.


3.1.47 In support of approval of a Secondary Plan within the Designated Greenfield Area, and in addition to any subwatershed or environmental studies required by this section, the City will require a study to address the cumulative impacts to private well supplies and/or the inclusion of policies pertaining to private well monitoring, protection and mitigation.

- .a The study or policies will consider and identify strategies to protect private wells and/or mitigate impacts that are to be implemented through the development approvals process. Private well monitoring, protection and/or mitigation will be continued through requirements or conditions at the Secondary Plan, Precinct Plan, and plan of subdivision approval stages, as appropriate.

Secondary Plan Content

3.1.48 A Secondary Plan will consist of policies and schedules that provide more specific direction than that offered by the policies of Brampton Plan. A new or updated Secondary plan will include policies, illustrations and schedules for such matters as:

- .a The overall capacity and density of development related to street network and Civic Infrastructure opportunities or constraints;
- .b The overall mix of housing including the forms, tenure, affordability and density of residential dwellings for the Secondary Plan area;
- .c Area-Specific Urban Design Guidelines, reflective of the intended character of the Secondary Plan area;
- .d The location and area of community services and facilities based on an adequate assessment of community service needs;

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- .e The location and area of parks and open space, school sites and the preservation of the natural heritage system;
 - .f The location and area of commercial and industrial land uses;
 - .g The conceptual alignment and right-of-way of the street network;
 - .h Identification of environmental and other constraints to development and the manner in which environmental concerns will be addressed in the development of the Secondary Plan area;
 - .i The population and employment projections and resultant development density (persons and jobs per hectare) for the Secondary Plan area;
 - .j The location of potential district energy systems; and
 - .k Building energy efficiency and greenhouse gas performance.

For predominantly Employment Areas, the following additional matters:

- .l The location of various types of industrial, commercial or related uses classified by general physical, functional and design characteristics;
- .m The alignment and right-of-way of the street network, railroad main and spur lines, and major transportation features and public utilities;
- .n Identification of environmental and other constraints to development and the manner in which environmental concerns will be addressed in the development of the secondary plan area; and
- .o Mitigation measures when adjacent to sensitive uses.

3.1.49 Secondary Plans within the Built-Up Area will include more detailed identification of and guidance with regard to evolving and transitioning areas, particularly within existing Neighbourhoods and Heritage Character Areas where more flexibility is desired with respect to infill.



- 3.1.50 The City will seek the participation of benefiting landowners, the public and appropriate public or private agencies within the process of formulating a Secondary Plan. The City will also endeavour to elicit the cooperation and involvement of adjacent municipalities and the Region, either on an overall basis or in the context of relevant Secondary Plan component studies or subsequent implementation studies, to ensure coordination with respect to cross-boundary planning matters, such as transportation and sewer and water infrastructure, as appropriate.
- 3.1.51 The City will, prior to the approval of an Official Plan Amendment implementing a development concept for a new Secondary Plan area, require that a subwatershed study or other environmental studies be undertaken for the affected subwatersheds. Such studies will be comprehensive documents subject to the participation and the approval of the appropriate agencies and include a discussion of the impact or potential impact on water quality and quantity including impacts on private well supplies from alternative development scenarios, the relationship of the study area to the watershed, and proposed mitigation measures.

Precinct Plans

Precinct Plans are area specific implementation tools that establish a context for coordinated development, detailing what kind of development will happen and where. Precinct Plans will be the link between Secondary Plan policies and Urban Design Guidelines, Draft Plans of Subdivision/Condo, Zoning By-laws, Site Plan Control applications and other planning implementation tools.

- 3.1.52 Precinct Plans will be approved to the satisfaction of the City through an Official Plan Amendment and Region of Peel, prior to approval of any Draft Plan of Subdivision or significant Zoning By-law Amendment application within that Precinct, in accordance with the policies of Brampton Plan.
- 3.1.53 Precinct Plans will be required for all “Planned” Major Transit Station Areas shown on Map 2, except for those Major Transit Station Areas that are located within an existing approved Precinct Plan area.
- 3.1.54 Precinct Plans will be submitted for consideration to City Council concurrent with the consideration of an implementing Plan of Subdivision, Official Plan Amendment, or Zoning By-law.






Background Studies

- 3.1.55 Background studies required for any Precinct Plan will align with the scope, land area, and intent of the Precinct Plan, and the City may identify the need to undertake additional studies. Background studies will include, but are not limited to:
- .a A Planning Rationale;
 - .b A Functional Servicing Report;
 - .c A Traffic Impact Study;
 - .d An Environmental Implementation Report;
 - .e A Phasing Strategy; and
 - .f Infrastructure studies to address the Civic Infrastructure policies of this Plan.

Precinct Plan Content

- 3.1.56 Precinct Plans will comprehensively demonstrate how a proposed development addresses the vision and principles of the applicable Secondary Plan by illustrating:
- .a A streets and block structure that includes the location, size, and design of public and private streets;
 - .b The location of the natural heritage system;
 - .c A mix of uses that support the development of 15-minute neighborhoods;
 - .d Primary street frontages that include active at grade uses;
 - .e A street, block and circulation plan that improves walkability throughout the station area and provides multimodal access to stations and connections to nearby major trip generators;
 - .f Building heights that create a strong coherent, and human-scaled community;
 - .g Active transportation networks that provide safe, comfortable travel and continuous linkages between strategic growth areas, adjacent neighbourhoods, major trip generators and transit stations;



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- .h Locations for new open spaces and community facilities to service the expected population and employment growth;
 - .i Identify lands that may be required for future enhancement or expansion of transit infrastructure in collaboration with municipal and provincial transit authorities;
 - .j The conceptual location and massing of buildings;
 - .k How the Precinct Plan supports the goals and targets of a Community Energy Plan;
 - .l The ability for existing schools to accommodate the planned levels of growth;
 - .m The location and size of lands to be conveyed to the City as parkland;
 - .n The location and design of the Active Transportation Network;
 - .o The location of Heritage Resources that are to be conserved within the plan area;
 - .p The building location and organization, including entrances and ground floor uses;
 - .q The location, size, and character of interior and exterior publicly accessible private open spaces showing their continuity and complementary connection to adjacent public spaces and streets and their pedestrian amenity including weather protection;
 - .r The general location of parking facilities and vehicular access points;
 - .s The location of potential district energy systems;
 - .t The efficient use of Civic Infrastructure;
 - .u The provision of housing that meets the needs of diverse households in conjunction with a Housing Assessment;
 - .v Area-Specific Urban Design Guidelines, which implement the City-wide Urban Design Guidelines; and
 - .w A phasing plan for Precinct development.




- 3.1.57 The City may enact Zoning By-laws and approve Site Plan Applications without a Precinct Plan process for uses that the City deems are in the City and the Region's interest, such as a Provincial facilities, Civic Infrastructure, or transit facilities, provided that such proposals meet all applicable policies and legislation, and provided the proposed development:
- .a Can be supported by existing servicing infrastructure;
 - .b Protects, preserves, enhances and restores natural heritage features;
 - .c Protects, preserves, enhances and conserves places and/or landscapes of cultural heritage value;
 - .d Protects for the future right-of-way of Centres and Boulevards and any planned Transit Network facilities;
 - .e Meets the intent and purpose of the Urban Design Guidelines; and,
 - .f Implements the policies and directions of the Secondary Plan.
- 3.1.58 To provide for the orderly sequencing of development and appropriate infrastructure and services, the Holding (H) symbol provisions of Section 36 of the *Planning Act* may be used.

Area Plans

Area Plans may be required by the City as part of a complete application to support planning and development applications ensure new developments contribute to or enhance the character of the community, prevent landlocked parcels, complete and contribute to the City Structure, assessment functional site servicing, and reduce or mitigate adverse impacts. Area Plans do not serve as substitutes for any other submissions or documents, such as site plans.


- 3.1.59 The City may require the applicant to prepare an Area Plan if one or more of the following criteria are met:
- .a An Area Plan requirement is explicitly identified for a particular area within Brampton Plan or Secondary Plan;
 - .b A site has multiple landowners;
 - .c A new public right-of-way or shared private right-of-way, public park, or other publicly owned facility is proposed;



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- .d Vehicular or pedestrian accessibility for neighbouring sites is affected by the proposal;
 - .e The proposal affects the development potential of neighbouring sites;
 - .f A new Rapid Transit station is proposed, or the site is adjacent to an existing Rapid Transit station; or
 - .g The proposal has the potential to prohibit future comprehensive re-development of an area.

3.1.60 Subject to any applicable Secondary Plan policies to the contrary, City Staff are authorized to endorse Area Plans for inclusion as non-statutory appendices to the applicable Secondary Plan prior to the approval of planning and development applications. These appendices will serve as guidelines for both current application(s) as well as future applications in a given area and could be subject to additional refinement. This additional refinement does not require Council approval, unless otherwise stated in the applicable Secondary Plan.

3.1.61 Area Plans need not include the same level of detail as a Site Plan, but must be to scale and include the following items:

- .a Standard information including date, address, and north arrow;
 - .b Location boundaries based on legal surveys;
 - .c Identification of surrounding land uses;
 - .d A written vision for the area;
 - .e A written explanation of how the development proposal and tertiary plan proposal is consistent with the City of Brampton Development Design Guidelines;
 - .f Identification of which landowners commissioned the Area Plan and which landowners are non-participating;
 - .g Building envelopes, including proposed height, step-backs, typology, land use and size of buildings in square metres and square footage;
 - .h Illustrated density in heights, with a particular focus on the built form relationship between proposed buildings and surrounding lands. Spacing dimensions between buildings must also be included;
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- .i Clear differentiation between private common elements and public space;
- .j Proposed transportation infrastructure which includes public and private vehicular connections (rights-of-way);
- .k Proposed non-vehicular connections including sidewalks, cycling and walking trails;
- .l Location of Parking;
- .m The location of key natural elements including mature trees and vegetation;
- .n Proposed strategies to protect key natural elements;
- .o Location of Stormwater Management Facilities and/or green infrastructure;
- .p Identification of proposed site phasing; and,
- .q Any other requirements deemed appropriate by City staff.

3.1.62 Where an Area Plan is identified as a submission requirement, studies required as part of a complete application will be prepared comprehensively for all properties within the Area Plan.

3.1.63 Whenever an Area Plan is identified as a requirement of a development application, prior to initiating the tertiary planning process, the City will circulate a notice via registered mail to all landowners within the Area Plan area inviting them to participate in the Area Plan process. Should the City not receive a response within 30 days, the invited landowner will be deemed a non-participating landowner and will be notified accordingly. In such cases, the non-participating land, similar to the participating land, would be planned based on good planning principles.

3.1.64 Upon submission of the draft Area Plan, City staff will ensure consistency with the City's Terms of Reference for Tertiary Plan submissions. If the submission is deemed consistent with the Terms of Reference, staff will determine if the principles identified in the pre-consultation process have been successfully achieved, which would enable staff to deem the Area Plan submission complete and proceed with the planning development application, subject to the Planning and Development Application policies of this Plan.






- 3.1.65 Should a submitted Area Plan not be consistent with the Terms of Reference or the development principles, staff reserve the right to refuse submission of the planning and development application in whole until such time that the deficiencies are corrected.

Major Transit Station Area Studies

- 3.1.66 Through separate studies, the City will undertake a detailed comprehensive planning study for each designated Primary Major Transit Station Area shown on Map 5. The recommendations for each Primary Major Transit Station Area will be implemented through amendments to the applicable Secondary Plan, and will address:
- .a The minimum number of people and jobs that will be accommodated within the Major Transit Station Area as listed in Table 1.
 - .b The detailed transit-supportive land uses in each Major Transit Station Area based on the permitted uses of the Urban Hub designation and the minimum density target listed in Table 1.
 - .c The character of the station area or stop.
 - .d The minimum and if required, maximum heights, and Floor Space Index (FSI) for each block within the Major Transit Station Area.
 - .e Appropriate transitions in height and density to existing adjacent land uses.
 - .f Policies that prohibit the establishment of land uses and built forms that would adversely impact the ability to meet the minimum density prescribed on Table 1.
 - .g Protection of lands that may be required for future enhancement or expansion of transit infrastructure in collaboration with municipal and provincial transit authorities.
 - .h Land use compatibility and the separation or mitigation of sensitive land uses in accordance with provincial guidelines, standards and procedures.
 - .i Protection and mitigation against natural and human-made hazards in accordance with the policies of this Plan.
 - .j Strategies to support low carbon integrated energy systems.
 - .k Protect, preserve, enhance the street network, and conserve places and/or landscapes of cultural heritage value.



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- .l Connections to the Active Transportation Network, with priority placed on connections to the Rapid Transit station.
 - .m A phasing plan or strategy to ensure infrastructure and services are delivered in a manner that supports complete communities, including open space and accessible public amenities.
 - .n Strategies to support increased multi-modal access and connectivity.
 - .o Implementation of the Region of Peel’s Healthy Development Framework and the City’s Sustainability Guidelines including, but not limited to, consideration of site design and urban design elements, high-quality public realm improvements, and built forms.
 - .p A description of the future actions that may be required to implement the study, which may include Community Improvement Plans, Inclusionary Zoning, Community Planning Permit Systems, Transit Oriented Development Guidelines, financial incentive programs, and other appropriate implementation tools.
 - .q Protection of existing Employment Areas.
 - .r Foster collaboration between public and private sectors to support development within all Major Transit Station Areas such as joint development projects.
 - .s Alternative development standards to support development within all Major Transit Station Areas, such as reduced parking standards.

Urban Design Guidelines

Urban design objectives and principles will form an integral part of the City’s land use planning and decision-making processes to achieve the goal of a high quality and sustainable physical environment. The built form relationships and design of these building types is informed by Urban Design Guidelines that help to ensure the proper form and fit with the existing and planned context. The physical design of these areas contributes to the image of the City through the public realm and built form.

- 3.1.67 City-wide Urban Design Guidelines will support the implementation of the Urban Design policies of Part 2.3 over time to provide a more detailed framework for character, public space, buildings, site layout, streetscapes, built form and public improvements across the city.



- 3.1.68 Urban Design Guidelines may be adopted for specific areas of the city to provide further detailed guidance for the implementation of the Urban Design policies of Brampton Plan and any applicable Secondary-Level Plan.
- 3.1.69 Design manuals may be prepared by the City to further address specific matters set out in the Urban Design policies of Brampton Plan.

Area-Specific Urban Design Guidelines

- 3.1.70 Where required as part of a Secondary-Level Plan or complete application in accordance with the policies of this chapter, Area-Specific Urban Design Guidelines will set out area specific urban design and sustainable development practices for the public realm, walkable neighbourhoods, building and site design including the provision of:
 - .a Streets and blocks plan;
 - .b Streetscape, public realm and mid-block connection plan;
 - .c Parks and open space plan;
 - .d Built form, height and massing guidance;
 - .e Placemaking and ground floor activation plan;
 - .f Transit-oriented and healthy neighbourhood practices;
 - .g Sustainable design and development practices;
 - .h Community energy planning;
 - .i Accessibility and age-friendly design;
 - .j Social infrastructure and community services plan;
 - .k Public art and culture infrastructure plan;
 - .l Views, gateways and neighbourhood identity;
 - .m Micro-climatic study;
 - .n Climate positive and decarbonization practices, including green infrastructure, high-performance buildings, and active transportation; and
 - .o A phasing plan.





Zoning By-Law

The Zoning By-Law is an effective means for the City to regulate development. The document prescribes permitted land uses in various zones and associated requirements such as setbacks, building heights, and parking requirements.

- 3.1.71 A Zoning By-law is recognized as an important implementation tool of Brampton Plan and will, at a minimum, address the following land use planning matters:
 - .a Establish a zoning regime that implements the City Structure as contemplated by this Plan.
 - .b Achieve the intensification and density targets of this Plan in accordance with the City-Wide Growth Management Framework and to support the planned Mobility Framework.
 - .c Permit a range of land uses and building typologies that advance the City-wide Building Blocks of this Plan.
 - .d Have regard for the planned City-wide form, function, and public realm objectives of this Plan.
 - .e Restrict development permissions where there is a known or identified risk to public health and safety.

- 3.1.72 The City recognizes Community Planning Permit Systems as an additional tool to implement this Plan. In accordance with the policies of this section, the City may implement a Community Planning Permit System as an alternative to a Zoning By-law.

Delegated Authority

- 3.1.73 The City may, by by-law, delegate the authority to pass by-laws under section 34 of the Planning Act, that are of a minor nature, to a committee of Council or an individual who is an officer or employee of the municipality, provided that all notice and public meeting requirements of this section are satisfied.

- 3.1.74 Delegation of authority to pass by-laws under section 34 of the Planning Act will be limited to:
 - .a A by-law to remove a holding “H” symbol; and
 - .b A housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the Zoning By-law.





- 3.1.75 The delegation of authority authorized under this section may be subject to conditions of Council.

Inclusionary Zoning

Inclusionary Zoning is a tool that allows the City to require affordable housing units to be provided in new developments or redevelopment within a Major Transit Station Area or Community Planning Permit System area in support of the Housing and Social Matters policies of Brampton Plan. The City will implement Inclusionary Zoning as a mechanism to contribute towards meeting the affordable housing goals identified in Housing Brampton, the Region of Peel Official Plan, as well as Regional and local targets.

Policies for inclusionary zoning are required to ensure the provision of affordable housing keeps pace with the growth of new market housing, supporting Neighbourhoods across Brampton to provide housing options for a full range of incomes and household sizes.

- 3.1.76 The City will establish inclusionary zoning requirements pursuant to the *Planning Act* and the Region of Peel Official Plan within Primary Major Transit Station Areas shown on Map 2.
- 3.1.77 Only new developments with a minimum of ten residential units may be required to satisfy the inclusionary zoning policies of this Plan.
- 3.1.78 Inclusionary zoning will be established through the Zoning By-law and/or through a Community Planning Permit System in applicable Primary Major Transit Station Areas that address the Housing and Social Matters policies of this Plan.
- 3.1.79 The City will collaborate with the Region of Peel to achieve the inclusionary zoning policies of this Plan by:
 - .a Participating in a collaborative implementing framework.
 - .b Reporting and monitoring on affordable housing acquired through inclusionary zoning.
 - .c Using inclusionary zoning to support local and regional affordable housing initiatives, including funds from the sale of units acquired through inclusionary zoning that are sold or otherwise disposed of within the minimum affordability period as required by this Plan.






Planning and Development Applications

Pre-Consultation and Complete Applications

To ensure that all the relevant and required information pertaining to a planning and development application is available at the time of submission of the application, to enable City Council and its delegated approval authorities to make informed decisions within the prescribed period of time, and to ensure that the public and other stakeholders have access to all relevant information early in the planning process, any or all the following information may be requested from applicants who apply for amendments to Brampton Plan and secondary plans, amendments to the Zoning By-law, site plan approval, consents to sever, and approvals of plans of subdivision and condominiums.

- 3.1.80 Pre-consultation with City staff prior to the submission of an application requiring *Planning Act* approval will be required for application amendments to Brampton Plan and Secondary-Level Plans, amendments to the Zoning By-law, site plan approval, and approvals of plans of subdivision and condominiums. The Region of Peel is encouraged to participate in the City's pre-consultation process. Other affected agencies, such as Conservation Authorities, are encouraged to participate, where appropriate.
- 3.1.81 As determined through the pre-consultation, the number and the scope of studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application.
- 3.1.82 Unless an exemption is granted by City staff, the following information and material will be required to be submitted as part of any application for an Official Plan Amendment, Secondary Plan Amendment, Zoning By-law Amendment, plan of subdivision, plan of condominium and development permit system application, and will be requested as applicable for other applications:
 - .a Planning Justification Report
 - .b Housing Assessment Report or Housing Analysis, in accordance with the policies of this section
 - .c Market Impact/Planned Function Study
 - .d Financial Impact Study
 - .e Concept Site Plan
 - .f Area-Specific Urban Design Guidelines



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- .g Shadow Study
 - .h Pedestrian Level Wind Study
 - .i Functional Servicing Report
 - .j Environmental Implementation Report
 - .k Subwatershed Study
 - .l Tree Inventory and Preservation Study
 - .m Noise/Vibration Study
 - .n Traffic Impact Study
 - .o Grading and Drainage Plan
 - .p Sediment/Erosion Control Plan
 - .q Hydrogeological Report
 - .r Facility Fit Plan
 - .s Phase I Environmental Site Assessment
 - .t Phase II Environmental Site Assessment - Record of Site Condition
 - .u Cultural Heritage Evaluation Report
 - .v Archaeological Assessment
 - .w Heritage Impact Assessment
 - .x Heritage Conservation Plan
 - .y Heritage Documentation Report
 - .z A Community Infrastructure Impact Study
 - .aa Health Assessment (in accordance with the Region's Healthy Development Framework)
 - .bb Sustainability Score and Summary
 - .cc Energy Management Plan
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- 3.1.83 In addition to the list above, the applicant may be required to submit any other supporting information and material that may be identified by the City, Region, and other agencies during the pre-consultation process involving the applicant as being relevant and necessary to the evaluation of the particular application. Exemptions to any of the requirements of a complete application and any additional requirements will be determined and specified during the pre-consultation process.
- 3.1.84 All required reports and technical studies will be prepared in accordance with any standards or specifications applicable within the City by qualified professional consultants retained by and at the expense of the applicant.
- 3.1.85 Planning and development applications will be required to submit a Housing Analysis as a complete application requirement for all rezoning, subdivision and site plan applications to demonstrate implementation of the results of a related Housing Assessment Report; unless such a Housing Assessment Report is not established, in which case a Housing Assessment Report will be required to be included within the proposed development application in lieu of a Housing Analysis.
- 3.1.86 An application for amendments to Brampton Plan, amendments to the Zoning By-law, site plan approval, consents to sever, and approvals of plans of subdivision and condominiums will be considered complete under the *Planning Act* when all of the following have been provided to the City:
- .a A fully complete application form which contains all of the requested information;
 - .b The prescribed application fees;
 - .c Any supporting information and material deemed necessary by the City staff of Planning, Design and Development required to be provided and identified in the pre-consultation process; and
 - .d Any information identified as required by the City staff.
- 3.1.87 An application for site plan approval and plan of subdivision approval must also achieve the minimum performance standards required under the Sustainable New Communities Program to be considered complete under the *Planning Act*.
- 3.1.88 Applications that require both a Regional Official Plan Amendment and a Brampton Plan amendment may request a joint pre-consultation meeting between the applicant, the Region and the City.





- 3.1.89 The City will consult with the Region to determine the scope of requirements to support an application for an amendment to the Regional Official Plan. Applications to amend the Region of Peel Official Plan must be complete applications as described in the Region of Peel Official Plan.
- 3.1.90 The submission of all information may be required in both electronic and hard copy format so that this information can be more easily made available for review to the public.
- 3.1.91 Planning and development applications filed after the adoption of Brampton Plan by Council and prior to the approval of this Plan by the Region will be encouraged to work with the City to consider the implications of the policies of Brampton Plan as they relate to the proposed application.


Reports to Address Mobility Matters

- 3.1.92 The City requires that Traffic Impact Studies for all developments that impact the surrounding street network be prepared according to the City of Brampton and Region of Peel guidelines for preparing such studies and that such studies also address the Active Transportation Network, Transit Network, and impacts on any nearby portions of the Provincial Highway system.
- 3.1.93 The Traffic Impact Study will also identify whether, and if so, how, the proposed development and/or change in land use will be serviced by transit including an analysis of the implications on the Transit Network. Where new mobility infrastructure and/or lands are required or an expansion of the existing mobility infrastructure is necessary to accommodate a proposed development and/or change in land use, the Study will demonstrate that the improved mobility infrastructure will be adequate to accommodate all modes of mobility in a safe and efficient manner and minimizes potential impacts on surrounding uses.

Reports to Address Housing Matters

- 3.1.94 The Housing Assessment Report will:
 - .a Implement the policy directions from Provincial policy and Regional and Local housing policies including the direction and recommendations of Housing Brampton.
 - .b Outline the potential affordable housing units anticipated from Inclusionary Zoning, when applicable.



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- .c Consider the provision of serviced land of a suitable size for high-density development for the purposes of affordable housing, gratuitously conveyed to the Region or made available to a non-profit housing provider. Land conveyances for affordable housing must include zoning appropriate for affordable housing development, be tied to development milestones (e.g., registration of plan of subdivision for the applicable lands), and cost-sharing provisions.
 - .d Demonstrate through each phase of development and precinct, a contribution towards the following Regional targets:
 - .i Provide for at least 25% of all residential units as purpose-built rental units.
 - .ii Provide for 50% of all new housing units in forms other than single-detached and semi-detached houses.
 - .iii Provide for 30% of all new residential units to be affordable units, as per the PPS definition of affordable housing and local/Regional affordability thresholds at the time of development. 50% of this affordable housing will be encouraged to be affordable to low-income residents.

Conservation Authorities

Conservation Authorities have been delegated the provincial responsibility for the regulation of floodplains for defined watercourses (riverine systems) and the Great Lakes shoreline. Conservation Authorities prepare watershed plans and watershed level strategies, participate in the preparation and implementation of subwatershed and environmental studies, and provide comments/conditions of approval for municipal consideration for planning applications such as zoning by-laws amendments, plans of subdivision, site plans, etc.

Within Brampton, Credit Valley Conservation (CVC) has regulations for the Credit River, Fletcher's Creek, Levi Creek and Mullet Creek watersheds. Toronto and Region Conservation Authority (TRCA) has regulations for the West Humber River, Mimico Creek, and Etobicoke Creek watersheds.

- 3.1.95 The regulations and policies of Credit Valley Conservation and Toronto and Region Conservation Authority will be considered when evaluating planning and development applications.



Committee of Adjustment

- 3.1.96 The City may appoint a Committee of Adjustment pursuant to Section 44 of the Planning Act. The role of this Committee is to authorize minor variances to the provisions of a Section 34 Zoning By-law or Section 38 Interim Control By-law of the *Planning Act*. The Committee of Adjustment may also authorize the extension or enlargement of legal non-conforming uses and interpret the permitted use provisions of a zoning by-law. Operating procedures of the Committee of Adjustment are governed by the provisions of Section 45 of the *Planning Act*.
- 3.1.97 The Committee of Adjustment will be guided by the provisions of the *Planning Act* and by the policies of this Plan when deliberating on applications.

Planning and Development Controls

The *Planning Act* identifies several tools that can be used by a municipality that control the use and development of land. These Planning and Development Controls will be utilized to achieve the vision and policies of Brampton Plan.

Official Plan Amendments

- 3.1.98 Any policy of Brampton Plan, including Secondary-Level Plans, may be amended pursuant to the requirements of the *Planning Act*.
- 3.1.99 The minimum submission requirements for an official plan amendment in accordance with Section 22(4) of the *Planning Act* are articulated in Schedule 1 of Ontario Regulation 543/06.
- 3.1.100 When considering an application to amend Brampton Plan, the City will consider the following matters:
- .a The policy statements and regulations of the Government of Ontario;
 - .b The need to conform to Provincial Plans;
 - .c The conformity of the proposal to the principles, goals, objectives, and policies of the Region of Peel Official Plan;
 - .d The conformity of the proposal to the principles, strategic direction, goals, objectives, and appropriate policies of Brampton Plan; and
 - .e Other matters as deemed appropriate.





- 3.1.101 The City will provide information regarding a proposed amendment to Brampton Plan to such boards, commissions or agencies that may have an interest in it. Prior to adopting a proposed amendment, the City will afford such agencies an opportunity to submit comments.
- 3.1.102 Prior to adopting an amendment to Brampton Plan, the City will provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the *Planning Act*.

Zoning By-law Amendment

- 3.1.103 Zoning By-laws, adopted in accordance with the provisions of the *Planning Act*, will be used to regulate the use of land, and the character, location and use of buildings and structures in accordance with the objectives and policies of the Plan.
- 3.1.104 Until such time as the Zoning By-law is revised or a new Zoning By-law enacted, the existing Zoning By-law will remain in effect. Any amendment to the existing Zoning By-law will be in conformity with the Plan.
- 3.1.105 The City may initiate amendments to the Zoning By-law where:
 - .a It is determined that the assumptions and conditions on which the regulations were based have changed to the extent that the regulations are no longer appropriate;
 - .b Existing regulations need to be refined as a result of further study;
 - .c A secondary plan has been completed and changes to the Zoning By-law are required to implement the new secondary plan;
 - .d Amendments are necessary to implement changes to provincial legislation and statutes, including the Provincial Policy Statement; and
 - .e Amendments are necessary to implement the results of a comprehensive review to the Plan, in accordance with the provisions of the *Planning Act*.
- 3.1.106 The City may also consider applications for amendments to the Zoning Bylaw from a person or public body, consistent with the provisions of the *Planning Act*.
- 3.1.107 Prior to the City considering an application for an amendment to the current Zoning By-law, the applicant will meet the requirements of the *Planning Act* and the policies set out in this Plan.





Subdivision of Land

The *Planning Act* identifies a number of tools that can be used to control the subdivision of land, including Plans of Subdivision, Plans of Condominium, and Consent to Sever. The following section establishes policies for each of these tools.


Plans of Subdivision

- 3.1.108 Proposed plans of subdivision will be evaluated for their conformity with the *Planning Act*, applicable provincial legislation and guidelines, and the policies of this Plan.

- 3.1.109 With respect to draft and final approvals of plans of subdivision and the administration of reviews and approvals, the Region of Peel has delegated this authority to the City through By-law 86-96. The approval authority will be satisfied, prior to the consideration of an application for plans of subdivision that:
 - .a The application complies with the provisions of the *Planning Act* and the policies of Brampton Plan and Secondary-Level Plans, including policies respecting phasing, the provision of adequate Civic Infrastructure, and fiscal responsibility.
 - .b The approval of the development is not premature and is in the public interest.
 - .c Parkland dedication requirements will be met in accordance with this Plan.
 - .d Streets, street widenings, and reserves as may be required by the City will be provided in accordance with this Plan.
 - .e Pedestrian pathways, cycling facilities, and public transit rights-of-way, as the City considers necessary, have been dedicated.
 - .f Required background studies have been completed.

- 3.1.110 A plan of subdivision will not be considered necessary if the following conditions and criteria are satisfied:
 - .a The consent is for the purpose of infilling within the developed Built-up Area and would not extend the urban area as shown on Map 4;
 - .b No major extension or expansion of physical services will be required;
 - .c The lands front on an existing public highway or street;



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- .d The ultimate development of the entire holding will not require the creation of a new public highway or street;
 - .e The creation of new building lots will not have an adverse effect on the character of the surrounding area or on traffic circulation;
 - .f Only three (3) or less new lots, in addition to the residual parcel, will be created, unless necessary for the proper and orderly development of the municipality; and
 - .g No consent will be granted until the City is satisfied that approval of the application will not adversely affect the ultimate development pattern of the entire holding.

3.1.111 The property owner may be required to meet conditions of draft approval within a specified time period, failing which, draft plan approval may lapse. To provide for the fulfillment of these conditions and for the installation of services according to municipal standards, the approval authority will require the property owner to enter into a subdivision agreement prior to final approval of the plan of subdivision.

3.1.112 The City may withhold draft plan of subdivision approval pending the approval of a Secondary-Level Plans.

Plans of Condominium

The process of creating units, common elements and exclusive use common elements through the registration of a condominium description is governed by the *Condominium Act* and the *Planning Act*.

3.1.113 Proposed plans of condominium will be evaluated for their conformity with the *Planning Act*, applicable provincial legislation and guidelines, and the policies of this Plan.

3.1.114 The City may require that applicants satisfy reasonable conditions prior to final approval and registration of the plan of condominium, as authorized under the provisions of Section 51 of the *Planning Act*. The applicant will be required to meet conditions of draft plan approval within a specified time period, failing which, draft plan approval will lapse.

3.1.115 With respect to draft and final approvals of plans of condominium and the administration of reviews and approvals, the Region of Peel has delegated this authority to the City through By-law 86-96.



Consent to Sever

- 3.1.116 In accordance with the provisions of the *Planning Act*, City Council may delegate the authority to give consents to a body such as the Committee of Adjustment or to an officer of the municipality.
- 3.1.117 When dealing with an application for consent under the subdivision or part-lot control provisions of the *Planning Act*, the Consent Authority will be satisfied that a plan of subdivision is not necessary for the proper and orderly development of the land.
- 3.1.118 Where the proposed lot(s) and/or the use for the proposed lot(s) do not conform to the Zoning By-law, a provisional consent decision may be given subject to a condition that the applicant apply for a Zoning By-law amendment or minor variance relating to the proposed consent to sever and that the decision on the Zoning By-law amendment or minor variance application is in full force and effect.
- 3.1.119 In support of the Neighbourhood policies of this Plan, the Committee of Adjustment will consider applications for consent to sever with lot patterns and dimensions that result in infill in support of ground oriented missing middle typologies that are consistent with the planned context.
- 3.1.120 Consents must comply with any relevant policies of this Plan.
- 3.1.121 The proposed size, shape and use of the severed land must be compatible with the present and potential parcels and uses in adjacent areas.
- 3.1.122 The City may require that the following information and material may be submitted as part of any application for consent:
- .a Architectural drawings;
 - .b Environmental site screening checklist;
 - .c Tree inventory and preservation study; and
 - .d Servicing drawing showing existing and proposed watermain, stormwater and sanitary sewer services.
- 3.1.123 In granting a consent, the consent authority may attach conditions, as authorized under the provisions of the *Planning Act*, including but not limited to:
- .a The dedication of parkland or cash-in-lieu of such dedication.





- .b The dedication of any streets, street widenings, and reserves as may be required by the City.
- .c The dedication of pedestrian pathways, cycling facilities, and public transit rights-of-way, as the consent authority considers necessary.
- .d Municipal or other services required as the consent authority considers necessary.
- .e A servicing agreement between the property owner and the City pertaining to any extension or upgrading of municipal services required by the City to accommodate the development of a lot created by consent.
- .f That the property owner enter into one or more agreements with the City dealing with such matters as the Committee of Adjustment may consider necessary.

3.1.124 Each new lot created is to front on an existing public highway or street, except where the consent is acquired by a Conservation Authority for conservation purposes, or the consent is for the purpose of a public or private utility installation.

3.1.125 The creation of new lots located entirely in flood susceptible Hazard Lands will not be permitted.

Site Plan Control

The City may establish areas or forms of development subject to site plan control approval in accordance with the *Planning Act*. Such controls require the submission and approval of plans and drawings which demonstrate how development, facilities, and works achieve the policies of this Plan. Site plan agreements ensure a legal obligation to develop a property in accordance with approved plans.

3.1.126 City Council will adopt a by-law to designate the entire area within the City of Brampton as a Site Plan Control Area.

3.1.127 The site plan control by-law may specify those forms of development which are subject to site plan control. Unless otherwise specified by amendment to the site plan control by-law or as a condition of development approval, the following types of development may generally be undertaken without the approval of plans and drawings required under the *Planning Act*.





- .a Any building or structure designed and used as a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, a multi-unit dwelling containing 5 units or less, or a residential building containing 6 townhouses units or less
- .b A building or structure accessory to a residential building containing 6 units or less.
- .c Any building or structure used or to be used directly in connection with a farming or agricultural operation.

3.1.128 Within older existing Neighbourhoods, a scoped site plan control process, as specified in the Site Plan Control By-law, may be used to assess building massing, scale, siting, height, coverage, setbacks and architecture, and landscaping and fencing on the lot.

3.1.129 Additional Residential Units will follow the limited site plan approval process to reduce barriers to the construction of these forms of housing.

3.1.130 As part of a complete application for site plan applications Area-Specific Urban Design Guidelines will be required where:

- .a The site exceeds 1 hectare in size; or
- .b Is located within a Centre, Boulevard, Corridor, or Urban Hub.

3.1.131 For site plan and development permit approval, the City may require drawings showing plan elevations and cross-section views for each building to be erected, in accordance with the *Planning Act* and the Urban Design policies of this Plan. These drawings are to include the following:

- .a Matters relating to exterior design, including the character, scale, appearance, materials, roof top treatment and design features of buildings and their sustainable design; and
- .b The sustainable design elements on any adjoining highway under the City's jurisdiction including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

Older existing Neighbourhoods are residential areas where the majority of dwellings were built prior to 1980. These dwellings are generally not constructed to the minimum building setback and maximum lot coverage regulations of the Zoning By-law.

The scoped site plan control for older existing Neighbourhoods is intended to apply to proposals for new or replacement single detached dwellings that are 50 square metres gross floor area or greater, and to building additions to single detached dwellings that are equal or greater than 50 square metres gross floor area.





- 3.1.132 The City may, at its sole discretion, require a Site Plan Agreement to be entered into for purposes of satisfying any conditions associated with the approval of a development, to ensure compliance with the approved plans and drawings.

Minor Variances

A minor variance is a ‘minor’ variance from the provisions of the Zoning By-law that maintains the general intent and purpose of the Zoning By-law.

- 3.1.133 The Committee of Adjustment, when dealing with an application for minor variance, will be satisfied that the general intent and purpose of this Plan and the Zoning By-law would be maintained, and that the variance would be minor in nature and desirable for the appropriate development or use of the land, building, or structure.
- 3.1.134 The Committee of Adjustment may attach conditions, as it deems appropriate, to the approval of an application for minor variance.

Holding By-laws

Holding by-laws are used to prohibit development occurring, as permitted by the zoning, until certain technical or other matters are confirmed or addressed.

- 3.1.135 The Zoning By-law may contain holding provisions that specify the use(s) of land, buildings or structures that will be permitted when the holding symbol is removed consistent with the Planning Act. Until such time as the holding provision is removed, these uses will not be permitted.
- 3.1.136 Holding provisions may be used to ensure that the goals, objectives, and policies of Brampton Plan are met prior to the holding symbol being removed. Holding provisions may be used to address requirements relating to such matters as infrastructure; Natural Heritage, environmental or flood protection measures; noise, vibration, or odor mitigation; built form requirements; site plan processes and other such matters relating to the goals, objectives, and policies of this Plan.
- 3.1.137 To lift a holding symbol and permit development in accordance with the underlying zone, the applicant will need to fulfil the conditions identified in the holding by-law or as set out in the Zoning By-law. Once those conditions are satisfied, Council may lift the holding symbol to permit development.





Temporary Use By-laws

Temporary use by-laws are used to temporarily allow the use of land, buildings or structures for a purpose that is otherwise not permitted by the Zoning By-law, for a period of time that is not to exceed three years from the day of the passing of the by-law as set out in the *Planning Act*. Temporary use by-laws can be ‘renewed’ by passing subsequent temporary use by-laws, and a temporary use by-law authorizes a use for a temporary amount of time, where a use should not be permitted permanently.

- 3.1.138 The permitted uses must conform with the permitted uses and other requirements of this Plan.
- 3.1.139 A temporary use by-law will define the land to which it applies and prescribe the period of time during which it is in effect, to a maximum of three years.
- 3.1.140 The City will consider the following when considering approval of a temporary use by-law:
 - .a The proposed use will conform to the policies of Brampton Plan;
 - .b The proposed use will be of a temporary nature, and will not entail major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;
 - .c The proposed use is compatible with the surrounding land uses and character of the surrounding area;
 - .d The proposed use is properly serviced and does not require the extension or expansion of existing municipal services;
 - .e The proposed use does not create any traffic issues within the surrounding area;
 - .f The proposed use will include sufficient parking facilities entirely on-site; and
 - .g The proposed use is generally desirable and compatible with the surrounding community.
- 3.1.141 Temporary use by-laws may be passed without the necessity of amending Brampton Plan provided the use is a temporary one which utilizes largely existing or temporary buildings and structures and does not require the extensive construction of permanent buildings or structures or, the significant alteration of the land to accommodate the temporary use.





3.1.142 Upon the expiry of the time period(s) authorized by a temporary use by-law, the use of land, buildings or structures that were permitted under such a by-law will cease to exist and will not be considered non-conforming within the context of the *Planning Act* or this Plan.

Interim Control By-laws

3.1.143 Interim control by-laws may be passed to restrict development within an area while the City considers the preparation of a planning study. Interim control by-laws take effect for up to one year to allow the study to be completed and can be extended by up to one additional year in accordance with the *Planning Act*.

Community Planning Permit System

The Community Planning Permit System is an additional implementation tool that may be used by the City to ensure the goals and policies of this Plan are realized. The Community Planning Permit System is intended to be a flexible planning tool that combines zoning, Site Plan Approval, and minor variance processes into a single process.



- 3.1.144 Before passing a By-law to establish a Community Planning Permit Area, an amendment to Brampton Plan will be required to:
- .a Identify the area to which the Community Planning Permit System applies.
 - .b Set out the scope of the authority that may be delegated and any limitations on the delegation, if the City intends to delegate any authority under the Community Planning Permit By-law.
 - .c Specify the City's goals, objectives, and policies for the Community Planning Permit Area.
 - .d Set out the types of conditions and evaluation criteria that may be included in the Community Planning Permit By-law.
 - .e Specify height and density provisions.
 - .f Specify complete application requirements.

Community Improvement Plans

It is the intent of Brampton Plan, through community improvement, to promote and maintain a high-quality living and working environment throughout the city.

3.1.145 Community improvement will be accomplished through:



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- .a The upgrading and ongoing maintenance of communities or areas characterized by obsolete building, conflicting land uses, or inadequate physical infrastructure and community services.
 - .b The establishment of policies and programs to address identified economic, land development, and housing supply issues or needs.
- 3.1.146 Community improvement will be carried out through the designation, by the City, of Community Improvement Project Areas and through the preparation and implementation of Community Improvement Plans pursuant to the *Planning Act*. The community improvement provisions of the *Planning Act* give the City tools and powers that may be used to achieve a broad range of goals and objectives of this Plan. Community Improvement Plans identify specific projects that need to be carried out in a particular area to improve the quality of life and built environment, achieve the goals and objectives of this Plan and/or provide incentives for private sector investment to stimulate the redevelopment, rehabilitation or improvement of an area.
- 3.1.147 All lands within the City are considered eligible for community improvement initiatives, and eligible to be designated as a Community Improvement Project Area, pursuant to the provisions of the *Planning Act*.
- 3.1.148 Within a designated Community Improvement Project Area, the City may provide programs or incentives to facilitate the development or redevelopment of the area. These programs may take the form of loans, grants, reduced Development Charges or tax relief, as may be permitted from time to time by Provincial Statute and approved by the City.
- 3.1.149 Community improvement plans may be prepared and adopted to facilitate:
- .a The renovation, repair, rehabilitation, remediation, development or other improvement of lands and/or buildings.
 - .b The preservation, restoration, adaptive reuse and improvement of buildings with historical, architectural or other heritage significance.
 - .c The development of mixed-use buildings, or the introduction of a wider mix of uses and amenities in areas that are deficient in mixed uses.
 - .d The evolution of an area into a walkable and inclusive 15-minute neighbourhoods.
 - .e The growth of the Urban Forest and its benefits.
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- .f The need for universal design improvements.
- .g Local production and storage of produce and spaces for community gardens.
- .h The restoration, maintenance, improvement and protection of parks, community facilities, and recreational amenities.
- .i Residential and other types of intensification.
- .j The construction of a range of housing types and the construction of affordable housing.
- .k The improvement of pedestrian and bicycle circulation, including bicycle parking.
- .l Public transit-supportive land uses and improve the quality of, and accessibility to, transit facilities.
- .m Stronger contribution to the ongoing viability and revitalization of the Centres and Boulevards and other areas that may require community improvement.
- .n The improvement of energy efficiency and reduction of greenhouse gas emissions measures.
- .o Climate impact resiliency by reducing the urban heat island effect, improving access to shade and other cooling amenities, reducing flood risks and managing increased stormwater runoff.
- .p The improvement of social conditions and support services.
- .q The promotion of cultural development including nightlife.
- .r Promote community economic development.
- .s The improvement of community health, safety and stability and the goals to advance healthy and inclusive communities.

3.1.150 Where Council is satisfied that a Community Improvement Plan has been carried out, it may by by-law, dissolve the Community Improvement Project Area.

Community Benefits

Community Benefits Charges are a financial contribution that is required to be paid when land is developed to contribute to the capital costs of facilities, services and matters incurred from development and population growth.



Community Benefits Charges, once enacted, will provide the City the ability to apply a growth-related charge across a broad range of high-density residential development (greater than 5 storeys and more than 10 units), regardless of location and zoning permissions. Brampton aims to utilize Community Benefits Charges as a tool to help create complete communities.

3.1.151 Council will enact a Community Benefits Charges By-law which establishes a community benefits charge applicable to construction or redevelopment of buildings as defined in the By-law in conformity with the *Planning Act*. Public consultation will be included in the development and approval of such By-law.

3.1.152 Until the earlier of September 18, 2022 or Council enactment of a Community Benefits Charge By-law, the City will continue to enter into Section 37 Community Benefits agreements in consideration of increased density permitted pursuant to Council-approved Section 37 Implementation Guidelines. In accordance with said Guidelines, the City may authorize increases in the height and density of development above the levels otherwise permitted by the Zoning By-law or the Community Planning Permit By-law in return for the provision of community benefits. Such community benefits must be over and above those facilities and services that would otherwise be required as part of the City's development review process. The community benefits that may be authorized include, but are not limited to:

- .a Provision of new affordable housing units; land for affordable housing, or, at the discretion of the owner, cash-in-lieu of affordable housing units or land;
- .b Public cultural facilities;
- .c Building design and public art;
- .d Conservation of heritage resources;
- .e Conservation/replacement of rental housing;
- .f Child-care facilities;
- .g Improvements to Rapid Transit stops or stations;
- .h Other local improvements identified in Secondary Plans, community improvement plans, capital budgets or other implementation plans or studies;
- .i Energy conservation and environmental performance measures; and



- .j Conservation of existing parks and open space or the creation of new parks and open space.

3.1.153 Upon enactment of a Community Benefits Charge By-law by Council, or as otherwise required pursuant to the *Planning Act*, Policy 3.1.152 will no longer apply.

Legal Non-Conforming Uses

The City recognizes that some existing uses will not be consistent with all of the policies of this Plan because they were built or established before this Plan came into effect.


3.1.154 The use of lands, buildings, or structures that do not comply with the Zoning By-law but were lawfully used for such purpose prior to the approval of the Zoning By-law, and continue to be used for such a purpose, will be recognized as non-conforming uses in accordance with the *Planning Act*. If such non-conforming uses cease, then the rights derived from such uses will terminate.

3.1.155 Consistent with the provisions of the *Planning Act*, a proposal to allow for the expansion or enlargement of a non-conforming use, or to allow a change in a non-conforming use, may be permitted by way of an application to the Committee of Adjustment in accordance with Section 45 of the *Planning Act*, as amended. It is the intention and expectation that non-conforming uses, buildings, or structures will eventually cease, and be replaced by uses, buildings, or structures that conform to the intent of this Plan and comply with the Zoning By-law.

3.1.156 When commenting on an application for the extension or enlargement of a non-conforming use by the Committee of Adjustment, the City may consider the desirability and feasibility of acquiring the property concerned, and of holding, selling, leasing, or redeveloping it in accordance with the provisions of the *Planning Act*. Consideration will also be given to the possibility of re-establishing the use in a location consistent with the policies of this Plan.

3.1.157 When commenting to the Committee of Adjustment, the City will be reasonably satisfied that the following requirements will be addressed prior to recommending approval of an application for the extension or enlargement of a non-conforming use:

- .a The proposed extension or enlargement will not unduly aggravate the situation created by the existence of the use;
- .b The proposed extension or enlargement represents a reasonable increase in the size of the non-conforming use;

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- .c The characteristics of the existing non-conforming use and the proposed extension or enlargement will be examined with regard to impacts from noise, vibration, fumes, smoke, dust, odour, lighting, and traffic generation;
 - .d The host neighbourhood and adjacent uses will be afforded reasonable protection by the provision of landscaping, buffering or screening; appropriate setbacks for buildings and structures; and devices and measures for reducing nuisances;
 - .e Adequate provisions will be made for off-street parking and loading facilities;
 - .f All municipal services such as water, sewage and roads are and will continue to be adequate; and
 - .g The application is referred to municipal departments and other appropriate agencies which may be concerned or affected for information reports on relevant considerations before making a decision.

3.1.158 In certain instances, uses have been established for many years in conformity with longstanding plans or zoning by-laws which have only recently been altered, and extensive development has been permitted on the basis of specific site plan by-laws which no longer conform, in all aspects, to the Official Plan or a Secondary Plan. In cases such as these, it may be desirable for Council to pass by-laws for such purposes, provided that the following matters are given due consideration:

- .a The proposed zoning is considered in relation to the economic life of the use;
- .b The proposed zoning will not aggravate the situation caused by the existence of the use in regard to the general principals and policies of this Plan; and
- .c The proposed zoning will not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the incompatibility of the use with the host neighbourhood.

Municipal By-laws

The City may pass by-laws under the authority of the *Planning Act* or *Municipal Act* or other provincial legislation which will apply to designated areas of the city to assist in, or facilitate, the implementation of the vision and City Structure.



Demolition Control

Demolition Control allows the City to maintain the integrity of Neighbourhoods, prevent the premature loss of housing stock, avoid the creation of vacant parcels of land, and retain existing dwelling units until new uses have been considered and redevelopment plans have been approved. The Housing and Social Matters Building Block sets out policies related to rental conversion and demolition of housing.

3.1.159 The City may, by By-law, designate all lands within the City as a Demolition Control Area.

Development Charges

Development charges are fees collected from developers at the time a building permit to help pay for the cost of infrastructure required to provide municipal services to new development, such as roads, transit, water and sewer infrastructure, community facilities, and fire and police facilities.

3.1.160 Pursuant to the *Development Charges Act*, the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.

3.1.161 The City will prepare a background study and enact a By-Law under the *Development Charges Act*, to ensure that the capital cost of growth-related services does not place a financial burden upon the City's existing taxpayers and that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

3.1.162 The City may enact a Development Charges By-Law that applies to the City as a whole and/or that applies to specific geographic areas within the City.

3.1.163 The City may exempt some or all of the Development Charge or exempt certain development or redevelopment from the Development Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

3.1.164 The City will apply, calculate and collect Development Charges in accordance with the provisions of the Development Charges By-Law and the *Development Charges Act*.





Maintenance and Occupancy

The City may enact a by-law for prescribing maintenance and occupancy standards for property within the City under the *Building Code Act*. The by-law may also require the repair and maintenance of a property to conform to the standards of the by-law. This by-law is administered by the City's Corporate Services to ensure a minimum level of property standards within Brampton.

- 3.1.165 The City will retain and revise its Minimum Maintenance By-law which prescribes standards for the maintenance and occupancy of properties within the City.
- 3.1.166 The City may require that properties which do not conform to the Minimum Maintenance By-law be repaired and maintained to standard or will prohibit occupancy of such property or order the site to be cleared of all structures and debris and left in a graded and levelled condition. In accordance with the *Building Code Act*, the City may demolish or repair the offending property without compensation to the owner or occupant.

Parkland Dedication

Brampton Plan recognizes parks and open space as a key city-wide priority as part of the Health and Wellness City-Wide Building Block. To support the objectives of this Plan, the City will provide for parks and open space through land dedication pursuant to the *Planning Act* and in accordance with the following policies.


- 3.1.167 The acquisition of parkland may be secured through purchase, lease, donation, bequest, expropriation, or through dedication pursuant to the *Planning Act*.
- 3.1.168 Parkland dedication may be required by the City as a condition of development or redevelopment, consent or subdivision proposals.
- 3.1.169 The conveyance of land for the purpose of park land dedication will be required based on the following calculations:
 - .a For residential uses, a maximum of 5% of developable land or one hectare for each 300 dwelling units, whichever is greater;
 - .b For non-residential uses, a maximum of 2% of developable land; and,
 - .c In all other cases, the maximum parkland dedication will be 5% of developable land.





- 3.1.170 Lands dedicated to the city for parkland under this Plan will meet all of the following requirements:
- .a The lands will satisfy the criteria for the park classification that is proposed.
 - .b The lands are not constrained by environmental or physical conditions that otherwise impact their ability to be developed as park land and used for recreational purposes.
 - .c Where lands are constrained due to environment or physical conditions, these lands may be integrated into the park land as part of a trail system, passive recreation area, natural area, or as otherwise appropriate.
- 3.1.171 The following will not be accepted through conveyance for the purpose of parkland dedication under this Plan:
- .a Lands held in private ownership;
 - .b Lands designated by this Plan as part of the Natural Heritage System or natural hazard lands;
 - .c Existing or planned stormwater management facilities;
 - .d Contaminated lands;
 - .e Planned or existing utility corridors or public infrastructure that represent an incompatible use with parkland; and
 - .f Lands encumbered by easements or other instruments that restrict or prohibit public use.
- 3.1.172 At its discretion, Council may pass or update a by-law pursuant to the *Planning Act* and in accordance with the policies of this Plan to secure the conveyance of parkland or cash-in-lieu as a condition of development approval.
- 3.1.173 Pursuant to the *Planning Act*, the City may accept payment in lieu of parkland dedication in the following circumstances:
- .a Where the required parkland dedication under this Plan would result in the balance of lands on a site as being unduly restricted or otherwise rendered impractical for development;
 - .b Where the required parkland dedication is insufficient to accommodate the intended range of recreational facilities or amenities;



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- .c Where sufficient existing municipal parkland is otherwise available to accommodate planned development in an area;
 - .d Where more suitable lands are identified by the City as being available for parkland; and
 - .e Other identified circumstances at the discretion of Council.

3.1.174 Payment received in lieu of conveyance of parkland dedication will be used on a city-wide basis based on priorities determined by the City for any purpose permitted under the *Planning Act*.



Glossary

The following definitions provide interpretation of Official Plan content and are to be used in understanding the intent of policies and preamble text.

Definitions provided for in the *Planning Act*, the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan have not been duplicated in Brampton Plan, therefore coordination with these documents is also required to provide intent to meaning of this Plan.

The tables below provide clarity on which terms used in this Plan follow the definitions of the provincial and regional legislation and policies.

| Terms Defined by the <i>Planning Act</i> Used in Brampton Plan | | | |
|--|---|---|-------------------------------------|
| Community Improvement | Community Improvement Plan | Community Improvement Project Area | |
| Terms Defined by the Provincial Policy Statement Used in Brampton Plan | | | |
| Active Transportation | Adverse Effects | Alternative Energy System | Areas of Archaeological Potential |
| Built Heritage Resources | Conserved | Cultural Heritage Landscape | Designated Growth Areas |
| Designated Vulnerable Area | Development | Employment Areas | Endangered Species |
| Flooding Hazard | Flood Plain | Floodway (for river and stream systems) | Hazardous Lands |
| Heritage Attributes | Infrastructure | Intensification | Low- and Moderate-Income Households |
| Major Facilities | Major Goods Movement Facilities and Corridors | Minerals | Mineral Aggregate Resources |
| Mineral Deposits | Minimum Distance Separation Formulae | Natural Heritage System | Natural Heritage Features and Areas |





| | | | |
|---------------------------|----------------------------------|-----------------------|-----------------------------|
| Negative Impacts | Planned Corridors | Recreation | Residential Intensification |
| Sensitive Land Uses | Significant | Special Needs | Special Policy Area |
| Transit-supportive | Transportation Demand Management | Transportation System | Watershed |
| Wayside Pits and Quarries | Wetland | | |

Terms Defined by the A Place to Grow: Growth Plan for the Greater Golden Horseshoe Used in Brampton Plan

| | | | |
|------------------|---|---|----------------------------|
| Affordable | Built-Up Area | Cultural Heritage Resources | Designated Greenfield Area |
| Ecological Value | Life Science Areas of Natural and Scientific Interest (ANSIs) | Low Impact Development | Major Transit Station Area |
| Modal Share | Natural Self-sustaining Vegetation | Provincially Significant Employment Zones | Settlement Areas |

Terms Defined by the Greenbelt Plan Used in Brampton Plan

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|-----------|-------------------------------|
| Greenbelt | Greenbelt Plan Natural System |
|-----------|-------------------------------|

Terms Defined by the Region of Peel Official Plan Used in Brampton Plan

| | | | |
|---------------------------|-------------------------------|--------------------------|-----------------------------|
| Accessible Transportation | Affordable Housing Assessment | Archaeological Resources | Buffer |
| Commuter Rail | Cemeteries | Connectivity | Contaminant Management Plan |
| Contaminated Sites | Cultural Woodlands | Ecological Functions | Ecological Integrity |





| | | | |
|--|--|-----------------------------|--------------------------------|
| Ecosystem | Environmentally Sensitive or Significant Areas | Essential | Flood |
| Greenlands System | Green Infrastructure | Greenfield Density Target | Groundwater Recharge Area |
| Habitat of Endangered, Rare and Threatened Species | Headwater | Healthy Communities | Inclusionary Zoning |
| Invasive Species | Jointly | Landscapes | Level of Service |
| Linkage | Littoral Zone | Minor Development | Municipal Comprehensive Review |
| Natural Hazards | One Zone Concept | Plantation | Plantation, Young |
| Priority Bus Corridor | Protect | Protected Heritage Property | Rehabilitate |
| Section 35 Aboriginal and Treaty Rights | Services | Subwatershed | Supportive Housing |
| Sustainable Development | Urban Agriculture | Urban Forest | Wildlife Habitat |
| Woodlands | | | |

15 Minute Neighbourhoods also known as complete communities, are communities where residents should be able to access their basic needs of food, healthcare, work, green space, within a 15-minute walk from their home.

Accessibility means the design of products, devices, services, or environments for people who experience disabilities. Ontario has laws to improve accessibility for people with disabilities, including the *Accessibility for Ontarians with Disabilities Act* (AODA), the Ontario Human Rights Code, and the Ontario Building Code.

Accessibility (Housing) means the way housing is designed, constructed or modified (such as through repair/renovation/renewal or modification of a home), to enable independent living for persons with diverse abilities. Accessibility is achieved through design, but also by adding features that make a home more accessible,





such as modified cabinetry, furniture, space, shelves and cupboards, or even electronic devices that improve the overall ability to function in a home.

Accessory means in regard to employment lands, uses that primarily serve the business functions on site.

Accessory Use means the use of any land, detached building, structure or facility that is incidental, subordinate in size and exclusively devoted to the principal use, building or structure located on the same lot.

Active Recreation means activity characterized by the need for special facilities, such as golf courses, tennis courts and recreation theme parks, which usually require large scale modification of the land surface, often accompanied by the introduction of buildings and structures.

Active Transportation Network means Brampton's network of critical local and regional connections focused on walking, cycling, or rolling that allow people of all ages and abilities to access destinations, amenities, daily needs, and recreational opportunities.

Adaptation means the process of adjustment to actual or expected climate and its effects. In human systems, adaptation seeks to moderate or avoid harm or exploit beneficial opportunities. In some natural systems, human intervention may facilitate adjustment to expected climate and its effects.

Adaptive Environmental Management means an iterative and systematic framework for designing and implementing an environmental monitoring program, quantifying the effects of land use change on the natural environment, evaluating the effectiveness of environmental management and mitigation practices and identifying the need for continual improvement of practices/policies in order to meet established objectives, improve knowledge and support decision making.


Additional Residential Units (ARU) means a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, and that it is located either within a single detached, semi-detached or townhouse dwelling (Second Unit), or within an ancillary building (Garden Suite).

Adjacent Lands means lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature, or area. The extent of the adjacent lands to specific natural heritage features or areas are provided in Ontario Ministry of Natural Resources' Natural Heritage Reference Manual.

Affordable (Housing) means:

- a) In the case of ownership housing, the least expensive of:



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- i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate-income households; or
 - ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
- i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate-income households; or
 - ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Affordability means that the household has the financial ability or means to effectively enter or compete in the housing market.

Affordability Threshold means the threshold at the upper end of affordability for low and moderate-income households.

Age-Friendly means in an age-friendly community, the policies, services and structures related to the physical and social environment are designed to help older adults "age actively." In other words, the community is set up to help older adults live safely, enjoy good health and stay involved.

AODA is the *Accessibility for Ontarians with Disabilities Act (AODA)*, which seeks to ensure that all Ontarians have fair and equitable access to programs and services and to improve opportunities for persons with disabilities.

Apartment means a building containing five or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements.

Aquaculture means the breeding or husbandry of fish as a commercial venture for human consumption, in accordance with the policies of the Ontario Fish and Wildlife Conservation Act, and any regulations made under the Act.

Aquifer as defined in the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan 2019, as amended.

Assisted Living means where seniors live together but in separate units (rooms or apartments) owned by an organization (for-profit or not-for profit) and formal services are provided (e.g., meals, recreational activities, transportation, some health care services, etc.).



Biological Diversity means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity.

Bogs means peat-covered areas or peat- filled depressions with a high-water table and a surface carpet of mosses, chiefly Sphagnum.

Boulevards means places for movement, living, and commerce that are intrinsically linked to the mobility systems that connect the Urban and Town Centres.

Building Typologies generally means:

| Building Typologies | Height Range |
|---------------------|------------------------------------|
| Low-Rise | up to and including 3 full storeys |
| Low-Rise Plus | up to and including 4 full storeys |
| Mid-Rise | between 5 and 12 full storeys |
| Tall | between 13 and 25 full storeys |
| Tall Plus | 26 full storeys or greater |

Bus Rapid Transit (BRT) means bus based transit service that relies on technology to help increase the speed and/or reliability of the service. It can operate on exclusive transitways, high occupancy vehicle lanes, or ordinary streets. BRT combines intelligent transportation systems technology, priority for transit, rapid and convenient fare collection, upgraded vehicles and stations, and integration with land use policy to substantially upgrade bus system identity and performance.

Canada Mortgage and Housing Corporation (CMHC) means the agency responsible for carrying out the current responsibilities of the federal government regarding affordable housing. In 1999, CMHC signed the Canada-Ontario Social Housing Agreement that transferred the funding and administration of social housing, which had been developed under federal programs, into the hands of the provincial government.

Carbon Storage means the long-term storage of carbon in plants, soils, geologic formations, and the ocean, occurs both naturally and as a result of anthropogenic activities and typically refers to the storage of carbon that has the immediate potential to become carbon dioxide gas.





Carrying Capacity means the threshold or degree of use a site can support without substantial negative impact on environmental systems such as groundwater, surface water, vegetation, wildlife and soil.

City Structure means the strategic direction for the way Brampton grows, its neighbourhoods, employment areas, and mobility network, generally influencing on most aspects of life in Brampton. The City Structure is comprised of two frameworks: The City-Wide Growth Management Framework and the Mobility Framework.

City-Wide Growth Management Framework means the City's growth management framework that is the basis for all planning and development in the City of Brampton and implements the policy frameworks on where and how to grow as set out in the Region of Peel Official Plan, the Provincial Policy Statement (PPS), and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Centres mean compact, high-density areas focused around one or more Rapid Transit stations that offer a mix of retail, offices, open space and parks, public uses and community facilities to serve residents, commuters and visitors.

Community Housing means housing that is either owned and operated by non profit housing societies and housing cooperatives or owned by provincial or municipal governments.

Community Land Trusts (CLTs) means locally-based, private non-profit organizations that acquire and hold land for the benefit of a community. They do so with the specific purpose of making this land available perpetually for affordable housing, usually catering to low- and moderate-income residents. CLTs achieve housing affordability through the dual ownership approach, meaning CLTs retain ownership of the land and, through long-term leasehold interests, grant the right to third parties (e.g., low to moderate- income households) to use that land.

Comparable Affordability means the last rent paid by the tenant with an increase no higher than the annual Provincial Guideline and a one-time capital allowance of 3%.

Complete Communities means the meeting of people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Complete Streets means streets that provide safe conditions for everyone, regardless of how someone is travelling. Dedicated space is provided for pedestrians, cyclists and transit vehicles using dedicated lanes, signals, and other means.





Conservation means in an ecological context, means the wise management of the environment in a way that will maintain, restore, enhance and protect its quality and quantity for sustained benefit to humans and the environment.

In a cultural heritage context, means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Contextual Landscape means an ensemble of cultural and natural elements of significance to the setting of a built heritage resource.

Co-operative housing means that households in a co-operative housing project are all members of the co-operative corporation that owns the building. They elect from amongst themselves a board of directors who are responsible for overseeing the management of the building. They are subject to rules in the *Co-operative Corporations Act* and are not considered to be landlords and are therefore not subject to the *Residential Tenancies Act*.

Corridors are found along bands of land along specific streets with rapid, high-frequency transit whose planned function combines a higher density of development and a greater degree of mixed uses than currently exists today.

Creative Industries are industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property. Examples of these industries include architecture, design, publishing, television, radio and games software development.

Cultural Heritage Character Area means a defined geographical area modified by human activity consisting of landscapes and/or groupings of buildings or structures of heritage value that may not merit designation under the Ontario Heritage Act but that merit special conservation efforts. Such areas can include mill sites, Hamlets, neighbourhoods and Natural Areas.

Cultural Woodland means having a tree crown cover of at least 60%, and a large portion of potentially non-native species.

Culture of Conservation means to develop an individual, community and corporate ethos for the responsible protection, conservation, enhancement and wise use of air, land, water, energy, and natural heritage and cultural resources, and an integrated management of human waste products.





Cumulative Effects Assessment means the assessment of cumulative environment effects associated with a proposed change in land use.

Cumulative Environmental Effects means the incremental effect of an action when added to other past, present, and foreseeable future actions. These changes are characterized by being collectively significant over time and space, by occurring frequently in time or densely in space, and by combining additively or synergistically.

Cycling Network means the component of Brampton's Active Transportation Network which includes cycling lanes, multi-use paths, and recreational trails.

Deep Overburden means a depth of overburden 30 metres or greater between the surface and bedrock.

Density (Residential) means the number of dwellings divided by the area of land they occupy.

Designated and Available for the purposes of residential land supply policies in this Plan, means lands designated for urban residential use for which secondary planning process has been commenced.

Disability means a physical or mental condition that limits a person's movements, senses, or activities. The AODA uses the same definition of disability as the Ontario Human Rights Code.

District Energy means the supplying of thermal energy (heating and/or cooling) to multiple buildings from a central plant or from central interconnected but distributed plants. Thermal energy is conveyed with water through a closed network of pre-insulated pipes to meet end-users' need for cooling, heating, and domestic hot water.

Dry Swales mean the dry lowlands, kettle depressions and landscape features which form important local water run-off collection pathways and recharge zones to the groundwater table.

Duplex means a building that is divided horizontally into two dwellings units, each of which has an independent entrance either directly or through a common vestibule.

Dwelling Unit means one or more habitable rooms designed or capable of being used together as a single and separate housekeeping unit by one or more persons. It contains its own kitchen and sanitary facilities, with a private entrance from outside of the unit itself.

Ecological Buffer means areas that serve to protect natural heritage features and areas, and their ecological functions and processes, to maintain the ecological integrity of the Natural Heritage System through appropriate buffers.





Emergency Shelters means short-term accommodations (usually 30 days or less) for people experiencing homelessness or those in crisis.

Emergency Shelter/Transitional Shelter means an establishment that is accessible by an individual or family experiencing homelessness with or without a referral, with the intention of providing short-term accommodation and the support services required to move clients into housing.

Environmental Implementation Report means a study prepared in accordance with established procedures, to identify and assess the impacts of development on a specified ecosystem form, function and integrity.

Environmental Management Plan means a plan prepared in accordance with established procedures, which provides for the protection, maintenance, enhancement and restoration of specified ecosystem forms or functions.

Environmental Performance Measures means a description of a desired end state or level of performance with respect to specified ecosystem forms, functions and attributes.

Equitable means ensuring that systems and processes provide equal opportunities for people to access, obtain, and retain housing that meets individuals' needs and preferences.

Fens means peatlands that are characterized by surface layers of poorly to moderately decomposed peat, often with well-decomposed peat near the base. They are covered by a dominant component of sedges, although grasses and reeds may be associated in local pools. Sphagnum is usually subordinate or absent, with the other more exacting mosses being common. Often there is much low to medium height shrub cover and sometimes a sparse layer of trees. The waters and peats are less acid than in bogs of the same areas, and sometimes show somewhat alkaline reactions. Fens usually develop in restricted drainage situations where oxygen saturation is relatively low and mineral supply is restricted. Usually very slow internal drainage occurs through seepage down very low gradient slopes, although sheet surface flow may occur during spring melt or periods of heavy precipitation.

Fish Habitat means the spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend, directly or indirectly, in order to carry out their life processes as defined in the Fisheries Act.

Flexible housing means an approach to building that uses a range of design and construction refinements to create space that is adaptable, accessible, affordable and convertible.

Food Systems means all processes, networks, and infrastructure that are involved with the growth, harvest, processing, packaging, distribution, transport, marketing, sale, serving, consumption, and disposal of food.





Fourplex means a detached building containing four dwelling units arranged in a group.

Frequent Transit means typically, every 10 to 15 minutes or less from the beginning of morning peak to early evening or later.

Garden Suite means an Additional Residential Unit (ARU) ancillary to a single detached, semi-detached or street townhouse units, that is located in a building that is detached from the principal dwelling and located in the rear or interior side yard, and which may be freestanding or attached to a detached private garage.

Goods Movement Corridors means major streets which facilitate economic development and the flow of goods and services, provide access to industry and employment, and support regional connection and prosperity.

Green Development Standards (GDS) means voluntary or mandatory measures created by municipalities to encourage design that is environmentally, socially, and economically sustainable. GDS are comprehensive principles to guide development at a level of planning and design that focuses on the community as a whole. These standards are integrated into the planning approvals process, where development applications are asked to meet certain criteria in the GDS.

Green Infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, LID measures, street trees, urban forests, natural channels, permeable surfaces, and green roofs.


Groundwater means sub-surface water, or water flowing through or stored in the pores, cracks, and crevices in the ground below the water table.

Group Home:

- a) **Group Home Type 1:** Means a supportive housing facility located within a detached dwelling unit that is occupied by four (4) to six (6) persons, exclusive of staff and/ or receiving family, who live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved pursuant to Provincial Statute within the jurisdiction of the Ontario Ministry of Community and Social Services or the Ministry of Health.

A Group Home Type 1 may provide accommodation, supervision and treatment for: the mentally retarded pursuant to the *Homes for Retarded Persons Act*, or the *Development Services Act*; individuals over 60 years of age as a satellite residence under the *Homes for the Aged and Rest Homes Act*; children under the *Child and Family Services Act*; persons under the *Mental Hospitals Act* and *Homes for Special Care Act*; and persons under the





Charitable Institutions Act. No supervision or treatment shall be provided to any person not residing in the group home. A group home type 1 shall not include a residence defined as a group home type 2, supportive lodging house, lodging house, a foster home, or a supportive housing facility.

- b) **Group Home Type 2:** Means a supportive housing facility occupied by four (4) to ten (10) persons, exclusive of staff located within a single detached dwelling, or a dwelling within a commercial building which shall be maintained and operated primarily for: persons who have been placed on probation under the provisions of the *Probation Act*, the *Criminal Code of Canada*, or any *Act* passed to replace the foregoing *Acts*; persons who have been released on parole under the provisions of the *Ministry of Correctional Services Act*, or Parole Board of Canada or any *Act* passed to replace the foregoing *Acts*; persons who have been charged under the *Young Offenders Act* but who have been placed in open or secure custody; persons requiring treatment and rehabilitation for addiction to drugs or alcohol; persons housed in a group home that satisfies all of the requirements of a Group Home Type 1 except that it accommodates in excess of six (6) residents.

A group home type 2 shall not include a residence defined as a group home type 1, supportive lodging house, lodging house, foster home, or a supportive housing facility. No supervision or treatment shall be provided to any person not residing in the group home.

- c) **Group Home (Auxiliary)** means a supportive housing facility located within a dwelling unit occupied by no more than three (3) persons in need of supervision or guidance but shall not have full time staff attending the home. An auxiliary group home shall not include: group home type 1; group home type 2; supportive lodging house; foster home.

Growth Management means strategies and tools to help guide the type, intensity, location and timing of new development.

Hazardous Waste as defined in Regulation 347 of the Revised Regulations of Ontario, 1990, as amended.

Heritage Conservation District means an area of the municipality designated under Part V of the *Ontario Heritage Act* for the purposes of protecting and enhancing the special, collective character of that area.

Heritage Conservation Easement Agreement means a covenant or agreement that may be entered into by the owner of real property and either a municipality or the Ontario Heritage Trust, is registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. A heritage conservation easement may be entered into under either Parts II (Section 10) or IV (Section 37) of the *Ontario Heritage Act*.



Heritage Road means a road or portion of road which exhibits physical and historical integrity by retaining characteristics typified by little or no shoulders, unimproved grass ditches and roadside trees. Heritage roads are roads that have not been previously engineered or improved to recent design and construction standards.

Higher Order Transit means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as GO Trains), light rail, and buses in dedicated rights-of-way.

Home Occupation means an occupation for profit or gain conducted entirely within a dwelling unit that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit.

Homelessness means having no home or permanent place of residence.

Homeshare means an intergenerational housing option where a senior homeowner rents out a room to a younger individual at a very low cost. In exchange, the younger individual, typically a university student, supports the senior with daily tasks such as shopping, cooking, or cleaning.

Hospice means a building containing a palliative care facility where a broad range of 24 hour personal care, support and health services are provided for persons requiring these services in a supervised setting and that may contain common facilities, such as but not limited to, the preparation and consumption of food.

Household means all the persons who occupy or intend to occupy a housing unit.

Housing Continuum means a visual concept used to describe and categorize different types of housing, from non-market to market housing. Housing continuums are developed to assist with planning and program development. On the non-market end of the continuum are emergency services and transitional housing, which often require the most public funding, moving towards supportive and social housing options in the middle of the continuum and then towards independent housing options on the right, where housing is typically provided by the private market.

Housing Options means a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings and uses such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.





Inclusionary Zoning means a requirement that affordable housing units be included in new residential developments of a certain scale and in a certain location.

Indigenous encompasses First Nations, Métis and Inuit people, either collectively or separately, and is a preferred term in international usage, e.g., the ‘U.N. Declaration on the Rights of Indigenous Peoples.’ In its derivation from international movements, it is associated more with activism than government policy and so has emerged, for many, as the preferred term.

Infrastructure means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Infill means a housing development in existing neighbourhoods on vacant or underutilized land.

Institutional means uses that include, without limitation, a long-term care facility, hospital, school, university or college.

Integrity means an ecosystem which is in a state where its inherent potential is realized, its condition is stable, its capacity for self-repair when perturbed is preserved, and minimal external support for management is needed.

Intensification means developing an area at a higher density than currently exists through development, redevelopment, infill and expansion or conversion of existing buildings.

Intensification Corridors means intensification areas along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels.

Impacts of a Changing Climate means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. Impacts generally refer to effects on lives, livelihoods, health, ecosystems, economies, societies, cultures, services, and infrastructure due to the interaction of climate changes or hazardous events occurring within a specific time period and the vulnerability of an exposed society or system. Impacts are also referred to as consequences and outcomes.

Live-work means housing composed of three or more dwelling units, where commercial and or residential uses are permitted on the ground floor/first floor.

Local Transit Routes means transit routes that provide connections within and between Neighbourhoods, and to key destinations across the city, including Regional Rail stations and Rapid Transit stations.





Low and Moderate-Income Households means households with incomes in the lowest 60 percent of the income distribution for the regional market area Rental: Households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Major Transit Station Area (Planned) means areas identified by the Region of Peel Official Plan which are intended to become Major Transit Station Areas and will be further delineated when infrastructure planning and investment, or changes in land use unlock potential.

Major Transit Station Area (Primary) means areas delineated by the Region of Peel Official Plan that have existing or planned built forms that are transit supportive and can meet or exceed the minimum density target.

Major Road means a roadway or street that carries medium to high volumes of *transportation capacity* (relative to its urban or rural context) between *significant* activity nodes or more localized elements of the overall road network. Major roads play a role in the movement of people, by automobile, transit, cycling, and walking, and goods.

Market Rental Housing means rental units in the private rental market and include purpose-built rental units as well as units in the secondary rental market, such as second suites and rented single detached dwellings.

Market Ownership Housing means ownership units priced at market values and purchased with or without a mortgage but without any government assistance.

Marsh means grassy wet area, periodically inundated up to a depth of 2 metres or less with standing or slowly moving water. Surface water level may fluctuate seasonally but water remains within the rooting zone of plants during at least part of the growing season. A marsh may be bordered by peripheral bands of trees and shrubs, but the predominant vegetation consists of a variety of emergent non-woody plants such as rushes, reeds, reed grasses and sedges. Where open water areas occur, a variety of submerged and floating plants flourish.

Master Environmental Servicing Plans means long range plans which integrate infrastructure requirements for existing and future land uses with environmental assessment planning principles.

Mitigation means decreasing the human-induced sources of climate change to reduce future impacts, such as minimizing the amount of greenhouse gas (GHG)-emitting fossil fuels burned for energy or enhancing carbon sinks that store GHGs.

Mixed-use Development means mixed-use development is the development of land or a building with two or more different uses, such as residential, office and retail. Mixed-use can occur vertically within a building, or horizontally on a site.





Mobility Framework means Brampton’s high-level plan for moving people, goods, and services throughout Brampton, to the surrounding region and beyond while also guiding city-building objectives such as growth management, economic development, and climate action.

Multiplexes means detached housing forms where 2, 3 or 4 separate living units are created and are joined by some kind of common wall and roofing structure. It includes duplex, triplex and fourplex.

Multi tenant housing commonly known as a rooming house, boarding house or lodging home, is where people rent individual rooms as their main living accommodation and share a kitchen and/or washroom. Multi-tenant houses provide single-room accommodation to diverse tenants including students, seniors, new immigrants and residents with a low/moderate income.

Natural Assets means the stock of natural resources and ecosystems, such as the urban forest, and natural heritage features and area that yield a flow of benefits and services to people and the environment. Natural Assets are a subset of Green Infrastructure.

Naturalizing Plantations means a plantation that provides significant linkages and/or a portion of or all the plantation is undergoing regeneration to native woodland community either through natural succession or woodland restoration. An assessment to determine if a plantation is naturalized should include, but not be limited to, soil conditions, stand composition, vegetation structure and health, the distribution and ecology of successional species (e.g. the ability of species to convert plantations to native communities) and the distance to and functional relationship with adjacent natural heritage features (e.g. proximity to watercourses, contribution to interior woodland habitat). Naturalized plantations will generally have dense regeneration of native tree seedlings and/or approximately 100 or more stems per hectare of regenerated native trees that have attained a minimum height of 1.37 meters. This assessment shall not preclude the City from evaluating plantations in the local context and in accordance with policies in Section 4.6.8 of this plan.

Neighbourhoods means places in which most residents live, that provide a range of destinations, services, and amenities.

Non-Conforming Use means a land use that does not conform with a Restricted Area or any other By-law but it is deemed to be a legal land use because it lawfully existed or a building permit was issued for it prior to the passing of the said By-law pursuant to the *Planning Act*.

Non-Market Housing means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven. Examples include transitional housing, emergency housing and rent-geared-to-income housing.





Non-profit Housing means social housing provided by a non-profit corporation, overseen by a volunteer board of directors. Generally, 25% to 100% of tenants pay rent-geared-to-income, and the remaining pay market rents.

Passive Recreation means activity characterized by low intensity outdoor pastimes, such as hiking, snowshoeing, picnicking, bird watching, and photography, requiring minimal modification of the land surface and relatively few if any buildings or structures, such as a trail, benches, boardwalk or gazebo.

Principal Residence means all or part of the dwelling unit where a person lives for the majority of a calendar year.

Private Non-profit Housing Corporation (PNP) means a non-profit housing provider initiated by a local organization such as a church, ethno-cultural group, service club, labour union, or other community group. It is a non-share corporation incorporated under the Corporations Act. The Not-for Profit Corporations Act set out some new requirements for all provincially incorporated non-profit corporations. A few PNPs are incorporated under federal legislation and some have charitable status with the Canada Revenue Agency.

Purpose-Built Rental means housing that is designed and built expressly as long term rental accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental pool one year and not the next. Purpose-Built Rental housing is the most secure form of rental housing available.

Plantation means a treed community in which the majority of trees have been planted or the majority of the basal area is in trees that have been planted in regularly spaced rows. With time and forest management, natural regeneration can become established and eventually convert the community to woodlands.

Pond means a small body of standing water which contains water all year and water depth normally exceeds 1.5 metres. This shall be interpreted to include kettle lakes.

Precinct Plans means area specific implementation tools that establish a context for coordinated development, detailing what kind of development will happen and where. Precinct Plans implement the vision of Secondary Plans using a variety of instruments and tools provided for in the *Planning Act* and as set out in the Brampton Plan.

Public Realm means the publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, and conservation areas.

Quality and Quantity means with respect to water and water resources, shall mean the measurement of indicators such as: minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants, and





hydrologic regime in accordance with policies and guidelines as established by the Province, and other relevant agencies.

Rapid Transit means a transit mode that provides fast, reliable city-wide mobility through investment in segregated or dedicated right of way and transit priority measures. These routes serve as the spines of public transit for the city. The Rapid Transit Network includes Higher Order Transit and Frequent Transit.

Regional Floodline means the line delineating the area subject to flooding under a regional storm event as defined by the appropriate Conservation Authority.

Regional Rail means rail passenger services that operate on standard railway tracks, trains can share tracks with freight and/or intercity trains or run on their own. Depending on the infrastructure available and the demand, regional train services can operate all day in both directions at various frequencies.

Retirement Community means a retirement community is a residential community or housing complex designed for older adults who are generally able to care for themselves; however, assistance from home care agencies may be allowed, and activities and socialization opportunities are often provided.

Residential Care Home means a building or place offering supervised living accommodation that may include associated support services, accessory uses and amenities, and:

- a) is licensed or funded under Federal or Provincial legislation;
- b) is for persons requiring semi-independent or supervised group living arrangements; and,
- c) is for more than 10 residents, exclusive of staff.

Residential Intensification means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) Redevelopment, including the redevelopment of brownfield sites;
- b) The development of vacant or underutilized lots within previously developed areas;
- c) Infill development;
- d) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.





Residential Unit means a unit that:

- a) Consists of a self-contained set of rooms located in a building or structure;
- b) Is used or is intended to be used as a residential premise;
- c) Possession of any part of the unit; and
- d) Has a means of egress to the outside of the building or structure in which it is located, which may be a means of egress through another residential unit.

Resiliency means the ability to prepare for, absorb, and recover from future shocks (economic, social, and institutional).

Restoration Areas means the lands and waters that have the potential to be enhanced, improved or restored to a natural state, contributing to the enhancement of the City's natural heritage system.

Retirement Home means a building in which, accommodation is provided, mainly for retired persons, common kitchen and dining facilities are provided for the residents, and common lounges, recreation room.

Sidewalk Network means a component of Brampton's Active Transportation System which includes sidewalks, multi-use paths, and recreational trails.

Secondary Plan means a plan for a specific geographic area of a municipality that has been approved as an amendment to an official plan by an approval authority in accordance with the Planning Act. Such a plan is prepared when there is a need for more specific policies to guide future development approved in an official plan under the *Planning Act*.

Second Unit means an Additional Residential Unit (ARU) that is located within a single detached, semi-detached or townhouse dwelling resulting in a two-unit dwelling.

Secondary Rental Market as set out by the CMHC through the identification of the following dwelling types as comprising the Secondary Rental Market: Rented single-detached houses; rented double (semi-detached) houses; rented freehold row/town homes; rented duplex apartments (i.e., one-above other); rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type); rented condominiums; and one or two apartments that are part of a commercial or other type of structure. It is difficult to measure the number of secondary rental market units because they come in and out of the market quickly and there is no systematic way of tracking them.

Semi-detached Dwelling means a building that is divided vertically into two separate dwelling units which share a common wall.



Shared Housing means a form of housing where individuals share accommodation either for economic, support, long term care, security, or lifestyle reasons. In some cases, shared housing has no support services attached such as students, seniors, or other unrelated individuals choosing to live together to share the cost and/or maintenance of housing. In other cases, shared housing may have various levels of support and services for persons with special needs which may include assistance with daily living, housekeeping, counselling, medication, etc.

Short-term rental means all or part of a dwelling unit rented out for less than 28 consecutive days in exchange for payment. This includes bed and breakfasts (B & Bs) but excludes hotels and motels. It also excludes other accommodations where there is no payment.

Single Detached Dwelling means a completely detached residential building containing only one dwelling unit.

Single Room Occupancy Housing means compact individual micro units in a building with shared amenities such as communal food preparation areas. SROs can be either standalone new buildings, integrated into new development, or repurposed from existing buildings.

Site Alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Special needs Housing means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly.

Staff/Student Residence means accommodation owned or operated by or on behalf of a university, college or hospital consisting of dwelling units or rooms, or both.

Stormwater means urban stormwater is rainfall and snowmelt that seeps into the ground or runs off the land into storm sewers, streams and lakes. It may also include runoff from activities such as watering lawns, washing cars and draining pools.

Stormwater Management Pond means a detention basin that temporarily stores or treats collected stormwater run-off and releases it at a controlled rate.

Strategic Growth Area means nodes, corridors, and/or other areas identified by the Region of Peel or the Province of Ontario to be the focus for accommodating intensification and higher-density mixed-uses in a more compact built form.

Streets Network means and includes streets which represent important mobility corridors for active transportation, transit, and automobiles, while serving as places





within the city themselves, as well as highways and interchanges which will be protected in accordance with provincial requirements.

Subsidized Housing means households that can not afford rent can apply for housing subsidies. E.g., The Region's "Peel Living Buildings" which offers several nonsubsidized housing units which are often lower than market rates. Households can be provided with rent supplements or be housed in Subsidized or "rent-geared-to income" (RGI) units whereby rents are about 30% of a household's total monthly income before taxes and adjustments.

Supportive housing means non-profit housing for people who need support to live independently (e.g., the frail elderly, people with mental health problems, addictions or developmental disabilities). Administration and funding of supportive housing providers were not downloaded to the municipal service managers in 2001; the responsibilities were transferred to the provincial ministry that funded the support services, either the Ontario Ministry of Health and Long-Term Care or the Ontario Ministry of Community and Social Services.

- a) **Supportive Housing Residence Type 1:** A single dwelling unit in a residential dwelling of any kind that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision. A Supportive Housing Residence Type 1 shall not include a Supportive Housing Residence Type 2 or have any correctional purpose.
- b) **Supportive Housing Residence Type 2:** A single dwelling unit that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1.

Sustainable means the use of land or a resource without the loss or reduction of ecosystem integrity.

Sustainability means meeting the needs of the present without compromising the ability of future generations by creating and maintaining the conditions under which people (social), economies (economic), and the environment can exist in productive harmony.

Sustainability Community Development Guidelines (SCDG) is a comprehensive document that encourages and guides environmentally sustainable development at a level of planning and design that focuses on the community as a whole. The goal of the SCDG is to provide criteria for assessing development applications from a sustainability perspective.





Swamp means a wooded wetland, where standing to gently flowing water occurs seasonally or persists for long periods on the surface. The substratum is usually continually water-logged. The vegetation cover may consist of coniferous or deciduous trees, tall shrubs, herbs, and mosses.

Thermal Degradation means a Waste Disposal Use that treats Non-Hazardous waste and Hazardous Waste by thermal means, including incineration, gasification, pyrolysis or plasma arc treatment, and includes:

- a) **Thermal Degradation (Energy from Waste) Use:** Means a Waste Disposal Use that treats Non-Hazardous Waste by Thermal Degradation and is accompanied by the generation of electricity, in which case the waste is used as a fuel source for the production of energy and/or heat. It shall not include the thermal degradation of hazardous wastes.
- b) **Thermal Degradation (Non-Energy Producing) Use:** Means a Waste Disposal Use designed and operated for the degradation or destruction of non-hazardous waste by Thermal Degradation. For the purposes of this category, Thermal Degradation of waste shall not include the generation of electricity. It shall not include the Thermal Degradation of Hazardous Wastes.
- c) **Thermal Degradation (Hazardous Waste) Use:** Means a Waste Disposal Use that treats hazardous waste by Thermal Degradation. Thermal Degradation shall not include mechanical sterilization.

Townhouse means a building that is divided vertically into three or more dwelling units. Each dwelling unit has an independent entrance to the front and/or rear yard.

- a) **Street Townhouse:** means one of more than two attached dwelling units, not exceeding three storeys in height that are divided vertically above grade by a party wall t, having frontage on a street.
- b) **Stacked Townhouse:** a building containing four or more dwelling units where each dwelling unit is separated horizontally and vertically from another dwelling by a common wall
- c) **Back to back Townhouse:** A building containing four or more dwelling units separated vertically by a common wall, including a rear common wall that do not have rear yards.
- d) **Stacked and Back-to-Back Townhouses:** share a rear wall as well as a sidewall and have units stacked vertically. Various unit organizations are possible including three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Typically each unit has its own entrance to grade.





Transitional Housing means housing which is intended to offer a supportive living environment for its residents. It is considered an intermediate step between emergency shelter and supportive or permanent housing and has limits on how long an individual or family can stay. Stays are typically between three months and four years.

Triplex means a detached building that is divided horizontally into three dwelling units, each of which has an independent entrance either directly or through a common vestibule.

Universal Design means the design and composition of an environment so that it can be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban Forest means the mix of the remnants of native forest cover and planted trees and vegetation on all private and public lands in and around the built-up areas.

Urban Growth and Development means the development on lands where a broader range of land uses, and higher densities can be supported by full municipal water and waster servicing systems.

Vacancy Rate refers to the percentage of rental housing units that are vacant in the survey area (municipality or submarket of the municipality) at the time the survey is undertaken, as the Canada Mortgage and Housing Corporation (CMHC) undertakes a rental housing market survey each year.

Valleylands and Watercourse Corridors means the natural area that occurs in the valley or other landform depression that has water flowing through or standing for some period of the year, and includes rivers, streams, other watercourses, and ravines.

Vehicle Kilometres Travelled (VKT) is the metric that measures the total distance travelled by all vehicles. A city is more efficient when people do not have to travel as far to get to work, shopping, school, and other destinations.

Veterans' Housing means housing developed for veterans' and their families, often provided along with resources, services and training that will enable veterans to successfully transition back into civilian life.

Visitability or Visitable Housing means the concept of designing and building homes with basic accessibility features. Visitable homes provide easy access on the main level for everyone. Visitable housing offers a convenient home for residents and a welcoming environment for visitors of all ages and mobility.

Vision Zero means a safety strategy that focuses on eliminating serious injuries and deaths related to streets and roadways, which also provides safe, healthy, and equitable mobility for all road users.





Vulnerability means the propensity or predisposition to be adversely affected. Vulnerability can arise because of individual susceptibility, geographic location, socioeconomic factors, and a wide range of other factors that determine an individual or community's susceptibility to harm and ability to cope with an event. For example, certain individuals can be vulnerable to extreme heat events because of where they live (parts of cities may warm more than others), characteristics of their dwelling (such as whether there is cross ventilation) that influence inside temperature, socioeconomic status, age, fitness, and a range of other factors that determine their susceptibility to high ambient temperatures.

Vulnerable Population Groups means any individual, group, or community whose circumstances present barriers to obtain/understand information, access resources, services, programs. These circumstances may include, but are not limited to: age, physical, mental, emotional, or cognitive status; culture; ethnicity; religion; language; citizenship; or socioeconomic status.


Waste Disposal Use means:

- a) Any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed; and
- b) Any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a); and
- c) Notwithstanding clause (a) and (b), it does not include any product, returned to a manufacturer or supplier of the product for reprocessing, repackaging, or resale for any reason, including that the product, substance or organism is:
 - a. defective or otherwise not usable for its original purpose, or
 - b. in surplus quantities but still usable for its original purpose,
- d) Notwithstanding clause (c), it does not apply to Severely Toxic Waste, Hazardous Waste Chemicals or Manufacturing Intermediaries, Radioactive Waste or PCB Waste; and
- e) Notwithstanding clause (a) and (b), it does not include the temporary storage of spent or surplus material inputs or by-products of a manufacturing use that are temporarily stored at a manufacturing facility until such time as they are removed from the facility for disposal.

Watershed Plan means a product of the watershed planning process, which will generally present:

- a) Findings of watershed characterization (baseline conditions);



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- b) Goals, objectives, and directions for protecting water resources and managing activities and resources;
 - c) Identified issues and impacts;
 - d) Preferred land use and management scenarios; and
 - e) Implementation approaches.

Woodland Edge means an adjacent area to a woodland having vegetation cover of at least 50%, containing native and/or non-native species.

Zoned means lands designated in the City of Brampton Comprehensive Zoning By-law.



Chapter 4

Site and Area Specific Policies





Throughout the city, there are sites and areas that require policies that vary from one or more of the policies and provisions of Brampton Plan. These policies generally reflect unique conditions for approval that must be recognized for specific development sites or provide a further layer of local policy direction for an area.

There are also specific corridor protection areas for which the determination of the location and precise characteristics of a higher order transportation corridor or of the associated and connecting arterial road network is dependent on the completion of additional transportation studies, and for which specific land use planning and development approvals processing may not be completed until such transportation studies are sufficiently complete.

Brampton Plan policies apply to these lands except where the site and area specific policies vary from the Plan.

Special Policy Areas



1. Lester B. Pearson International Airport Operating Area


Notwithstanding the foregoing, development, infilling and redevelopment for certain noise sensitive community service uses such as day care centers, nursing homes, schools, and hospitals will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area in accordance with the Aircraft Noise Policies of this section.

Aircraft Noise Policies

- a) The Noise Exposure Forecast, the Noise Exposure Projection systems and the Lester B. Pearson International Airport (LBPIA) Operating Area, Composite Noise Contour map and Airport Zoning Regulations will be used as a basis for land use planning and development control.
- b) All future residential development and other highly noise sensitive land uses will only be permitted in areas where the existing or projected N.E.F./N.E.P. level is 30 or less. All other land uses will comply with the provisions of the N.E.F. Land Use Compatibility Table, which may be revised from time to time, and which is extracted from the former Provincial publication entitled Land Use Policy Near Airports.
- c) Prior to the approval of development applications within lands exposed to levels of between 25 and 30 N.E.F., the City will require the development proponent to engage a qualified acoustic consultant to undertake a Noise Impact Analysis.



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- d) New residential development, redevelopment and infill of residential and noise sensitive land uses such as hospitals, nursing homes, day care centers and public and private schools will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area outlined on Schedule 14 to this Plan.
 - e) Notwithstanding Policy d) above, a private school will be permitted on the property located at 21 Coventry Road.
 - f) Certain noise sensitive land uses and community service uses such as day care centres, public and private schools, residential units and supportive housing, including if they are accessory to a permitted use, are prohibited within the Lester B. Pearson International Airport (LBPIA) Operating Area as outlined on Schedule 14 to this Plan.
 - g) Despite Policy f) above, the existing sensitive land uses located at 25 Corporation Drive, 8525 Torbram Road, 9893 Torbram Road and 2021 Williams Parkway are acknowledged as permitted uses and will be permitted to expand on the existing site without the need for an amendment to this Plan provided that airport noise issues are addressed in accordance with Provincial government guidelines and to the satisfaction of the City of Brampton prior to final approval.
 - h) Notwithstanding Policy f) above, the existing sensitive land use located at 253 Summerlea Drive:
 - i) Will not have its temporary use permission for a private school renewed past its expiration date once the existing tenancy of the Al Iman School ceases; and,
 - ii) Will not be permitted to physically expand on the site during its tenancy.
 - i) For development applications in and outside the Lester B. Pearson International Airport (LBPIA) Operating Area affected by an NEP/NEF of 25 or greater for residences, day care centers, public and private schools, places of worship, hospitals or nursing homes and if otherwise permitted by this Plan; an NEP/NEF of 30 or greater for hotels, motels, service commercial or office uses; and an NEP/NEF of 35 or greater for industrial or warehousing uses, a noise impact study will be undertaken by a qualified acoustic consultant in accordance with Provincial government guidelines and to the satisfaction of the City prior to development approval to determine the appropriate acoustical design criteria.
 - j) For the purposes of this Section, redevelopment means an application for approval under the *Planning Act* for:
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- i) the creation of one or more lots;
 - ii) the creation of one or more dwelling units;
 - iii) a change in land use; or,
 - iv) the construction of buildings or structures; and where the subject lands have or previously had one or more buildings erected thereon.
- k) For the purposes of this Section, infill means an application for approval under the *Planning Act* for:
- i) the creation of one or more lots; the creation of one or more dwelling units; a change in land use; or,
 - ii) the construction of buildings or structures; and where the subject lands comprise less than 2 hectares and the lands have no buildings erected thereon and are located in an area having existing uses of the same or similar character as the use proposed.
- l) The Lester B. Pearson International Airport (LBPIA) Operating Area and the foregoing policies will be reviewed whenever the Airport Operating Area Policy within the Region of Peel Official Plan is amended and/or in conjunction with the periodic review of this Plan.
- m) Places of worship that include a sensitive land use, as defined by the Provincial Policy Statement (such as residences and day care centres), will not be permitted in areas where they are likely to experience an adverse effect from contaminant discharges generated by a major facility, or within the Lester B. Pearson International Airport (LBPIA) Operating Area.
- n) A day care centre will not be permitted within the area identified as the LBPIA Operating Area on Schedule 14.

2. Established Rural Estate Residential Area

In Brampton, there are established rural estate residential areas that have defining characteristics that distinguish them from other Neighbourhoods in the City, making them a desirable place to live. The key defining characteristics of the established estate residential areas is the low intensity, low density form of residential development on spacious lots that do not require full urban services. These areas also include a number of private and public realm elements, such as streets that are lined with ditches on both sides, no curbs or sidewalks, a mature tree canopy and open space in front yards and between dwellings that collectively contribute to the rural-like setting of these areas. The conservation of these areas of the City forms an



important part of the City Structure and contributes to the City's sense of place and identity.


The City's established rural estate residential areas are shown on Schedule 14.

- a) The established rural estate residential areas shown on Schedule 14 will permit only single detached dwellings, group homes, and public open space uses.
- b) The minimum lot size and the minimum lot width in the designated established rural estate residential areas are:
 - i) 0.8 hectares (2 acres) in size and 45 metres (148 feet) in width for the Toronto Gore and for the area located at the south-east corner of The Gore Road and Castlemore;
 - ii) 0.4 hectares (1.0 acre) in size and 30 metres (98 feet) in width for the lots located on Marysfield Drive and St. Patrick's Road; and
 - iii) 1.2 hectares (3 acre) in size and 60 metres (197 feet) in width for the lots located on Manswood Crescent.

These minimum lot sizes and minimum lot widths contribute strongly to the character of each of the established estate residential areas and will be maintained to protect the established rural estate residential areas from consent to sever applications.

- c) Within the established rural estate residential area there are lots that have frontages on Goreway Drive, Countryside Drive, Mayfield Road and The Gore Road. These lots exhibit distinctive access and locational characteristics that differ them from other lots within the established estate rural residential area. For lots that have frontage on arterial roads, an amendment to Brampton Plan and Zoning By-law may be considered to permit complementary uses and/or residential uses and densities beyond those permitted in Part 2.2, subject to satisfying the following criteria:
 - i) That an Area Plan will be prepared to the satisfaction of the City prior to the development of the lands. The Area Plan will demonstrate how the property can be developed comprehensively with the adjacent properties, and will identify existing and future structuring elements, including the internal road network and



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- driveway arrangements, site access, and easements for mutual access;
- ii) That the development must be sensitive to the scale and character of the established estate rural residential neighbourhood; and
 - iii) That access to and from the property will only be permitted from an arterial road and will not be provided from any other lands or local roads within the established rural estate residential area.
- d) New single detached dwellings or building additions within the established estate rural residential area will respect and complement the rural-like characteristics of the surrounding neighbourhood.
- e) The Marysfield Neighbourhood located south of Mayfield Road and east of the Gore Road is considered a distinctive residential community due to its history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a rosary street pattern with a rural road cross-section and a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community. New development and redevelopment within the Marysfield Neighbourhood will respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the scale, height, massing, setbacks, building orientation and building separation distances of dwellings; and the landscape open space characteristics of lots.
- f) To promote development that is more compact and makes efficient use of land, infrastructure and public service facilities, expansions to the boundaries of the established estate rural residential areas beyond those designated on Schedule 14 will not be permitted.



Corridor Protection Areas

The Corridor Protection Area designation on Schedule 14 identifies areas for which the determination of the location and precise characteristics of a higher order transportation facilities is dependent on the completion of additional transportation studies, and for which subsequent land use planning and development approvals processing may not be completed until such transportation studies are sufficiently complete.

There are two Corridor Protection Area designations in the Plan (i.e., the two North-South Corridor Protection Areas for Heritage Heights and Bram West).

1. North-South Corridor Protection Areas (Heritage Heights and Bram West Secondary Plan)

The findings of a transportation study (Heritage Heights Transportation Infrastructure Phase 1 Report, July 2001) prepared for the Heritage Heights Urban Boundary Review recommended the need for a Higher Order North-South Transportation facility in order to service the future urban development of these lands and to accommodate future traffic growth from points north and west of the municipality.

As part of the Ministry of Transportation’s Strategic Directions document (January 2003), a new East-West Transportation Corridor linking the GTA to the Guelph area was identified north of Mayfield Road and south of the Oak Ridges Moraine that included a North South Transportation Corridor connection in the vicinity of the Brampton/Halton Boundary.

Based on complete analysis of environmental constraints, existing and proposed land uses, travel demand and operations of the local and Provincial road network, a report prepared by iTrans Consulting (North South Transportation Corridor Study, September 2003) for the City of Brampton and the Ministry of Transportation identified that the need for a physical connection of a North-South Higher Order Transportation Corridor to Highways 401 and 407 and identified a Corridor Protection Area in West Brampton and South East Halton.

a) Corridor Protection Area – Heritage Heights Secondary Plan

- i) Consent to sever, minor variance, subdivision, site plan and zoning applications and applications for approval of mineral aggregate operations within the Corridor Protection Area coincident with the Heritage Heights Secondary Plan will not be approved if it is determined that the development proposal may

Appealed to the OLT

(Ivy Manor/Destonia, Lorwood Holdings, Maple Lodge Farms, 121949 Ontario Inc.)

All Corridor Protection Areas

Appealed to the OLT (North West Brampton Landowners Group)

Appealed to the OLT (North West Brampton Landowners Group)

Appealed to the OLT (Ivy Manor/Destonia, Lorwood Holdings, Maple Lodge Farms, 121949 Ontario Inc., North West Brampton Landowners Group)



unduly restrict planning or construction of a North-South higher order transportation facility as contemplated by this Section.

- ii) alignment of a North-South Higher Order Transportation Corridor will be determined by an Environmental Assessment Study, or by a process satisfactory to the municipal stakeholders and the Province of Ontario. However, the Heritage Heights Urban Boundary Review and the Bram West Review planning programs should continue in accordance with previous Council direction prior to the determination of the preferred alignment of a North-South transportation facility, provided that any official plan amendment adopted as a result of these planning processes identifies and protects all feasible potential alignments.

b) Corridor Protection Area – Bram West Secondary Plan

- i) No new development will be approved within the Bram West Secondary Plan Corridor Protection Area as identified on Schedule 14 to this Plan.
- ii) The Bram West Secondary Plan Corridor Protection Area on Schedule 14 incorporates a narrow band centered on the identified major arterial or higher order corridor that connects to Highway 407 south of Steeles Avenue to indicate that this connection point is substantially fixed and the alignment flexibility south of Financial Drive is limited, but that the precise location and width of the required corridor, whether for a major arterial or for a component of a more major transportation facility, is still dependent on the further studies referenced below.
- iii) Notwithstanding Policy i) above, the existing Maple Lodge Farms poultry and egg processing plant and ancillary uses located on a site of 130 acres in the West Half of Lot 2, Concession 6, W.H.S., may be permitted to expand, subject to standard conditions of development approval.
- iv) Prior to the release of lands for development within the designated Corridor Protection Area in accordance with the City's Growth Management and Development Approval Programs, jurisdictional matters and financing mechanisms related to appropriate North-South Transportation Corridor and Bram West Parkway facilities must have been addressed to the satisfaction of City Council.

Appealed to the OLT (Ivy Manor/Destonia, Lorwood Holdings, Maple Lodge Farms, 121949 Ontario Inc., North West Brampton Landowners Group)

- v) Council recognizes that the determination of an alignment for the North-South Higher Order Transportation Corridor and the related Bram West Parkway facility in accordance with Policy ii) of this Section must proceed in a timely fashion. Accordingly, it is intended that the lands subsequent to the confirmation of need by a Halton-Peel Transportation Network Study Area designation will be released for development as expeditiously as possible in accordance with the City's Growth Management and Development Approvals Program.
- vi) Prior to any development within this Corridor Protection Area or any abutting area (including Secondary Plan Areas 51, 52 and 53), but excluding the lands east of Heritage Road in the Bram West Secondary Plan, the City must be satisfied that the alignment, Environmental Assessment, property and capital budgeting for a "North South Transportation Corridor" has been completed and approved.

Appealed to the OLT

(Ivy Manor/Destonia, Lorwood Holdings, Maple Lodge Farms, 121949 Ontario Inc., North West Brampton Landowners Group)

Special Study Areas

The Special Study Areas shown on Schedule 14 identifies areas which are the subject of ongoing comprehensive land use studies. The appropriate specific designations for these areas have not been determined at this time but will be implemented by Official Plan Amendment when necessary.

1. McVean Drive/Rae Avenue Special Study Area

Part of Lot 12, Concession 8 ND

- a) The potential to permit a place of worship on the subject lands will be determined through a comprehensive study process undertaken by the land owner to determine if the use can be developed in a manner that is complementary and compatible with the existing rural estate community.
- b) The study will take into consideration the criteria set out in Part 2.3 and other relevant policies of Brampton Plan, including scale, access, buffering, parking, integration with the surrounding natural environment and available municipal infrastructure, including servicing. Specific uses and related restrictions will also be considered and prescribed through this special study process and implemented by way of an Official Plan Amendment.

Special Land Use Policy Areas

The Special Land Use Policy Area designation shown on Schedule 14 and identified by numbers include the former "Amendment Sites" which represent areas/sites



which the City will permit specific provisions that are exceptions to the general intent and purpose of the designation that they fall within. These provisions are historic, and it is not intended that they be treated as precedents for further exceptions.

Notwithstanding the site-specific provisions, other applicable policies of this Plan will continue to apply to the Special Land Use Policy Areas. The location and details of the Special Land Use Policy Areas are set out below.

2. Special Land Use Policy Area 2 (Part of the West half of Lot 11, Concession 6, W.H.S.)

- a) The property is designated Mixed-Use Employment and may be used for agricultural purposes, including greenhouses, a dining room restaurant, a licensed lounge and a specialty retail store.
- b) The retail store should be limited to a specialty operation involving the selling of home baked goods and specialty food items, preserves, local produce, plants, handcrafted products and antiques.

3. Special Land Use Policy Area 10: Clark Boulevard / West Drive


The Special Land Use Policy Area in the vicinity of Clark Boulevard and West Drive identifies an area with long term potential for high density residential development.

- a) Notwithstanding the Neighbourhood designation of those lands within the Special Land Use Policy Area designation on Schedule 5 of this Plan, within the vicinity of Clark Boulevard and West Drive, only industrial uses will be permitted until such time as the predominant existing uses have been relocated or are proposed to be relocated or to cease operations.
- b) At such time as the predominant existing industrial users have indicated their intention to relocate or cease operations, the City will consider an amendment to this Plan, subject to appropriate studies, to provide for the transition of this site to an appropriate mix of higher order uses.

4. Special Land Use Policy Area 17: Northwest Quadrant of Mississauga Road and Bovaird Drive

- a) The subject lands are strategically located adjacent to the Mount Pleasant Mobility Hub. The proposed development of the subject lands will incorporate the principles of transit-oriented development and includes a significant employment component.






To allow the consideration of an Official Plan Amendment for the Proposal within the context of the Mount Pleasant Secondary Plan area, the subject lands have been added to the Mount Pleasant Secondary Plan area (Area 51) and will be subject to the following policy framework to ensure that all appropriate matters are considered in the context of the processing of a further Official Plan Amendment.

Designation of the subject lands as a Special Land Use Policy Area does not approve the proposed land uses described earlier in this policy.

- b) The subject lands will be planned in accordance with the Heritage Heights Secondary Plan (Area 52).
- c) Prior to adopting a further amendment to this Plan to permit the Proposal on the subject lands, the following criteria/requirements will be demonstrated to the satisfaction of the City of Brampton:
 - i) That the Proposal will be integrated into the City and Region's transit oriented strategic objectives, and that there is sufficient transportation capacity in the existing and approved transit and road network as set out in this Plan including the Mount Pleasant Secondary Plan to facilitate any phase of the Proposal prior to the completion of the North-South Transportation Corridor;
 - ii) That the Proposal is planned and designed in accordance with the principles of a transit-oriented development, including connections to the Mount Pleasant Mobility Hub. Such connections should include the potential extension of Lagerfeld Drive (formerly Station Road) if an approved Environmental Assessment recommends an alignment crossing Huttonville Creek to connect to Mississauga Road. The Proposal will also be planned and designed to include superior urban design and built form that integrates with the overall planning for the balance of the lands west of Mississauga Road, including the lands at the northwest intersection of Mississauga Road and Bovaird Drive



West that are not part of the subject lands or within the Special Land Use Policy Area 17;

- iii) That the Proposal described herein will have no undue impact on:
 - the planned retail function of Urban Centres, as prescribed in this Plan and in particular the Bramalea Urban Centre;
 - the City's retail structure/hierarchy, as prescribed in this Plan; and
 - the achievement of future planned retail development within the Mount Pleasant Secondary Plan area, surrounding secondary plan areas and the Urban Centres;
 - iv) That the required infrastructure will be available to support each phase of the Proposal;
 - v) That the Proposal can provide for the protection of property to facilitate the planning and development of the North-South Transportation Corridor;
 - vi) That detailed environmental studies include environmental information, analysis and implementation measures as appropriate, to protect natural heritage features and associated ecological functions and linkages of West Huttonville Creek;
 - vii) That detailed servicing studies address storm water management and servicing capacity in advance or phased in conjunction with the completion of a subwatershed study for the lands west of Mississauga Road;
 - viii) That the requirements of access, servicing and land use organization for build-out of the Proposal and adjacent lands will be identified prior to the approval of the first phase of development; and
 - ix) That cost sharing obligations be satisfied by the applicant (or its successors) in relation to Secondary Plan Areas 51, 52 and 53.
- d) The applicable studies set out in Chapter 3 will be completed to the satisfaction of the City.
 - e) A further amendment to this Plan to permit the Proposal will include policies implementing any recommendations arising from the evaluation of the application described herein including:

- i) the extent to which any elements of the Master Plans as referred to in this section need to be implemented in the OPA;
 - ii) any required phasing indicating how the development proceeds from onset to ultimate build-out, with consideration for land use, gross floor area, market impact, servicing, and transportation; and
- f) All population and employment numbers arising from development on the subject lands will continue to be allocated to the Heritage Heights Secondary Plan.

5. **Special Land Use Policy Area 18: Northwest Quadrant of Mississauga Road and Bovaird Drive West**

- a) The lands will be planned in accordance with the Heritage Heights Secondary Plan (Area 52).
- b) A further Official Plan Amendment is required to designate the land uses which will be permitted within Special Land Use Policy Area 18, within the context of the proposal for Special Land Use Policy Area 17.
- c) Prior to adopting an amendment to this Plan required to designate land use and/or permit development within Special Land Use Policy Area 18, the following criteria/requirements will be completed and/or demonstrated to the satisfaction of the City of Brampton:
 - i) That the planning for Special Land Use Policy Area 18 provide for the protection of property to facilitate the planning and development (including interchanges) of the North-South Transportation Corridor;
 - ii) That the planning for Special Land Use Policy Area 18 will all ensure integration with the City and Region's strategic transit and active transportation objectives, and that there is sufficient transportation capacity in the existing and planned transit and transportation network as set out on Schedules 3A-3C of this Plan and the Mount Pleasant Secondary Plan (Area 51) to facilitate the build-out of Special Land Use Policy Area 18 prior to the completion of the North-South Transportation Corridor (now referred to as the GTA West Corridor);
 - iii) That Special Land Use Policy Area 18 is planned and designed in accordance with the principles of a transit-oriented development, including potential connections to the Mount Pleasant Mobility Hub and to the lands located west of Mississauga Road. The proposed development will be planned and designed to include superior urban design and built form that integrates with the



OLT Decision (February 16, 2017)


PL140817, PL150527,
PL150258



overall planning for the balance of the lands west of Mississauga Road and including Special Land Use Policy Area 17;

- iv) That the required infrastructure will be available to support the development of Special Land Use Policy Area 18;
- v) That the requirements of access, servicing, land use organization and phasing for the development of Special Land Use Policy Area 18 will be identified as part of a required Precinct Plan, or equivalent and a Growth Management Staging & Sequencing Report to the satisfaction of the City of Brampton;
- vi) That cost sharing obligations be satisfied by the applicant(s) (or its successors) in relation to Secondary Plan Areas 51, and 52
- vii) An Area Plan, Site Plan and/or Draft Plans of Subdivision, as may be required, to the satisfaction of the City of Brampton, indicating, as appropriate, general land use designations, the relationship of major structures, street orientation, architectural themes, landscaping, and access;
- viii) A Growth Management Staging & Sequencing Report for the Subject Property:
 - (A) indicating how the lands will be built-out, with consideration for land use, servicing, transportation, population and employment projections, density, and other growth management considerations;
 - (B) demonstrating transit supportive development, active transportation, and design features, including pedestrian linkages in the interim and ultimate development scenarios; and,
 - (C) demonstrating how the development conforms with the approved population, employment, and density targets, as well as the intent of the growth management policies of this Plan, with respect to the Huttonville North Secondary Plan (Area 52) and Mount Pleasant West Secondary Plan (Area 53), to the satisfaction of the City of Brampton;
- ix) A Planning Justification Report:
 - (A) demonstrating conformity with the criteria required under this Section of this Plan;
 - (B) demonstrating that development within Special Land Use Policy Area 18 will not result in adverse impact on planned


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- development in the Mount Pleasant Secondary Plan (Area 51), and surrounding Secondary Plan Areas; and,
- (C) identifying the Official Plan Amendments that would be required to permit the development of Special Land Use Policy Area 18 in accordance with Policy 4.14.3.18.2, and applicable criteria.
- x) A Transportation Study:
 - (A) demonstrating that adequate road infrastructure is available to service Special Land Use Policy Area 18, and if there is not adequate service, identifying improvements to existing infrastructure, in order to facilitate development, and;
 - (B) demonstrating inter-relationships with the existing Mount Pleasant GO Station, including Lagerfeld Drive, and how the improvements will be consistent with the City's Transportation and Transit Master Plan.
 - xi) An Environmental Implementation Report;
 - xii) A Market Impact and/or Planned Function Study in support of the proposed land uses within Special Land Policy Area 18, if required;
 - xiii) A Functional Servicing Report, demonstrating that storm water management and adequate municipal servicing is available to service Special Land Use Policy Area 18;
 - xiv) A Subwatershed Study, identifying the impact or potential impact on water quality and quantity for the affected subwatershed(s), subject to the approval of the appropriate agencies; and
 - xv) Additional plans, reports, and studies as required in accordance with Chapter 3 of this Plan, and in particular:
 - (A) Grading and Drainage Plan;
 - (B) Sediment / Erosion Control Plan;
 - (C) Tree Inventory and Preservation Study; and
 - (D) Hydrogeological Report;
- d) The implementing Zoning By-Law for Special Land Use Policy Area 18 will:
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- i) Require that the issuance of a Building Permit for the development of Special Land Use Policy Area 18 will not occur prior to the earlier of either:
 - (A) A building permit for a commercial use being issued within Phase 1 of Special Land Use Policy Area 17; or,
 - (B) That the Heritage Heights Secondary Plan (Area 52) on lands adjacent to Special Policy Area 18, be approved and in force in whole or in part.
 - e) 4.14.3.18.5 All population and jobs associated with the development of Special Land Use Policy Area 18 will be allocated to the Heritage Heights Secondary Plan (Area 52).

6. Special Land Use Policy Area 19: North-east Corner of Queen Street East and The Gore Road

To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Secondary Plan Amendment and Zoning By-law for Special Land Use Policy Area 19 to ensure that higher order, higher density employment uses will be located within the Office designation. The Office designation will have a minimum area of three hectares (7.5 acres) and will be developed to accommodate a minimum of 860 office jobs.

- a) Complementary commercial and business support uses will be permitted within the Office designation but will be restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning By-law and will not count towards the employment target of 860 jobs.
- b) Buildings at the intersections fronting The Gore Road will provide a focus for intensification and will be sited and oriented to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail in addition to site design, landscaping and buffer treatment will be required to recognize, establish and reinforce their focal significance.
- c) Buildings fronting Queen Street East and The Gore Road will have a minimum height of three storeys, with a built form that is pedestrian friendly and easily accessible.

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- d) A high-density mixed-use block will be located fronting The Gore Road and north of the Office designation, to form a transition between the employment uses along Queen Street East, and residential uses to the north and east. The block will be developed as a mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses.
 - e) The balance of the residential uses at the southeast quadrant of The Gore and Focal Roads will be developed with a range of medium density housing types.
 - f) The implementing Zoning By-law will contain a Holding (H) provision to ensure that building permits for residential uses not fronting The Gore Road or Focal Road do not precede the issuance of the first building permit within the Mixed-Use Employment designation as shown on Schedule 5.

7. Special Land Use Policy Area 20: 69 Bramalea Road

- a) Lands designated Special Land Use Policy Area 20 will be developed as a mixed-use apartment building that includes retail and residential uses.
- b) To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Official Plan Amendment and Zoning By-law to require that a minimum gross floor area of retail uses are provided in the building. The appropriate amount of retail floor space will be determined as part of the development review process.
- c) The building will be sited and oriented to provide an appropriate interface with the adjacent industrial area. The proposal will provide the necessary mitigation measures both on and off-site to ensure that existing adjacent industrial uses are able to continue and/or expand their existing operations.
- d) Prior to the adoption of the implementing zoning by-law, the applicant will demonstrate that the proposal meets noise and air quality standards for the residential portion of the development, in accordance with Part 2.3 of Brampton Plan.
- e) A Heritage Impact Assessment will be submitted as part of the next stages of planning approvals.
- f) Recreational and related amenities will be provided on-site to meet the requirements of future resident. These requirements will be determined through the next stages of planning approvals.



8. Special Land Use Policy Area 21 (Lands located at west side of Kennedy Road South between Steeles Avenue East and Highway 407 – Part Lot 14, Con. 1 E.H.S.)

OLT Decision

September 26, 2019

PL171426

- a) The 1.34 hectare (3.31 acre) property known as Part of Lot 14, Concession 1, E.H.S., as shown on Schedule 14 to this Plan, is designated Neighbourhood and will be developed for townhouse and single detached dwellings subject to the following:
- i) A maximum density of 53.75 units per hectare (21.75 units per acre);
 - ii) The development will be of a high-quality urban design;
 - iii) Appropriate mitigation measures will be implemented to address safety issues arising from the proximity of the residential development to the adjacent golf course lands;
 - iv) Dual frontage lots will be prohibited except for lots where the front of a dwelling is oriented to Kennedy Road South;
 - v) Vehicular access to individual lots will only be permitted from an internal private road; and,
 - vi) Balconies are prohibited along a building wall facing Kennedy Road South.

