Municipal Urban Designers Roundtable 2

AGENDA

9:00 Opening Remarks

9:15 – 9:45 Highlights on Brampton’s Urban Design Program

9:45 – 10:50 Roundtable Brief by Attending Municipalities

10:50 – 11:00 Coffee Break

11:00 Bill 51 (Amendments to the Planning Act) Implications for Urban Design
   - Design review
   - Sustainability in Urban Design

12:00 – 12:45 Lunch Break

12:45 Selected Topics in Urban Design Presentations
   - City of Toronto overview: Tall Buildings, Avenues
   - New Urban Design Tools: Form Based Codes overview
   - Façade Improvements in Clarington
   - Complete Streets and EA process
   - Top 10 Issues for Municipal Urban Designers
   - MUDR Charter and organization

2:45 Wrap-up

3:00 Downtown Brampton Tour

Brampton, 30 May 2008
Urban Design in Brampton

- Overview -

Outline

1. Introduction
2. Urban Design Policies
3. Urban Design in the Central Area
4. City-Wide Urban Design
5. Heritage
6. Special Projects
7. Organization
Brampton, Role and Place in the GTA and the Greater Golden Horseshoe
City Context: Brampton, Flower City

Major attractions, destinations, character, identity elements:
Top 10 attractions in Brampton, Central Area, Downtown
Downtown Context
Brampton: Urban Design in Planning

In Brampton Urban Design is dealt within the Planning, Design and Development Department, Community Design Division organized in 3 sections: Parks Planning, Open Space Design and Construction and Urban Design.

The Urban Design Section provides urban design advice, guides the implementation of good urban and architectural design in the development process, leads heritage preservation and provides urban design and project management services for internal projects.

The section’s main principal responsibilities include:

• Provides design input for City’s policies and review of development applications for urban design and architectural issues

• Leads the planning and design for the Central Area

• Provides Heritage planning including processing Heritage components of development applications, special heritage studies and projects, and policies pertinent to Heritage

• Manages Master Plans and Studies, provides design review for the City’s capital projects, manages special projects and urban design studies
2. Urban Design Policies

A significant number of Strategic Plans and City Policies include important provisions on Urban Design:

• Six Pillars Strategic Plan
• Flower City Strategy
• Official Plan (2006)
• Development Design Guidelines
• Parks, Culture and Recreation Master Plan
• Heritage Strategy
• Central Area Vision and Community Improvement Plan
Urban Design in Brampton

Planning and Design Process

Main statutory planning stages

OFFICIAL PLAN
- City wide vision and policies
- General character and identity
- Built Form
- Open Space
- Heritage integration

SECONDARY PLAN
- Area specific vision and policies
- Area character and identity
- Built Form
- Open Space
- Special character areas
- Heritage integration

PLAN OF SUBDIVISION
- Design Review
- Siting, massing, articulation, detail

ZONING/REZONING
- Design, compliance review
- Dev. not subject to SPA, City buildings and infrastructure

SITE PLAN APPROVAL

CONSTRUCTION AND REVIEW

URBAN DESIGN BRIEF
- Area specific Vision and development design concepts
- Main character elements
- Guidelines:
  - Built Form
  - Open Space
  - Heritage integration

DEVELOPMENT DESIGN GUIDELINES
- City wide vision and policies, process
- Built Form
- Open Space
- Main development types
- #7. Architectural Control Guidelines for Ground Related Residential Development

BLOCK (TERTIARY) PLAN
- Area specific vision and main character elements
- Special character areas
- Implementation
Planning and Design Process

Block Plan

Secondary Plan

Site Plan
3. Urban Design in the Central Area

The Central Area Planning and Design Group assumes the responsibility to promote high quality urban and architectural design in the Central Area, plan and ensure the implementation of the Vision and appropriate tools.

The Section’s main principal responsibilities in this area include:

- Develop and update city’s policies and strategic plan as they relate to the Central Area (Official Plan, Secondary Plans, Zoning By-Laws, Community Improvement Plan, Urban Design Guidelines, Special Areas studies)
- Review and coordinate Development Applications in the Central Area
- Perform design review for preliminary applications, central area studies, streetscape and signage
- Develop, implement and administer the Community Improvement Plan
- Project manage and coordinate Special Projects in the area including studies, guidelines and master plan
- Coordinate and review development, current and capital projects in the area
Central Area Brampton

**How to Draw Lisa**

Lisa's head is basically like Maggie's except that her hair is less study. Lisa's eye is constructed like a 'V' and a curved 'T'. If you have trouble drawing the eyes put plus sign in place of them, this will help you draw better circles. Lisa has four eyelashes, make sure they curve. Lisa has 3 points of hair like Maggie. If you have trouble drawing them try putting dots where the points make and then connecting the dots. Lisa's arms come out about where the neck line is. The necklace has 5 visible beads on it. Lisa's dress has 7 spikes on it. The dress should extend over about two-thirds of her body.
**Brampton Central Area Vision**

**CENTRAL AREA’S ROLE**

Brampton is projected to be built out in 20-25 years at 700,000 residents. This area will have a very important role to play at the regional and city scale:

- **Major designated growth area** in the GTA as per the Places to Grow
- **Important Regional node** at the intersection of major transportation routes
- Center of the City of Brampton, this area includes **significant civic, institutional, cultural and entertainment facilities** as well as important commercial, employment and residential areas
- Potential demonstration site for provincial and municipal objectives

**Three major district functional and character components:**

- **An established Downtown Precinct** with distinct image and character;
- **The Queen Corridor Precinct**, between Kennedy and Bramalea Road that transition to a mixed-use, transit-oriented, pedestrian environment;
- **Bramalea City Centre Precinct** which has significant potential to develop into an Urban Center Model.
Urban Design in the Central Area: Downtown Brampton

Comparative Building Heights
City of Brampton

Urban Design in Brampton
Urban Design in the Central Area: Queen Street Corridor Environment Assessment

The Vision envisages that the existing Queen Street precinct comprising mostly of retail strip plazas shall transition into an area of high quality places with a focus on pedestrian and transit amenities with supporting development at major and minor intersections.

The ultimate goal for Queen Street is to become a destination where opportunity for economic development will exist in the urban context, and as a key place in establishing the City’s character.

Queen Street from Centre Street to Highway 410 shall assumed a greater role as a major transit corridor and is an important gateway and corridor from a land use and imageability perspective. As a gateway it is important for buildings to have sufficient height, mass and street presence in order to define and frame the street presence.

Queen Street shall become a prominent urban boulevard with a strong character and identity, a place for people with a high quality of urban design and streetscape, a place for business, liveable and sustainable representative for the Flower City, the Brampton of the future with a bus rapid transit services (Acceleride) and composed of a mix of uses, defined by buildings that are mid-rise, street orientated and pedestrian friendly.
Urban Design in the Central Area: Main Street North Vision and Guideline

Vision for a smaller scale, heritage friendly, incremental type of redevelopment

Landscape Concept Plan

Comprehensive Heritage Analysis and Strategy
Urban Design in the Central Area: Main Street North Study Visualization

Main Street Tree Succession Plan

Main Street Visualization

Main Street Transformation

Main Street Animation
Urban Design in the Central Area: Queen Street Corridor 3D Visioning

Queen Street – from highway and suburban commercial strip ....

... to mixed use, multi use transit Corridor

Re-establishing the Pedestrian Realm

Re-establishing the Grid

Redevelopment and “greening” of the Corridor
4. City-Wide Urban Design Policies and Development Applications

Brampton has 40% of the developable land in the GTA within the growth boundary established by the Province. All major developers are present and through a strong growth management plan development has been restricted to maximum 5500 residential units/year.

The section’s main principal responsibilities in this area include:

• Comments and concepts for Secondary Plans
• Built Form guidance, comments and concepts for Block Plans (Tertiary Plans)
• Guidance, comments and concepts for Urban Design Guidelines for rezoning applications, greenfield, infill and intensification
• Comments and input to establishing planning and design methodology (policies, guidance, research, process)
Urban Extensions:
Urban Design in Secondary Plans

Springdale North/Countryside Villages

North West Brampton
Block Plans

Built Form guidance, comments and concepts for Block Plans
Special Character Areas

Different way of developing “greenfields”

- Complete, compact, walkable communities with clear structure, centres and integrated facilities
- Preservation and integration of natural and build heritage
- Sustainable, liveable and strong character areas

Credit Valley Area 5
Special Character Areas

Different way of developing “greenfields”

- Complete, compact, walkable communities with clear structure, centres and integrated facilities
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- Sustainable, liveable and strong character areas

Creditview Road - heritage character

Lakelands Village
Transit Oriented Development

Mount Pleasant Urban Transit Village
Implementation: Coding and Guidance

Potential massing and built form: Principles for zoning and guidance

General Principles:
- Provision of employment based on mixed use Urban form
- Distribution of main employment along major arterials with emphasis on intersections

Urban Form Principles;
1. Providing Substantial massing at main intersections
2. Creating street walls with prominent building frontage
3. Framing main access with prominent built form
4. Providing appropriate transition to residential use
5. Locate parking structures strategically
6. Locate stand alone retail internally if needed
7. Create common space /amenity space
8. Limit surface parking from main street frontage (Mississauga & Steeles)
Implementation: Design Review for Residential Development

The enhanced treatment of priority lot dwellings adds detail, variety and interest to the streetscape at appropriate locations.

Housing in Executive Residential areas will have a distinct upscale identity with higher design standards required.
Development Applications Design Review

• Design Review for Urban Design Briefs
• Design Review for Site Plan Applications
• Design Review for City Owned Public Projects

[Images of design briefs, site plans, and city-owned public projects]
Design Review: Methodologies

- Approved Supporting Policies
- Urban Design Briefs
- Design Principles of Different Building Types
- Individual Site Analysis
Design Review: Achievements

Private Developments: Selected Examples

Above – Office: Loblaw Headquarter
Below – Highway Commercial: Petro Canada Neighbour’s Store

Industrial: Triple M Metals

Original Design Proposal

Design Concept with Staff Input

Institutional:
Kimbark Middle School
Design Review: Past Achievements

Public Building: Brampton Soccer Centre

- OAA Design Excellence Award, 2008
- Design Exchange Award, 2007
- Brampton Urban Design Award

Brampton Soccer Centre Photos

Above: Final Design with Urban Design Staff Input.
Below: Original Design Proposal

Urban Design in Brampton
Design Review: Key Challenges

• Corporate Identity v.s. Community Identity
• Design Review Standards
• Urban Design Guidelines and Policies
5. Heritage

The Urban Design and Special Projects Section provides heritage planning and preservation services, integrated into the larger community design, planning and capital development programs.

The section’s main principal responsibilities in this area include:

• Promote the preservation and integration of built and cultural heritage features through review of development applications and special studies

• Develop and update city’s policies as they relate to Urban Design and Heritage

• Manage efficiently special urban design and heritage projects or heritage components of studies for the important areas of the city

• Designation of cultural heritage resources under Part IV and V of the Ontario Heritage Act

• Administer heritage permits
Heritage: from Preservation to Integration

Integrated heritage, planning and design

Comprehensive Heritage strategy

Beyond buildings: heritage and context

Public Heritage buildings as landmarks
Downtown: Urban Design Vision and Heritage

Downtown Urban Design Vision with the key heritage areas and landmarks
Alderlea: Restoration, Adaptive Reuse and Integration of Heritage
6. Special Projects

Urban Design and Special Projects Section manages and provides input to a series of special projects related to urban design, heritage and public projects.

The section’s main principal responsibilities in this area include:

• Manage special projects - urban design studies, streetscapes, signage, etc. particularly for the Central Area
• Provide urban design, architectural review and coordination of the city’s public projects in planning and design stages
• Provide internal urban and architectural design services such as façade improvements for downtown, streetscape studies, design concepts and studies
• Develop the implementation of 3D visualization program
Special Projects: Studies, Guidelines, Communication

Key projects:

- Urban Design Studies and Guidelines
- Feasibility Studies
- Capital Projects
- Communication and Visualization
- Urban Design Awards

Use/site specific Urban Design Guidelines and Design Briefs
Special Projects: Design Assistance, Studies
3D and Visualization program
7. Business Development, Methods and Tools, Organization

- Methods and Tools: Project Management, Research and Development, Resource Management
- Communication
- New Areas of Business
- Organization
New Areas of Business: Architectural Control Compliance Review

Key Objective: Establish a Positive Community Character
- Focus on creating attractive communities with a distinct character
- Establish a positive visual image for built form
- Avoid “Generic” dwelling designs

Urban Design in Brampton
Organization: Resources

MANAGER
A. Taranu

CLERK
M. Hutton

CENTRAL AREA PLANNING GROUP

URBAN DESIGN & ARCHITECTURAL SERVICES GROUP

SPECIAL PROJECTS GROUP

HERITAGE PRESERVATION GROUP

PROJECT MANAGER
URBAN DESIGN SERVICES
A. Wong

PROJECT MANAGER
SPECIAL PROJECTS
TBD

HERITAGE COORDINATOR
J. Leonard

HERITAGE COORDINATOR
A. Minichillo

CENTRAL AREA PLANNER
B. Steiger

URBAN DESIGNER (Special projects)
M. Debnath

URBAN DESIGNER (Urban Design Review)
J. Kuang

URBAN DESIGNER (Urban Design Review)
TBD

3D VISUALIZATION TECHNOLOGIST
M. Gulati

UD PART TIME
K. Lamorena

CO-OP STUDENT
M. Mancini

URBAN DESIGNER (Arch. Review)

URBAN DESIGNER (Arch. Review)
Brampton Urban Design Tour - Downtown

1. Peel Heritage Complex
2. Gage Park
3. Alderlea Redevelopment
4. City Hall @ Ken Whillian’s Square
5. City Hall
6. Future City Hall Expansion
7. Alterra Condominium
8. Transit Terminal
9. Future Redevelopment Site
10. Elizabeth Street Heritage
11. Dominion Skate
12. Future Redevelopment Site
13. Heweston Shoe Redevelopment
14. Train Station / Future Mobility Hub
15. Landmarq Residential redevelopment
16. Nelson St. Redevelopment
17. Rose Theatre
18. Garden Square
19. Dominion Building
20. Library/Heritage complex
21. Park Place Condominium
22. John St. Residential Redevelopment
23. Heritage Area