

## 1.0 COMMUNITY STRUCTURE

### 1.1 Integrated Community Structure

A number of key structuring elements must be respected in Block Plans, including the Open Space System, the Road Network and Transit System, the streetscape and its component elements, edge conditions and gateway elements and a pattern of varied land uses.

Together they combine to form the overall framework or community structure of the plan within which specific places and built form will be designed.

- The design of Block Plans should coordinate these elements into an integrated Community Structure.
- Public/community uses should be located to form landmarks within the community.
- Existing natural and environmental lands should be woven into the fabric of the community as key features providing richness in the Open Space System and views for neighbourhoods.
- The configuration of the Street Network and Multi-Use Trail System should assist in creating linkages for the Open Space System to ensure continuous and varied pedestrian routes throughout the community.
- Land use components should complement one another through their distribution in the plan, while ensuring diversity of community functions.

### 1.2 Balanced Land Use Pattern

Block plans will normally include a variety of land uses including open space, various forms of residential development, institutional, commercial, recreational, and industrial/employment uses. The integration of these uses shall be balanced to provide transitions between the component parts of the design, while at the same time providing variety. This diversity of uses is encouraged within the City of Brampton to promote the potential for individuals to live, work, and play within the community.

- The integration of diverse uses within specific areas or neighbourhoods is encouraged as it provides variety and richness of community life. The creation of mixed use areas is particularly effective in supporting focal points and gateways.
- Mixed use and the design of street-related commercial functions is encouraged for both central and local areas to promote pedestrian activity and animated street life for extended periods of time. This contributes to the establishment of a community character. For example, the mixed use areas at focal points and gateways provide an increased level of activity which reinforces their importance.
- Public uses such as schools, places of worship, other community institutions and parks shall be located to form landmarks within the overall community structure.
- Easy accessibility for pedestrians shall be provided for in the location of major community functions.
- Open space and buffering landscaped areas should be employed to create smooth transitions between disparate land use elements.



Locating Community Buildings at Vistas



Views to Natural Features



Locating Open Space at Vistas

- The land use pattern should include a range of residential densities and type, in accordance with approved secondary plan policies, to encourage diversity within the fabric of the Block Plan area.
- Medium and low-rise apartment dwellings; various forms of multiple family dwellings, such as town-housing and attached housing clusters; and a variety of lot types in semi-detached and single-detached dwellings should all be considered within the relevant land use areas to achieve this diversity.
- Opportunities for executive housing and enclave residential development are encouraged in specific instances - refer to Executive Housing handbook.
- The distribution of land use shall be designed to ensure appropriate transitions between the different land uses.
- Development proposals shall conform with the City of Brampton's standard requirements for right-of-way design. However the City may accept reduced R.O.W. proposals that will be reviewed on a site specific basis provided that the applicant provides a rationale that is acceptable to the City of Brampton.

### 1.3 Views and Vistas

The determination of Views and Vistas at the early planning stages can be used to reinforce the land use pattern, in particular, the location of parks, community facilities and institutions and Open Space Links. The strategic location of these view corridors contribute to the creation of a balanced land use pattern as they provide points of orientation within the plan and act as transitions between land uses. They also play an important role in the development of neighbourhoods and community identity.

- Locate land use parcels such as community uses and parks to enhance their visibility within the plan. For example, locate such uses at terminations of primary streets or at community entry zones, areas that can be seen from multiple directions.
- Provide special treatment to streetscapes that lead toward these locations, to reinforce the view. Utilize planting and streetscape elements such as lighting to identify the hierarchy of these zones.
- Design Built Form and Site Planning as well as Open Space to act as focal points for the views and provide orientation within the plan. For example, orient the main facades of community facilities or neighbourhood park entrances at terminations of Primary Streets. Where possible, create small public spaces that can act as both visual, passive spaces and as active social gathering places.
- Set up view corridors that are terminated by naturally occurring vistas and naturalized storm water management areas, to enhance the preservation and integration of the natural environment in the plan.



Diversity of Uses



Distribution of Land Uses