

1.0 THE DEVELOPMENT DESIGN PROCESS

1.1 Traditional Development Design Process

The traditional development approval process involved several stages - Secondary Plan, Draft Plan of Subdivision, Site Plan and detailed design.

Secondary planning in Brampton traditionally involved a one-stage process consisting of ten steps:

1. Council direction to initiate the Secondary planning study
2. Landowner group organization and funding arrangement
3. Consultant selection, planning and design
4. Public Open House and/or informal Information Sessions
5. Background report, proposed Official Plan Amendment and land use concept prepared
6. Official Plan Amendment and supporting documentation taken to a Statutory Public Meeting
7. Report prepared by staff regarding public meeting requests and issues
8. Official Plan Amendment/Secondary Plan refined and submitted for adoption by Council
9. Official Plan Amendment/Secondary Plan and other applicable documentation forwarded to the Region of Peel for approval.
10. Draft Plan of Subdivision / Zoning / Development Approval

1.2 Revised Development Design Process

The City of Brampton has since proposed a change to the secondary plan process. The revised secondary planning process introduces a second stage to the Secondary Plan process. Stage One (General Planning Area) entails the preparation of an overall land use concept. Stage Two (Detailed Sub-Area Block Plans) entails the preparation of detailed Block Plans, for sub-areas within the Secondary Plan area.

The introduction of this second stage of design for the Secondary Plan process is being put forward to:

- Achieve the City's civic design objectives in the earliest stages of the development process and ensure consistency and high quality in the development of new communities from concept to implementation
- Illustrate through a further level of design direction how these objectives are being met in the design of new communities
- Involve all interested parties in effective, efficient decision-making
- Co-ordinate development plans of various landowners and development interests
- Respond more effectively to the potentials and constraints of particular sub-areas, existing conditions and natural/cultural features, etc
- Focus on the design implications of development planning - in particular, compatibility or fit between uses, road connectivity and existing and proposed-before the detailed design stage
- The second stage of the Block Plan Process will expedite subsequent detail development approvals by clarifying the design at an earlier stage.

The following sections provide a brief overview of the design information and documentation required for the development design process. The requirements are to provide all documentation necessary to demonstrate a Block Plan's ability to satisfy the aforementioned development design objectives and the design principles, listed in Part III, as they apply to the major components of the Block Plan, described in Part IV.



2.0 SECONDARY PLAN STAGE ONE

1. Preparation of an overall Land Use Schedule, Official Plan Amendment and supporting planning documentation for the secondary planning area.
2. Preparation of supporting background studies and reports as set out by the City of Brampton Official Plan
3. Design direction and principles for the preparation of Block Plans for sub-areas within the Secondary Plan area - specified and referenced as part of the Secondary Plan
4. Formal Official Plan Amendment/Secondary Plan considered at a Statutory Public Meeting and subsequently adopted by Council

2.1 Land Use Schedule Components

- Layout of arterial and collector roads
 - Infrastructure
 - Ontario Hydro Power Corridor
 - Canadian National Railway
 - Roads
 - Major Arterial Roads
 - Minor Arterial Roads
 - Collector Roads
 - Local Road Access
 - Specialty Roads
- Layout and designation of the following land use blocks:
 - Open space blocks general location
 - Primary Valleyland
 - Secondary Valleyland
 - Woodlots
 - Terrestrial Features
 - Community Park
 - Neighbourhood Park
 - Parkette (Village Square)
 - Stormwater Management Facilities and other open space
 - Residential blocks
 - Executive Residential
 - Low Density
 - Medium Density
 - High Density
 - Commercial blocks
 - Convenience Commercial
 - Neighbourhood Retail
 - District Commercial
 - Regional Commercial
 - Highway/Service Commercial
 - Multiple Use Centre
 - Industrial/Employment blocks

- Institutional blocks
 - Secondary School
 - Senior Public School
 - Elementary School
 - Church Site
 - and other institutional uses (Fire stations, Libraries, Arts / Cultural centres)
- Mixed use areas
- Indicate Heritage Resources
- Indicate special policy areas

2.2 Formal Documents

The revised secondary planning process involves the preparation of several formal documents in Stage One: General Secondary Plan.

These include:

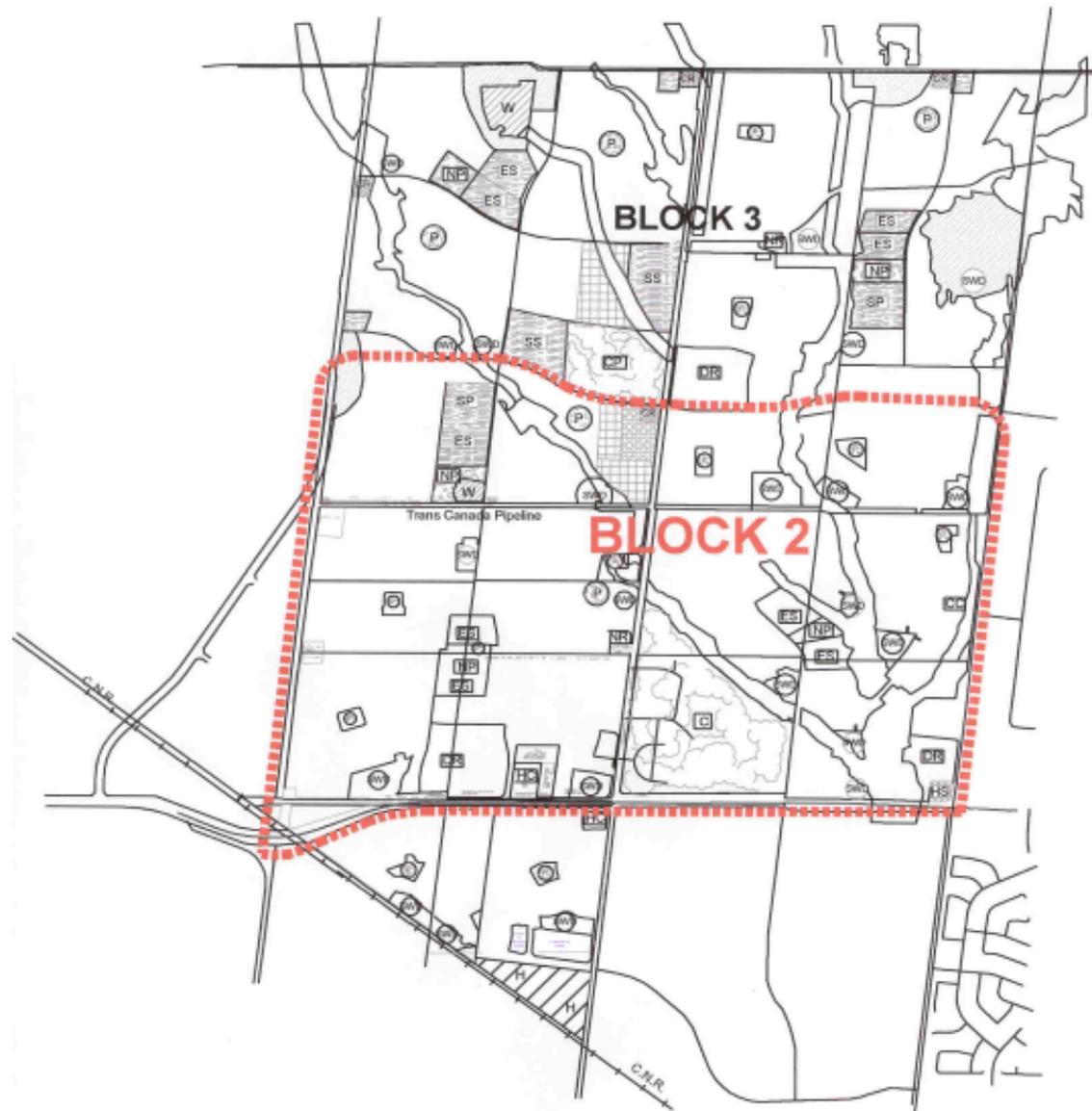
- an Official Plan Amendment
- supporting background documentation for the entire Secondary Plan area

These documents are to be considered at a Statutory Public Meeting. In addition, they are to be adopted by Council (with appropriate refinements), and referenced by or appended to the Secondary Plan as appropriate.

2.3 Product

At the end of the Secondary Plan Stage One the City of Brampton staff shall identify sub-areas within the Secondary Plan, to be developed as Block Plans. The primary criteria for determining these sub-areas are:

- design configurations and intentions,
- size / area,
- natural existing features/environmental consideration
- land use designations,
- road systems,
- land ownership, and
- servicing requirements



SECONDARY PLAN / BLOCK PLAN DEFINITION

3.0 SECONDARY PLAN STAGE TWO

The preparation of the Block Plan consists of essentially two main steps which are:

STEP ONE - Prepare the Block Plan Concept

- Identify and consolidate the key transportation, servicing and open space requirements based on available background studies.
- Complete a detailed visual analysis of the entire sub-area to identify the key existing landforms, views, vistas and landmarks that warrant consideration in the design of the area.
- Articulate the community vision and land use (overall character, connections and relationships between various components of the community).
- Address the civic design objectives of the City of Brampton.
- Preparation of a concept plan that reflects all of the foregoing in a schematic layout of streets, open space, development blocks, land use and stormwater management facilities including explanatory text and other supporting graphics as necessary to explain the concept.

STEP TWO - Finalize the Block Plan

- Refine the concept plan to include an accurate layout of the Arterial, Collector and Local roads, development blocks, land use, buffers, open space and stormwater management facilities.
- Schematically indicate residential lot sizes and lot density mixes in the various development blocks where applicable.

- Overlay the existing property ownership and any current draft plans of subdivision.
- Highlight the special community features that have been incorporated.
- Provide a Block Plan Design Guideline document which includes Urban Design and Open Space Design Guidelines, text and graphics necessary to explain the aforementioned.

3.1 Block Plan Components

The components of the Block Plan include the Secondary Plan components and the following:

- Community Structure
- The Open Space System
- The Street Network
- Streetscapes
- Edges and Gateways

outlined in Part V and

- Site Planning and Built Form

outlined in Part VI.

Furthermore, these components shall be resolved to a level of detail necessary to demonstrate their role in the Block Plan. The preparation of all technical requirements and studies shall be set out by the City of Brampton

3.2 Formal Documents

In order to ensure that each Secondary Plan sub-area is analyzed and planned in a comprehensive manner with civic design considerations at the forefront, it is critical that the Block Plan be sufficiently advanced prior to the circulation of any affected draft plans. To be 'sufficiently advanced' the Block Plan must include, but is not limited to, the components listed in section 3.1.

At the end of the Block Plan Process, the developer / consultant(s) shall submit to the City:

1. Block Plan(s) - a series of plans that illustrate the block plan components and how they meet the design objectives.
2. Block Plan Design Guidelines which describe the plan's ability to broadly define community design principles and the City's civic design vision.

All documentation of Block Plans shall undergo design review by City staff (Civic Design and Development Teams) and require approval in principle from City of Brampton Council.



4.0 DRAFT PLAN OF SUBDIVISION

At the Draft Plan Stage of development, Architectural Control Guidelines will be required to demonstrate that the block objectives are being met at the detailed level of design.

- To develop and implement the design principles put forth in the Block Plan stage to a more detailed level of design.
- To convey the detailed design intent through the use of drawings and documents and produce comprehensive Architectural Control Guidelines to be used for review of permit submission.

4.1 FORMAL DOCUMENTS

Draft Plans of Subdivision will not be processed / circulated until, in the opinion of City of Brampton staff, the Block Plans are sufficiently advanced.

These include:

- Draft Plans of Subdivision and Zoning Standards
- A comprehensive Architectural Control Guidelines document

See City of Brampton 'Subdivision Application Guide' for detailed information on the requirements necessary for draft plan approval under Section 51 of the Planning Act R.S.O. 1990.

5.0 DESIGN PROCESS CHART

PRODUCT / FORMAL DOCUMENTS

