

### 1.0 DESIGN OBJECTIVES

The design objectives for the development design process are:

- To ensure that plans are consistent with and promote the City of Brampton's vision and civic design objectives, from the initial stages of subdivision planning.
- To promote high-quality development in the City of Brampton.
- To facilitate co-ordination between landowners and the City.
- To encourage co-ordination between landowners and to ensure design compatibility between different land parcels.
- To ensure comprehensive community plans which are irrespective of pre-development land ownership divisions.
- To provide consistency and direction on the visual details of the Block Plan prior to site servicing, streetscape and architectural approval.
- To ensure appropriate interfaces / transitions between:
  - Blocks Plan within the Secondary Plan
  - Different land uses and systems within the Block Plan
  - Existing features and conditions and proposed land uses and systems.
- To protect and enhance natural corridors and areas of environmental or community interest.
- To incorporate and reinforce important natural and heritage features into the community structure.



The Visual Experience is Enhanced by the Design of the Public Realm - the Streetscape



Existing Natural Feature - Professor's Lake

## 2.0 DESIGN PRINCIPLES

The following design principles shall be adopted in the development of Block Plans. These principles embody the City's greater vision of creating high quality communities as defined in the City of Brampton's vision. They also include the following:

- Develop a strong Community Image and Character.
- Incorporate Important Existing Features and Conditions.
- Enhance the Visual Experience for residents, motorists and pedestrians.

These principles shall guide the design of all Block Plans and Components, from concept to detail design.

## 2.1 DEVELOP A STRONG COMMUNITY IMAGE AND CHARACTER

Community Image and Character shall be conveyed in the large scale planning and detail design of all Block Plan components. In particular, Community Image and Character may be articulated in the design of:

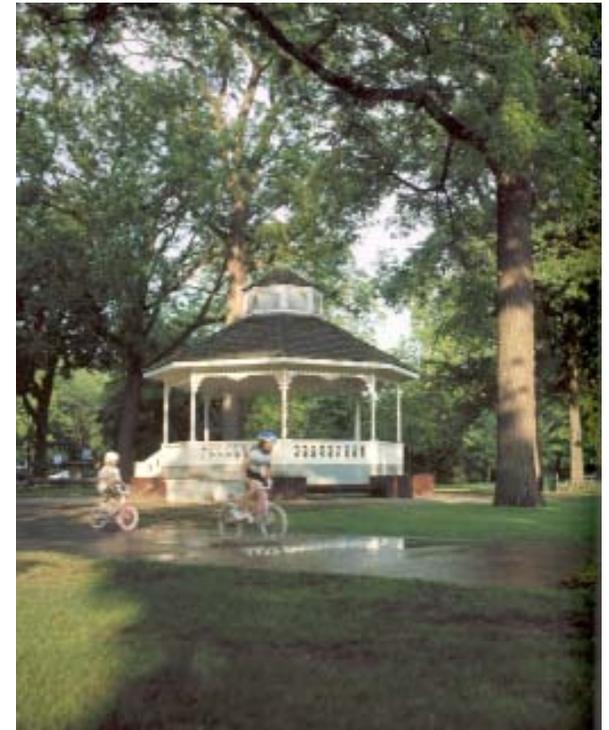
- Built form / Architecture of housing
- Natural Features
- Architecture of Public Buildings
- Streetscape Design Details
- Gateways
- Open Space/ Pedestrian/ Bikeway Systems
- Road Patterns

Their design should:

- communicate the identity of the communities to people moving by, through and within them,
- enhance the visual appeal of the community from inside and outside,
- facilitate recognition and identification of communities and neighbourhoods through the use of visual cues, landmarks, gateways and architecture, and
- give the community a strong '*sense of place*' by developing a visual character and identity, creating comfortable public spaces, encouraging the interaction of residents and visitors with their built and natural environments and providing a palette of community features which are distinct to the community.



Architecture of Housing and Streetscape Contribute to Developing Community Image



Community Features Contribute to the Sense of Place

## 2.2 INCORPORATE IMPORTANT EXISTING FEATURES AND CONDITIONS

Important existing features and conditions should be preserved because they:

- facilitate compatibility or *fit* between old and new elements in the landscape - this creates a sense of visual integrity or wholeness throughout the community, and
- provides mature / established settings for new, planned communities.

These features may include:

- Natural features such as woodlots, valleylands, ponds, creeks and streams,
- Built structures such as significant architecture,
- Heritage features, and
- Important views and vistas.

Significant natural / built features identified in the Secondary Plan Stage should be incorporated into the Block Plan. Natural resources such as woodlots and valleylands should be part of the design of the open space system. Cultural resources such as former farmstead hedgerows and concession road street trees should be integrated into the community structure.



### 2.3 ENHANCE THE VISUAL EXPERIENCE

Views and vistas are important elements of the community. They form a critical part of the visual journey through the community.

Design consideration shall be given to enhancing the visual experience of the community at the Block Plan design stage.

This may be achieved through the strategic alignment of road right-of-ways, the layout of circulation and Open Space Systems, and the siting of major features, public uses and built form that:

- preserve and enhance important views/vistas to existing natural and cultural features,
- create views and view corridors to proposed open space areas and their components, and
- facilitate accessibility and visibility to community features such as public and institutional buildings (schools, libraries, churches, etc...).

