

1.0 MAJOR BLOCK PLAN COMPONENTS

The Major Block Plan Components are:

COMMUNITY STRUCTURE

- An integrated Community Structure with balanced land uses.

OPEN SPACE SYSTEM

- An interconnected system of Open Space, natural features and multi-use trails.

STREET NETWORK

- A hierarchical, efficient and functional Street Network which supports Community Structure, facilitates movement through the community and reinforces the character of the community.

STREETSCAPES

- Streetscapes which reinforce the Street Network and provide an attractive public domain for the life of the community.

EDGES AND GATEWAYS

- Treatment of the community Edges and Gateways which promote the character and identity of the community, signal major entrance points into the community and provide appropriate interfaces to its surrounding context.

SITE PLANNING AND BUILT FORM

- Site Planning and Built Form which supports the Community Structure, promotes visually attractive Streetscapes, reinforces pedestrian scaled environments and appropriate relationships within the private realm.



Community Structure: Siting of Key Community Buildings at Major Intersections



Open Space System



Street System: Hierarchy of Road Systems



Streetscape



Site Planning and Built Form



Edges and Gateways: Entrance Feature to a Residential Community

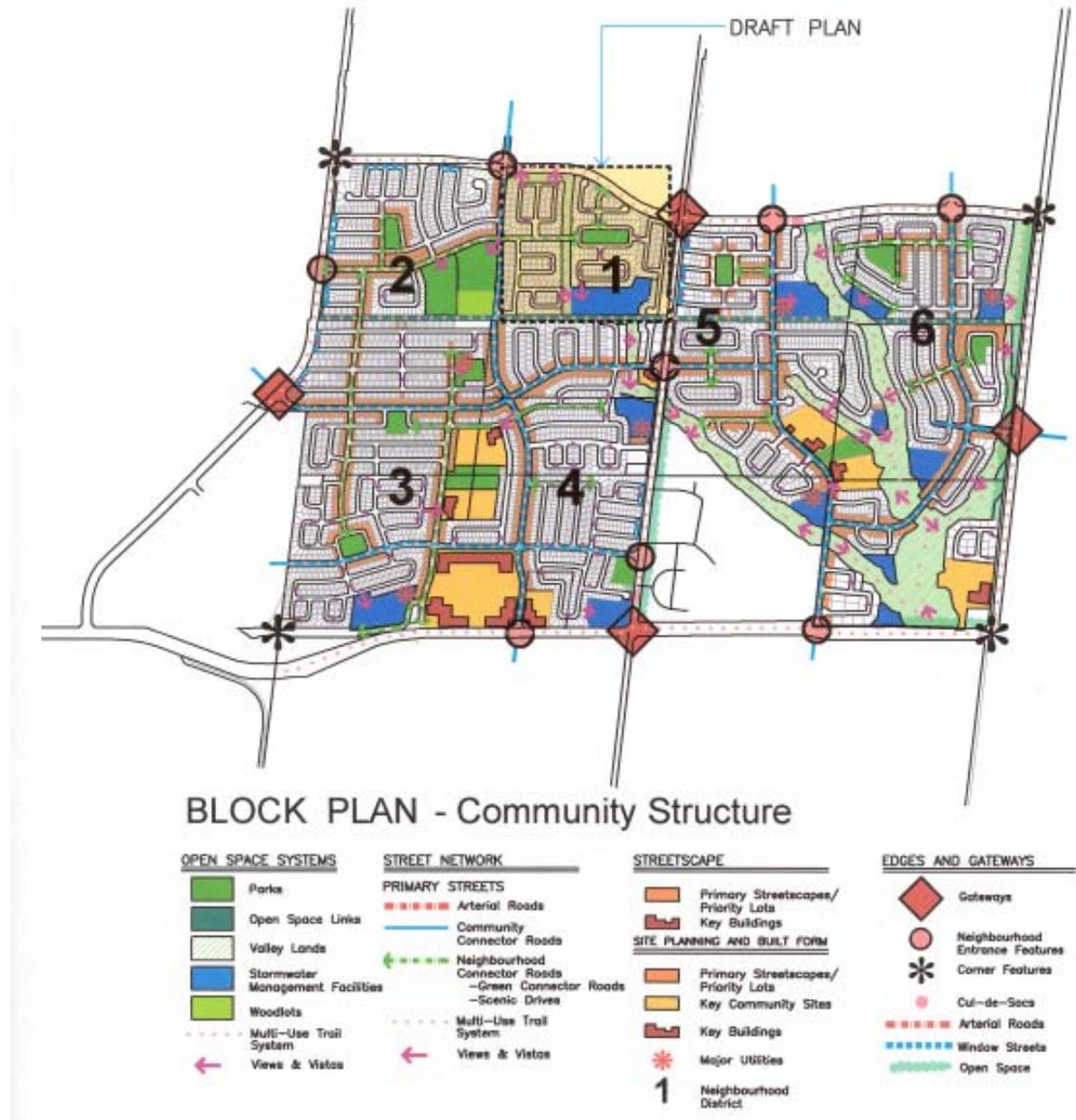
1.1 COMMUNITY STRUCTURE

Block Plans will be comprised of a number of structuring elements including the open space system, the road network, a pattern of varied land uses, multi-use trails and transit systems, and different gateway elements or edge conditions. Together they combine to form the overall framework or community structure of the plan within which specific places and built form will be designed.

Design Objectives:

- Design Block Plans to stress an integrated and co-ordinated plan in which the aforementioned components reinforce one another to achieve the design objectives.
- Promote mixed-use environments at major focal points in the community.
- Distribute land uses within the Block Plan so as to promote integration and compatibility of the various components and eliminate conflict.
- Create smooth transitions or buffers, where required, to mitigate or resolve conflicts in land use.
- Incorporate existing natural and cultural features.

A description and detailed review of the Community Structure may be found in Section V - 1.0.



1.2 OPEN SPACE SYSTEM

The City of Brampton is a city of parks and gardens. This vision is rooted both in the City's cultural heritage as a Floral City and in the City's natural landscape of predominantly 'green' features. The goals of the open space system are to reinforce this vision.

Design Objectives:

- Link existing and proposed open space to create a continuous, co-ordinated Open Space System extending through the community.
- Using Green Connector Roads and the Pedestrian/Bikeway System to connect open space.
- Connect the Open Space System to adjacent open space systems and the city-wide system of open space.
- Promote community accessibility and movement through a system of pedestrian trails and bikeways within the natural valleylands.
- Promote sustainability.
- Enhance the visual appeal of the community.
- Provide microclimatic modification such as cooling in summer, screening winter winds.
- Enhance the health, safety and comfort of residents, by providing protection from the sun, snow, wind, and rain.
- Provide social and recreational opportunities for residents.

A description and detailed review of the Open Space components may be found in Section V - 2.0.



BLOCK PLAN - Open Space System

OPEN SPACE SYSTEMS

- | | | | |
|---|----------------------------------|---|---------|
|  | Parks |  | Schools |
|  | Open Space Links | | |
|  | Valley Lands | | |
|  | Stormwater Management Facilities | | |
|  | Woodlots | | |
|  | Multi-Use Trail System | | |
|  | Views & Vistas | | |

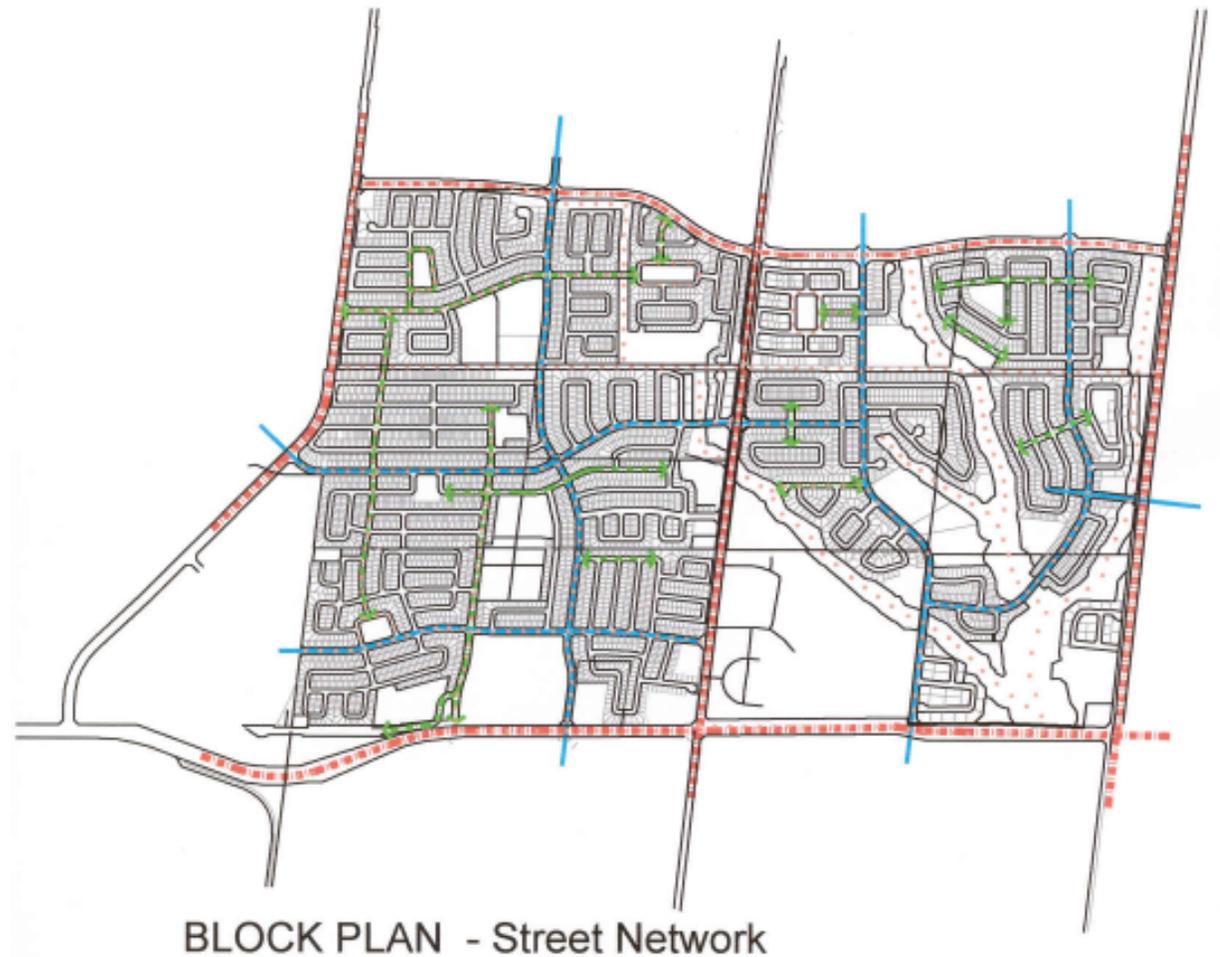
1.3 STREET NETWORK

The Street Network is one of the major elements setting the physical structure of a Block Plan or neighbourhood area.

Design Objectives:

- Establish a hierarchy of primary streets within the community.
- Ensure connectivity of the Street Network.
- Facilitate ease movement and orientation through the community.
- Design street patterns which create and reinforce major focal points within the community.
- Design street alignments which facilitate accessibility and visibility to existing features, community features and the Open Space System.
- Design the Street Network to reinforce pedestrian and bicycle activity through integration with the open space system.

A description and review of the Street Network may be found in Section V - 3.0.



- Arterial Roads
- Community Connector Streets
- > Neighbourhood Connector Roads
- Green Connector Roads
- Scenic Drives
- Multi-Use Trail System

1.4 STREETSCAPES

The development of a comprehensive streetscape system is integral to the development of the community as it reinforces the overall hierarchy of the Street Network, communicates image and character and directly affects the daily experience of the residents.

The design of the Streetscape shall be based on the recognition that they form a major component of the public domain.

Design Objectives:

- Design Streetscapes to express and reinforce the role of the streets within the Street Network and Community Structure.
- Design Streetscapes which enhance special community roads (Primary Streets), such as green connector roads and scenic drives.
- Design Streetscapes to promote an urban relationship between built form and public space.
- Streetscapes should be designed to achieve a pedestrian scaled environment for the public domain.
- Streetscapes should be designed to de-emphasize the importance of the car / garage in the public space of the street.
- Streetscape should establish a level of landscaping and paving appropriate to their role and importance in the Street Network.

A description and review of Streetscapes may be found in Section V - 4.0.



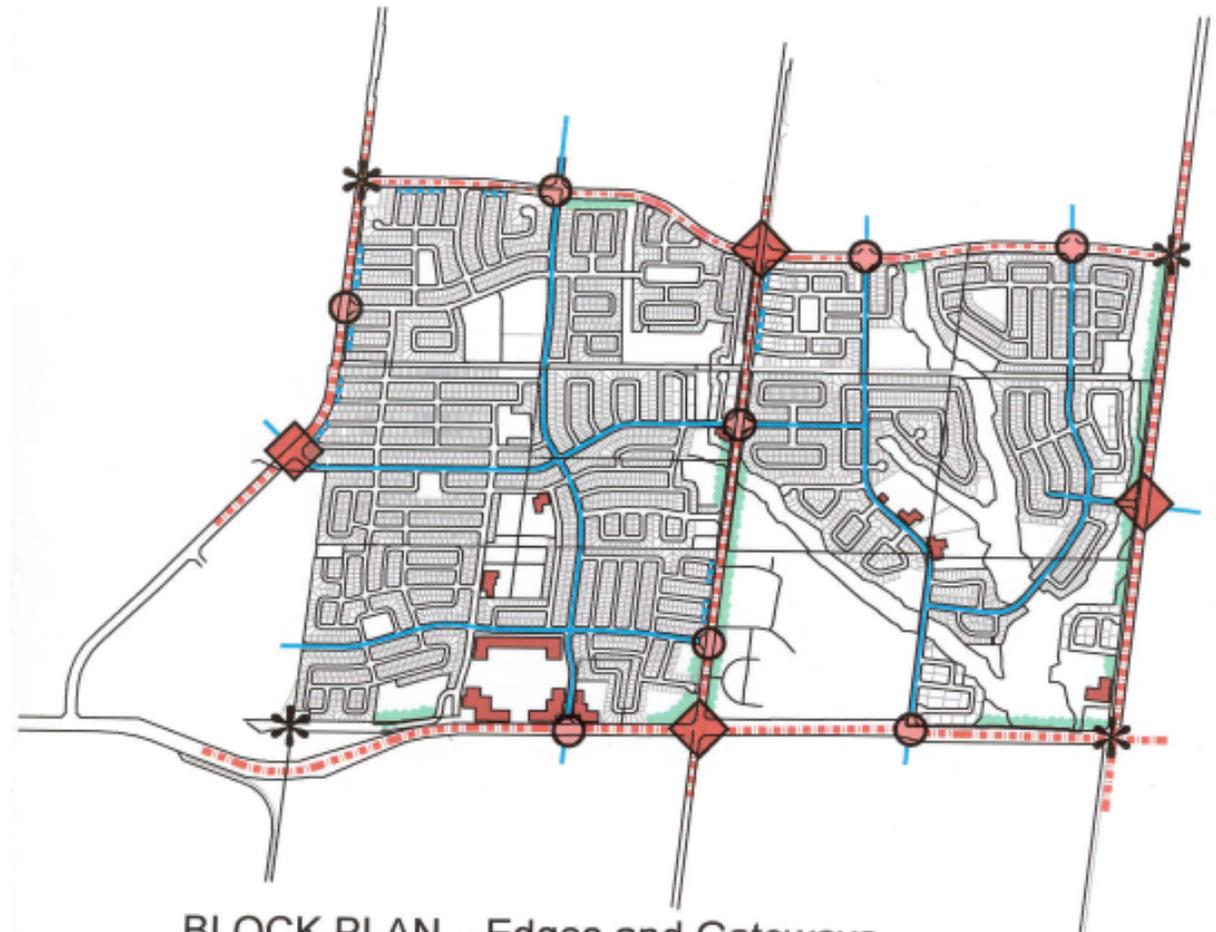
1.5 EDGES AND GATEWAYS

Edges and Gateways play a particularly important role in the design of communities. They reveal the community's image, and the character of different neighbourhoods and spaces to pedestrians, bicyclists and motorists. Edges and Gateways provide the means to understand a community at its boundaries.

Design objectives:

- Incorporate designs which promote the City of Brampton's vision (Part I, page 2), including designs which are based on the City's heritage as a Floral City.
- Promote and convey the character and identity of the community.
- Create a visually consistent edge to the community.
- Arterial Roads which are community edges should be designed to complement adjacent community edges and be consistent with roadways design criteria.
- Provide appropriate interfaces between various land uses and systems within the Block Plan and to other Block Plans within the Secondary Plan.
- Create clear, recognizable and attractive entry points into the community and the various neighbourhoods from Arterial Roads and major thoroughfares.
- Allocate strategic land uses such as high profile commercial and public/ institutional areas to create identity and sense of place.
- Locate and group focal community uses at key entry points to the community.

A description and review of Edges and Gateways may be found in Section V - 5.0.



BLOCK PLAN - Edges and Gateways



1.6 SITE PLANNING AND BUILT FORM

The Site Planning and Built Form of the community is important in conveying its character and image, in enhancing its visual appeal, reinforcing its community structure and creating comfortable pedestrian spaces.

Design Objectives:

- Create appropriate relationships between the private realm of individual parcels and the public realm of the streets and open spaces.
- Create appropriate relationships between individual private land parcels or lots.
- Promote a pedestrian relationship between buildings and parcel boundaries.
- Promote a pedestrian scaled environment within the neighbourhoods.
- Site important civic buildings, such as schools, commercial centres and major utilities structures, at strategic locations within the community.

A detailed description and review of Site Planning and Built Form may be found in Section VI.



BLOCK PLAN - Site Planning and Built Form

- Priority Lots
- Key Community Sites
- Key Buildings
- Major Utilities
- Minor Utilities