

Terms of Reference:

Area Plan

Description:

An Area Plan is a detailed land use study intended to guide new development within an area of the City to ensure new development contributes to or enhances the character of the community. Area Plans address the integrated development of the subject area and includes, but is not limited to land use, the natural heritage system (if applicable), development pattern, development standards, access, right-of-ways, site servicing, compatibility and urban design. The Official Plan prescribes Area Plan policies in section 5.6. The Area Plan is meant to be an iterative process to refine the draft Area Plan that considers input from affected landowners and describes how the proposal demonstrates good planning principles. This will lead to a Draft Area Plan by the applicant to the satisfaction of City staff.

Development Application Stream(s):

A Land Use Compatibility Study may be required for anyone one of the following development applications, depending on site specific circumstances and context:

- Official Plan Amendment
- Zoning By-law Amendment

Prepared by:

An Area Plan should be prepared by a qualified professional (planner, engineer, architect), who has retained the expertise of specific disciplines identified during the pre-application consultation meetings (i.e. traffic, urban design, environment, etc.).

This qualified professional will be responsible for leading the development of the area plan as well as all related supporting material where appropriate.

Rationale:

The City may require the applicant to prepare and submit an Area Plan if it meets criteria set out in Official Plan Policy 5.6.1:

- An Area Plan requirement is explicitly identified for a particular area within Brampton Plan or Secondary Plan;
- A site has multiple landowners;
- A new public right-of-way or shared private right-of-way, public park, or other publicly owned facility is proposed;
- Vehicular or pedestrian accessibility for neighbouring sites is affected by the proposal;
- The proposal affects the development potential of neighbouring sites;
- A new Rapid Transit station is proposed, or the site is adjacent to an existing Rapid Transit station; or,
- The proposal has the potential to prohibit future comprehensive redevelopment of an area.

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Content:

If an Area Plan is required, staff will identify the extent/boundary of the area that the Area Plan will apply to. Generally, the boundary of an Area Plan will be based on a natural feature or physical boundary (i.e. road). Area Plans must be to scale and include the items identified in Policy 5.6.4 of the Official Plan. Staff will identify the integral elements that must be addressed in the Area Plan. As per Policy 5.6.6, city staff will also initiate the process by notifying affected landowners and invite them to participate in the Area Plan process.

In addition to the site-specific studies required as part of the development application, other studies/requirements may be identified as part of the Area Plan process, as per Policy 5.6.5 of the Official Plan. Examples of such studies may include: a Traffic Impact Study, An Urban Design Brief, etc.

Prior to the submission of the development application, the Applicant must have completed the engagement process with the City and affected landowners, and submitted a Draft Area Plan for consideration as per Official Plan Policy 5.6.7 and 5.6.8.

The Applicant must identify and justify the principles of good planning that the Area Plan will clarify.

The Area Plan Report shall contain:

Section 1: Executive Summary

Section 2: Introduction

- Site location/context
- Summary of proposed development and the conceptual area that the proposed Area Plan will apply to
- Background, issues and objectives
- Methodology, study approach, Area Plan area, assumptions and rationale

Section 3: Evaluation of Integral Elements

- Site specific matters with respect to the application will be considered in identifying the integral elements of an Area Plan that will facilitate the orderly and holistic development (or, redevelopment) of the Area Plan area. These will include, but not be limited to:
 - Site access and/or internal road network
 - Site servicing
 - Land use pattern
 - Built form
 - Consideration of environmental features

Section 4: Principles of Good Planning



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- Planning rationale to justify the proposed Area Plan, in accordance with the existing Planning policy regime: PPS, Planning Act, Growth Plan, Brampton Official Plan, Secondary Plan
- Consider previous Area Plans (as applicable).
- Clearly demonstrate how the site parcel will relate/function with the adjacent properties.

Section 5: Conceptual Layout

- Layout identifying the site parcel, in the context of the Area Plan area. This concept will illustrate a potential future land use plan
- Refer to Official Plan Policy 5.6.4 for all elements to be included in Draft Area Plan

Section 6: Conclusion and Recommendations

Notes:

If the submitted study is incomplete, or is authored by an unqualified individual, or does not contain adequate analysis, the application will be considered incomplete and returned to the applicant.

Should a pre-application consultation meeting not be held prior to the submission of a development application (ie., Official Plan/Zoning By-law Amendment, Draft Plan of Subdivision, etc.) and a determination is made by staff that an Area Plan is required, the application will be deemed incomplete until such time that the Draft Area Plan is submitted and deemed acceptable.

The City may peer review the submitted Study, at the expense of the applicant.

The Applicant is strongly encouraged to review Section 5.6 Area Plans the Official Plan for more information.