

Proposed Community Design Approval Process

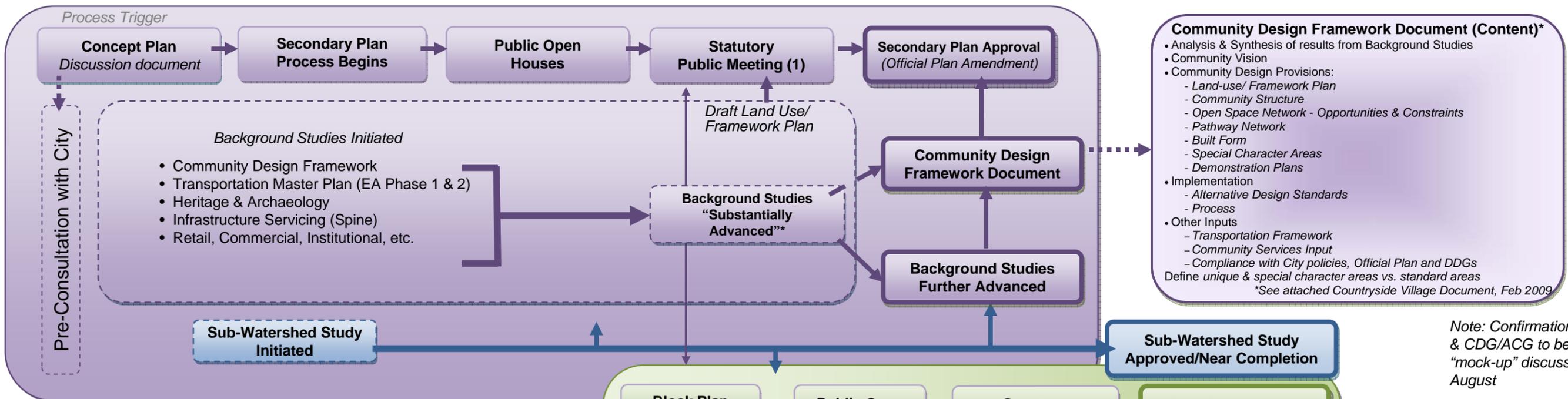
Current (not Proposed) Timing

1-2 years (approx.)

0.5 to 1 year (approx.)

180 Days

SECONDARY PLAN STAGE



Community Design Framework Document (Content)*

- Analysis & Synthesis of results from Background Studies
- Community Vision
- Community Design Provisions:
 - Land-use/ Framework Plan
 - Community Structure
 - Open Space Network - Opportunities & Constraints
 - Pathway Network
 - Built Form
 - Special Character Areas
 - Demonstration Plans
- Implementation
 - Alternative Design Standards
 - Process
- Other Inputs
 - Transportation Framework
 - Community Services Input
 - Compliance with City policies, Official Plan and DDGs

Define unique & special character areas vs. standard areas
*See attached Countryside Village Document, Feb 2009

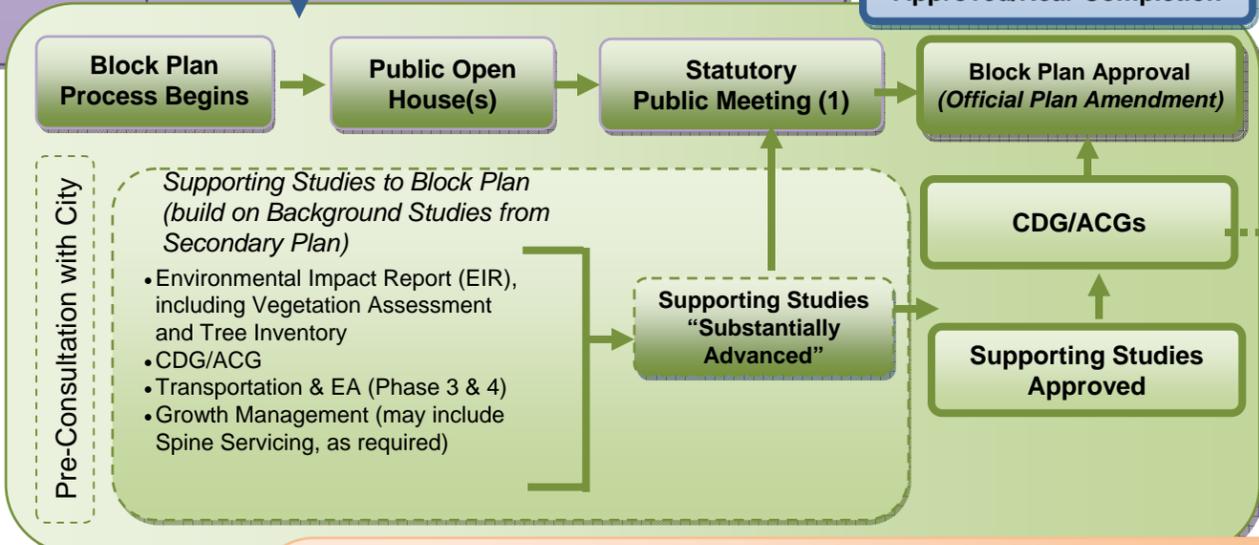
Note: Confirmation of content for Framework & CDG/ACG to be confirmed as part of "mock-up" discussion scheduled for mid-August

*Concept of "substantially advanced" is defined as a general sense that there will not be huge structural changes to the Secondary/Block Plan at this stage in the process

To Dos (out of scope)

- Update current Development Design Guidelines DDG's
- Add necessary new chapters to DDG's
- Fine-tune the Official Plan
- Determine/finalize timelines for Sub-Watershed Study

BLOCK PLAN STAGE

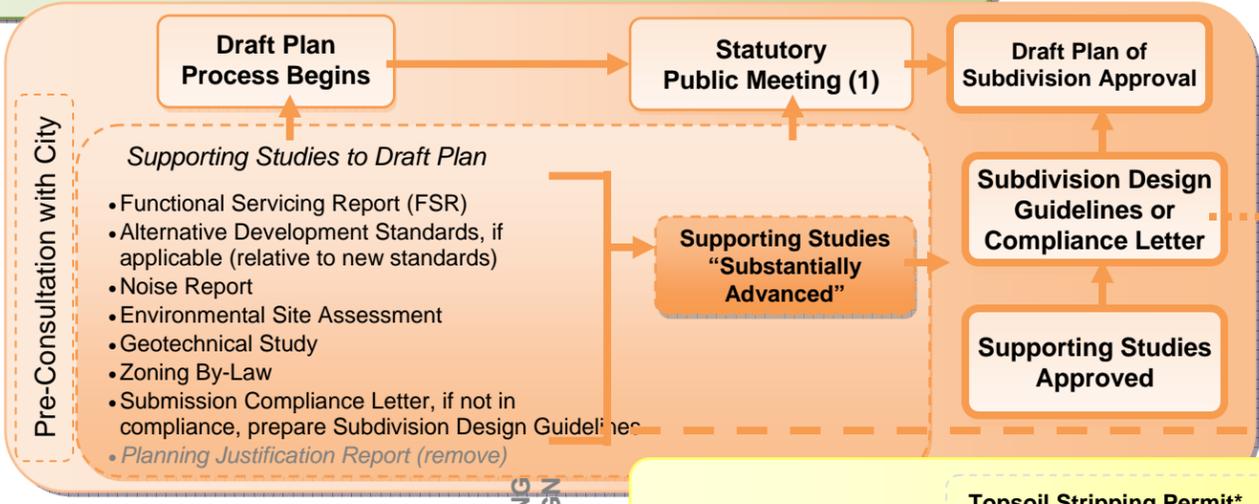


CDG/ACG (Content)*

- Summary of Community Design Framework & relevant studies
- Open Space (Landscape)
- Architectural Control Guidelines (ACG's)
- Priority Lot Plan
- Implementation
- Alternative Design Stds
- Special Study Areas
- Community Services Infrastructure Table
- Community Services Input
- Compliance with City policies, Official Plan, DDGs

Detail specific to unique & special character areas.
*See attached: Springbrook document Jan 2008

DRAFT PLAN OF SUBDIVISION STAGE



Subdivision Design Guidelines (Content)

- TBD (if different than approved CDGs/ACGs)
- Compliance with City policies, Official Plan, DDGs

LANDSCAPING & ENG DESIGN REVIEW PROCESS

Topsoil Stripping Permit*

- Tree Preservation Plan

Refer to process developed by separate Cmtee

Plan Registration, Servicing, Assumption

Site Plan Approval Process

Urban Design Brief for Institutional, Commercial, Industrial or Med-Density

Note: Above process is based on Figure 4: A Modified Block Planning Process with Mount Pleasant Secondary Plan Development and Subdivision Processing for Sub-Area 51-1 as approved by Council, Fall 2008