

## Terms of Reference:

# 3D Building Massing Model Terms Of Reference

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### 1. Purpose

3D Building Massing Model is required for illustrating and reviewing the proposal in its existing and planned context. The Terms of Reference provides technical guidance for standardized 3D Building Massing Model. It provides directions on details of the submission requirements and when it would be required.

### 2. Description

A 3D Building Massing Model of the proposed development is to be prepared to allow staff to evaluate the proposal's design as well as its physical impacts on its surroundings. The model in context is intended to be used for the following purposes:

- Review of the application.
- Staff Report illustration.

### 3. Objectives

To ensure that new developments will be massed to make a positive contribution to the public realm, minimize the impact on neighbouring buildings and open space, fit harmoniously within the surrounding context and the City's skyline.

### 4. When required

3D Building Massing Model will be submitted as part of a development application for buildings with 6 storeys or more, for the following applications types:

- Official Plan Amendments.
- Zoning By-law Amendments.
- Site Plan Control applications.
- Subdivision applications

### 5. Submission Requirements

In preparation for the 3D Building Massing Model, the submission requirements are as follow:

- Name the file using the following convention: **Revision#\_3D\_Massing\_CityFileNumber**  
(Example: R0\_3D\_Massing\_OZS\_2020\_0001)
  - Revision #: Each submission to the city has a revision number. Original Submissions should be identified by R0. Each submission after should be assigned a revision number in chronological order. (Example: Revision 1 is R1, Revision 2 is R2).

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- City File Number is the File Number assigned to each Planning Application submission.
  - When uploading the model to *BramPlanOnline*, the Category is 3D Model
- Use metric 1:1 scale
- The model should be in City's geographic coordinate system, NAD 1983 CSRS UTM Zone 17N (EPSG: 2958), GCS WGS 1984 (ESPG: 4326), or WGS 1984 Web Mercator Auxiliary Sphere (EPSG: 3857) and positioned geographically correctly
- Conceptual massing shall include:
  - Building/Massing **limited only** to the envelope/external structure.
  - Property Survey Information with dimensions and Average Grade @ sea level
  - Site landscaping layout and elements (Differentiate softscapes and hardscapes through the use of color).
  - Site access points and pedestrian/vehicular networks (colored faces on the ground)
  - Surrounding streets and street names.
  - Curbs, parking and ingress/egress.
  - Outline of entrance/exit to underground parking.
  - Building outlines and minimum setbacks with dimensions.
  - Loading areas/docks.

## 6. Format of the Model

Acceptable:

- SKP – SketchUp 2020 or earlier
- Please organize the model into the following layers/tags with the following layers/tag names with the following suffixes:
  - Envelope – including conceptual massing (-ENV)
  - External Structure Element (-EXT)
  - Property Survey Information (-PROP)
  - Landscape Elements (-LAND)
  - Pedestrian/vehicular networks (-PED/VEH)
  - Annotations – including street names, dimensions, etc. (-ANNO)

Proposed and existing elements should be on separate layers, with the prefix “*PRO-*” for proposed” or “*EXIST-*” for existing” in the layers’ (tags), followed by the layer type “*2D-*” or “*3D-*” and the suffix per layer/tag.

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(I.e. “*PRO-3D-ENV*” for Proposed 3D Envelope or “*EXIST-2D-PROP*” for Existing 2D Property Survey Info)

- Notes for the file,
  - Ensure connecting lines are a face.
  - Separate elements onto different layers (tags) and then create a “component” for all identical elements or “group” for atypical elements.
    - All 3D Elements shall be grouped and separate from 2D linework.
  - Include relevant layers (tags) ONLY, purge (delete) all others.
  - File must be in metric, meters.

## 7. Applications in the Downtown Area

For applications located within the downtown, City staff will provide a 3D reference model in Sketchup Format (.skp). The conceptual massing must be integrated at the correct location and address within the reference model. All content must be named according to standard submission requirements. Existing tags/layers and content outside the application boundaries provided by the City are to remain unchanged.

## 8. Accompanying AutoCAD file with the model:

- To snap your model into context, the City requires submission of an accompanying AutoCAD file with the model:
  - The proposal should be in the City’s geographic coordinate system, NAD 1983 CSRS UTM Zone 17N (EPSG: 2958), and positioned geographically correctly
  - following the City’s Digital Submission Standards – Block Plan, includes layer naming conventions
    - Appendix A: [https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/Block\\_Plan\\_Complete\\_Package.pdf](https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/Block_Plan_Complete_Package.pdf)
  - using the City’s appropriate seed file:  
<https://www.brampton.ca/en/Business/planning-development/Pages/Applications.aspx>
  - containing:
    - Property Survey Information with dimensions and Average Grade @ sea level
    - street text including surrounding streets
    - curbs, parking and ingress/egress
    - underground parking outline with entrance/exit
    - building outlines and minimum setbacks with dimensions
    - loading areas/docks