PART I - THE VISION

1.0	Purpose of Document	1
2.0	Design Goals	1
3.0	The City of Brampton Vision	2
4.0	Implementing the Vision	3



PART II - THE DESIGN PROCESS

1.0	The Development Design Process	4
	1.1 Traditional Development Design Process	4
	1.2 Revised Development Design Process	4
2.0	Secondary Plan Stage One	6
	2.1 Land Use Schedule Components	6
	2.2 Formal Documents	7
	2.3 Product	7
3.0	Secondary Plan Stage Two	8
	3.1 Block Plan Components	8
	3.2 Formal Documents	9
4.0	Draft Plan of Subdivision	10
	4.1 Formal Documents	10
5.0	Design Process Chart	11

12

13

13

14 15

PART III - DESIGN OBJECTIVES & PRINCIPLES

1.0 Design Objectives
 2.0 Design Principles 2.1 Develop a Strong Community Image and Character 2.2 Incorporate Important Existing Features and Conditions 2.3 Enhance the Visual Experience

PART IV - MAJOR BLOCK PLAN COMPONENTS

1.0	Maj	or Block Plan Components	16
	1.1	Community Structure	17
	1.2	Open Space System	18
		(Multi-Use Trail System)	
	1.3	Street Network	19
	1.4	Streetscapes	20
	1.5	Edges and Gateways	21
	1.6	Site Planning and Built Form	22



PART V - BLOCK PLAN DESIGN GUIDELINES

1.0	Community Structure	23
	1.1 Integrated Community Structure	23
	1.2 Balanced Land Use Pattern	23-24
	1.3 Views & Vistas	24
2.0	Open Space System	25
	2.1 Parks	26-30
	2.2 Open Space Links	31
	2.3 Multi-Use Trail System	32-33
	2.4 Natural Features	34
	2.5 Stormwater Management Facilities	37
3.0	Street Network	38
	3.1 Primary Streets	39-41
	3.2 Local Streets	42
	3.3 Transit System	43
4.0	Streetscapes	44
	4.1 Primary Streetscapes	46-49
	4.2 Local Streets	50
	4.3 Streetscape Components	51
	4.4 Engineered Structures / Elements	52
5.0	Edges and Gateways	53
	5.1 Edges	53
	5.2 Gateway Intersections	56
	5.3 Entrance Features	57

PART VI - SITE PLANNING AND BUILT FORM

1.0	Res	idential Areas	58
	1.1	Variety of Housing Type	59
	1.2	Siting and Building Setbacks	60-61
	1.3	Garage Placement and Driveway Design	62-69
	1.4	Street Facade Development	69-70
		and Allowable Projections	
	1.5	Housing at Focal Locations	71-74
	1.6	0	75
	1.7		75
	1.8	Greening Policy	75
2.0	_	nmercial Areas	76
2.0	2.1	Site Planning and Setbacks	76-81
2.0	_	Site Planning and Setbacks	
	2.1 2.2	Site Planning and Setbacks Built Form and Massing	76-81 81-82
2.03.0	2.1 2.2 Indu	Site Planning and Setbacks Built Form and Massing Istrial and Employment Areas	76-81 81-82 83
	2.1 2.2 Indu 3.1	Site Planning and Setbacks Built Form and Massing ustrial and Employment Areas Site Planning and Setbacks	76-81 81-82 83 83-85
	2.1 2.2 Indu	Site Planning and Setbacks Built Form and Massing ustrial and Employment Areas Site Planning and Setbacks	76-81 81-82 83
3.0	2.1 2.2 Indu 3.1 3.2	Site Planning and Setbacks Built Form and Massing Istrial and Employment Areas Site Planning and Setbacks Built Form	76-81 81-82 83 83-85 86-87
	2.1 2.2 Indu 3.1 3.2 Inst	Site Planning and Setbacks Built Form and Massing Istrial and Employment Areas Site Planning and Setbacks Built Form itutional and Community Sites	76-81 81-82 83 83-85 86-87 88
3.0	2.1 2.2 Indu 3.1 3.2 Inst	Site Planning and Setbacks Built Form and Massing Istrial and Employment Areas Site Planning and Setbacks Built Form	76-81 81-82 83 83-85 86-87