

Terms of Reference for

Urban Design Guidelines (UDG) for

Scoped Precinct Plan and Site-specific Planning Applications

in Heritage Heights Secondary Plan Area (HH SPA)

Urban Design | Development Services & Design

Planning, Building & Growth Management Department | City of Brampton

Approved on November 20, 2024

I. Terms of Reference – Outline

- i. The following is intended to provide a guide to applicants who are seeking direction concerning what is required by the City in formulating the submission of a Urban Design Guidelines (UDG) for a Scoped Precinct Plan and/or site-specific planning applications in Heritage Heights Secondary Plan Area (HH SPA).
- ii. As precinct planning for HH SPA has not been completed, it is important for each scoped precinct plan and site-specific planning application to include a composite plan indicating how the entirety of the precinct could be developed.
- iii. Further discussion and analysis on the composite plan should be provided to:
 - a) Establish the location, scale and character of streets in addition to those already identified on Heritage Height Secondary Plan *Schedule 52-8 – Street Network*;
 - b) Establish the location of parks and open spaces based on the City's standard service levels, the *Planning Act* (as amended), the City's Planning Policy and Parkland Dedication By-law, so that no single plan of subdivision or the Precinct as a whole, is in an over-dedication scenario;

- c) Identify a Natural Heritage System of linked natural heritage features and areas;
- d) Identify community services and facility for that Precinct;
- e) Confirm the number and location of schools based on proposed population and employment planned for the Precinct;
- f) Establish the location of neighbourhood centres to promote 15 minute neighbourhoods;
- g) Identify elements of the proposed neighbourhood centre(s); and
- h) Identify which metrics have been achieved under the City's Sustainable New Communities Program (i.e. green development standards) and where each metric achievement can be verified in the UDG or other supporting documentation provided as part of Scoped Precinct Plan/Site-specific planning application submission.

II. Document Structure

- i. The UDGs will be highly visual with extensive use of graphics, plans, elevations, sketches and precedent images etc. to depict design components, their relationship to one another and design elements with sufficient information to guide detailed design and architectural control.
- ii. Eliminate unnecessary language.
- iii. Ensure all graphics are a relatively accurate depiction of the proposed designs.
- iv. Do not include graphics that are inconsistent with the intended detail designs.

III. Submission Requirements

- i. Digital file for all submissions in Adobe PDF format (no security enabled).

- ii. Title page will include the City file number, Secondary Plan name, Precinct Area name, the name(s) of the consultants and the date when the document is produced.
- iii. The following approval stamp should be included on the title page.



Approval Stamp

IV. Disclaimer

- i. An explanatory note is required to be added at the beginning of all UDG documents explaining that the images found in the document are conceptual representations of the intended designs and should not be construed or interpreted literally as what will be constructed.

V. Table of Contents

1. Conformity to City Policies

[including Brampton Plan, Heritage Heights Secondary Plan, Complete Street Guidelines, Brampton Mobility Plan (in development) and Heritage Heights Transportation Master Plan (in development)]

1.1 Purpose of This Document

1.2 Design Vision / Principles

1.3 Composite Plan for the Precinct

1.3.1 Structuring Elements

1.3.1.1 Character and Identity of the Precinct

1.3.1.2 Neighbourhoods and Neighbourhood Centres

1.3.1.3 Street Network, Hierarchy and Character

1.3.1.4 Natural Heritage System and Open Space System

1.3.1.5 Parks

1.3.1.6 Storm Water Management Ponds

1.3.1.7 Pathways (multi-use recreational trail system)

1.3.1.8 Precinct Gateways and Edges

1.3.1.9 Transit Network and Connections

(Note: The proposed new GO station in the secondary plan area, if included in the UDG, shall be referred to as Potential GO Station)

1.3.1.10 Active Transportation Network and Connections

(Note: The active transportation network shall conform to Heritage Heights Secondary Plan Schedule 52-10; and reference to future updated ATMP)

1.3.1.11 (Other elements not identified above)

1.3.2 Special Character Areas

(Identified character areas in the Precinct, for example, neighbourhood centre, mixed-use node, special streetscape area, open space elements, spine road with special character, enhance transit node, special heritage features, unique street patterns etc. Briefly describe why these are considered Special Character Areas)

1.3.3 Conformity to Development Design Guidelines (DDG)

(The City is currently updating the DDG to a comprehensive City-wide Urban Design Guidelines. This section should be changed to Conformity to the City-wide Urban Design Guidelines when the document is approved in future).

1.3.3.1 Urban Design Guidelines Area of Applicability

2. Overview of Study Area

2.1 Context

2.1.1 Site Location, Orientation, and Boundaries

2.1.2 Analysis of Adjacent Context

2.1.3 Site Characteristics

2.2 Opportunities and Constraints

2.2.1 Opportunities

2.2.2 Constraints

2.3 Concept Plan

2.4 Phasing

3. Public and Private Realm

3.1 Landscape Plan

3.2 Streetscape

3.3 Landscape Elements

3.3.1 Special Character Areas

3.3.2 Boulevard Trees

3.3.3 Fencing

3.3.4 Community Mailboxes

3.3.5 Light Standards

3.3.6 (Others not identified above)

3.4 Open Space & Natural Heritage System

3.4.1 Parks

3.4.2 Natural Heritage System (NHS), including Buffers

3.4.3 Stormwater Management Pond

4. Built Form

4.1 Built Form Design Principles

4.1.1 Existing Cultural Heritage

4.12. Evaluation of the Cultural Heritage Context and Mitigation Measures

4.2 Built Form Character and Distribution

4.3 Building Typologies

4.3.1 Design Criteria for Low/Medium Density Residential Forms

4.3.1.1 Single-detached or Semi-detached Dwellings

4.3.1.2 Townhouses

4.3.1.3 Priority Lot Dwellings

4.3.2 Design Criteria for Mid-rise Forms

(including mid-rise mixed-use)

4.3.3 Design Criteria for High-rise Forms

(including high-rise mixed-use)

4.3.3 Design Criteria for Non-residential Forms, where applicable

5. Sustainability Community Design Principles

5.1 Sustainability Principles

5.1.1 Built Environment

5.1.2 Mobility

(Note: a “Linkage and Connection Map” shall be provided to demonstrate multi-modal site circulations. The number of bike parking and bike parking locations shall be provided)

5.1.3 Natural Environment and Open Space

5.1.4 Green Infrastructure and Buildings

5.2 Sustainability Score based on the City’s Sustainable New Communities Program

(Note: The UDG shall demonstrate how the active transportation guidelines in the SNCP are followed to achieve the scores)

6. Implementation

6.1 Recommended OPA / ZBL Policies

6.2 Areas of Further Study and Site-Specific Design Briefs

6.3 Design Review and Approval Process

6.4 Cost sharing

6.4.1 Landscape Cost Responsibility Matrix