

Terms of Reference: Block Plan

Purpose:

- Block Plans are area-specific implementation tools that establish a context for coordinated development, detailing the type and spatial allocation of development that will happen, and where. Block Plans will implement the vision of a Secondary Plan by demonstrating adherence to the policy and design direction established in that plan, providing confidence that a development will not encumber the future development of other lands within the Secondary Plan.

Required in Support of:

- Block Plans will be prepared to the satisfaction of the Town, and the Region, and may be required prior to approval of any of the following, within that area, in accordance with the policies of this Plan:
 - Official Plan Amendment
 - Draft Plan of Subdivision
 - Draft Plan of Condominium
 - Zoning By-Law Amendment
 - Site Plan application
 - DART
- The Block Plan may be required if, but not limited to, one of the following criteria are met:
 - Sites within a policy area such as Secondary Plan, Precinct Plan Context Plan or Area Specific Policy, where a layout of the public realm, building massing, heights, densities or massing of the proposal provides changes to the planned context.
 - Sites proposing a change in land-use or sites that have multiple land uses.
 - Sites with multiple landowners.
 - Sites with two or more buildings, on-site park dedication, and/or a new public street(s).
 - Sites with or adjacent to heritage or natural features, ravines, woodlots or public parks.
 - Sites where the development potential on adjacent properties may be impacted by or could be integrated into the proposed site.

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- The Block Plan will have regard for but be distinct from required studies including Community Design Guidelines, Urban Design Briefs, Architecture Control Guidelines, Shadow Studies, Streetscape Plans, Computer Generated Building Mass Model, etc.
- During pre-application consultation, the Town's staff will work with the applicant's consultant team to determine if a Block Plan is required and the specific requirements of the Plan, based on the nature of the proposed application and the context of the application.
- Note: The Green Development Standards Checklist must be submitted for any development comprising 10 or more units, as per the requirement.

Prepared By:

- An Urban Designer, Professional Architect or full member of the Canadian Institute of Planners (MCIP) with a demonstrated specialization in urban design.

Peer Review and Scoping:

- The Town will require a peer review of this document at the sole cost of the owner/applicant submitting the development application.
- On a project-by-project basis, the Town will identify any possible scoping of the assessment, or alternatively, other considerations to be incorporated into the assessment.

Content:

The area of the study generally will be one existing or proposed block from the lands in question. If no blocks exist or are contemplated, a 500m radius from the subject site will comprise the study area. The final boundary delineation will be in consultation with the Town's Urban Design Staff.

The Block Plan will include clear writing, supporting drawings, diagrams, plans, and sections structured as follows:

1. Introduction
2. Context
 - Location
 - Surrounding built form and uses
 - Existing topography and a conceptual grading plan
 - Views and vistas for proposals 5 storeys and above



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- Cultural heritage - the location of existing or potential cultural heritage resources and strategies to protect them
3. Policy Guidelines Review (Note: this section provides a brief overview of applicable policies and guidelines that will inform the Block Plan)
- Peel Region Official Plan
 - Town of Caledon Official Plan
 - Town-Wide Design Guidelines
 - Other applicable guidelines

4. Block Plan

The development of the base Block Plan illustration for the purpose of the analysis of the remaining sections will display, in revealing order and overlaying information:

- The Block Plan study boundary
 - Land use
 - Lotting fabric
 - Building footprints
 - Recently approved and active applications
 - Identification of potential development sites, called Soft Sites. Soft Sites are generally under-utilized and/or vacant sites where opportunities to redevelop to a more intense land-use and built form have been identified.
5. Block Plan Assessment - Based on the defined Block Plan study boundary, individual analysis of the following bulleted items are to be provided, where applicable:
- Pattern of existing and proposed building types
 - Development parcels layout - setbacks and building entrances
 - Building massing - including heights, step-backs (on 4-storey buildings or higher, 4th storey onwards), podiums, and high rise elements
 - Density and heights - illustrating shadow impacts, transition in scale between areas of differing intensity of use and spacing dimensions between buildings on a block



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- Building façade treatments and materiality
- Service areas – location of existing and proposed public lanes, service courts, shared driveways, ramps and loading areas
- Natural features - including existing vegetation, mature trees and protection strategies
- Location of existing and required parks, existing and proposed open spaces including private open space, school yards and other accessible open spaces
- Streets and streetscape treatment - location, layout and design of existing and proposed streets, including dimensions for sidewalks, trees and other street furniture
- Public destinations - the location of existing and future parks, schools, transit, community services, and retail streets;
- Pedestrian circulation network - public sidewalks, walkways through existing and planned parks, accessible open spaces, mid-block connections, and other forms of private open space
- Cycling Routes - existing and proposed routes on public and private land
- Vehicular circulation network – include all vehicular carriageways showing the direction of traffic movement, driveway placement, ingress and egresses
- Community safety – Crime Prevention Through Environmental Design (CPTED) principles
- Public art - existing and possible locations
- Lighting & Street Furniture
- Fencing
- Street Signs & Wayfinding
- Community Mailboxes
- Phasing of development and Soft Sites
- Summary of compliance with the Green Development Standards

The applicant is permitted to combine items in this section that have shared relationships into one image and discussed collectively where appropriate (i.e. Street Signs & Wayfinding and Community Mailboxes)

Policy Reference:



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- Town of Caledon's Official Plan
- Town-wide Design Guidelines
- Green Development Standards

Submission Requirements:

- Digital report in PDF format
- File size not to exceed 4 GB

