

Block Plan

Purpose:

The purpose of a Block Plan is to provide comprehensive and specific direction for areas where the existing land use designations are appropriate but more detailed guidance is required for areas experiencing transition or development pressures in order to optimize development potential and ensure proper coordination.

A Block Plan is a Council adopted, non-statutory document which will inform and guide the content of subsequent development approvals required under the Planning Act. The Study Area, scope and level of detail included in the Block Plan will be determined through Terms of Reference approved by the City, and shall be supported by a number of detailed technical studies to be completed. The Study Area, scope and level of detail as well as the list of technical studies to be completed will be confirmed at the pre-consultation stage. All components of a required Block Plan shall be completed at the cost of the Proponent to the satisfaction of the City and/or any other agency having jurisdiction.

1. Where a Block Plan is required, the background information shall:
 - i. Describe the basis or rationale for the preparation of the Block Plan;
 - ii. Describe the Study Area in detail, including a reference map, and a description of the role and relationship of the area to the City as a whole.
 - iii. Identify the existing land uses, Official Plan designation(s) and zoning of the Study Area;
 - iv. Identify previous and current development applications in the Study Area;
 - v. Identify and assess the Study Area and surrounding land uses in terms of existing cultural, physical and environmental features, urban design attributes and other characteristics particular to the area;
 - vi. Identify any potential development constraints in the Study Area;
2. The required Block Plan shall serve as a development framework and shall outline the structural elements of the proposed development, including, at a minimum the following:
 - i. A description of the desired development concept for the Study Area including a conceptual master plan to demonstrate how the plan is designed to meet community needs and Provincial and City policies;
 - ii. The articulation of the proposed land use designations/boundaries and how proposed land uses integrate with existing and planned uses;
 - iii. Details with respect to street type and lot patterns, development yields by land use, density and placement of housing type, dwelling unit type and built form type;

- iv. The location and means of protection of all significant natural heritage features and their associated ecological functions;
 - v. The location and means of conservation of all designated and listed cultural heritage resources;
 - vi. The location, function and scale of all public service facilities;
 - vii. The articulation of a robust public parks system and Active Transportation Network;
 - viii. All servicing and infrastructure requirements, including the identification of public roads and stormwater management facilities; and
3. Block Plans shall include a Phasing Plan that identifies the potential sequencing of phases based on the logical extension of public service facilities and municipal infrastructure, including roads, sewer, water and stormwater management facilities.

Qualifications:

A Block Plan is a comprehensive undertaking that will require the involvement of a number of professional disciplines. However, it is expected that the Block Plan will be supported, at a minimum by a Registered Professional Planner in the Province of Ontario in consultation with professional civil engineers and professional biologists/ecologists, certified to practice in Ontario, to the satisfaction of the City.
