

Concept Plans

DEFINITION*

A **Concept Plan** is a supporting high-level plan that illustrates the initial long-term vision for development of a neighbourhood, urban block or site. The **Concept Plan** shows how a place will function and feel to people based on the integration of land uses, streets, open space, urban block sizes and types of buildings.

*(definition specific to Community Planning terminology)

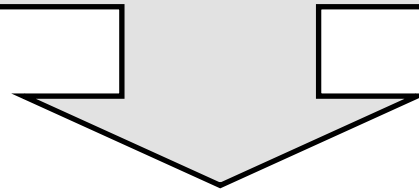
Pre-Application Meeting

Best Practice:

The earlier a **Concept Plan** is introduced to the CPAG and Urban Design team, the more flexibility there is to respond to potential changes or opportunities the City and Applicant teams identify. Additionally, working with local communities at this stage can help identify opportunities and constraints to consider prior to finalizing a concept and commissioning supporting studies and assessments. This advanced work can save time and money in later stages of the development process.

Approval Status:

The **Concept Plan** *does not* have an separate approval status, it serves as a conceptual design analysis for finalization of standard applications: Outline Plans, Land Use Amendments, and Development Permits.



The **Concept Plan** will be used to:

- evaluate initial design merits connected to creation of a special sense of place and unique character of the future development,
- evaluate how a development or land use proposal aligns with City policies and demonstrates the principles of a development vision,
- ensure the feasibility of potential future development.

Alternative Component: Concept Shadow Plan

Due to specific contextual circumstances, including the existing subdivision or uncertainty of development plans in the immediate vicinity of subject development area, a Concept Plan may consider the inclusion of a **Concept Shadow Plan** for adjacent lands in order to conceptually test best scenarios for future integration regarding subdivision patterns, utilities, transportation and multi-modal infrastructure, connectivity of open spaces, topography, and other land uses.

A Concept Plan that includes **Concept Shadow Plan** may be used as support information for standard applications: Outline Plans, Land Use Amendments, and Development Permits to evaluate how the proposal may fit within its context.

Concept Shadow Plan component may require same level of details as outlined in component list in the following pages.

Concept Plans are Required With Submission For:

OUTLINE PLANS APPLICATIONS

Core place-making sites

(eg. NACs, CACs, MACs, Transit Oriented Planning Areas, main streets)

Proposed parcels of one land use type that exceed 2 hectares in area

(not including low density residential)

DEVELOPMENT PERMIT APPLICATIONS

For new development or substantial redevelopment if only a portion of a larger parcel is the subject of the Development Permit (unless subject to an *approved Design Framework*)

The site/parcel is identified to be comprehensively planned by policy or other Council direction and the development does not encompass the whole site.

LAND USE AMENDMENT APPLICATIONS

Proposed Direct Control Districts with specific built form rules

For intended new development or substantial redevelopment for larger sites that will contain multiple buildings with internal private streets

When the site or sites are identified to be comprehensively planned by policy or other Council direction

Concept Plan Components

1. For applications proposing Direct Control Districts with specific built form rules:

BUILDING ENVELOPE ALLOWANCE:

- Provide a building envelope allowance study (with shadow study if proposing towers) to demonstrate what are the extents of building form allowed under the proposed district rules.

2. For OUTLINE PLAN applications, the following should be provided:

PLACEMAKING:

- Conceptual illustration of potential place-making strategies/land uses/built forms that will serve as a base for future creation of unique community/site identity;

INTEGRATION:

- Contextual analysis and conceptual strategies for integration with surrounding urban context;
- Where the grade change across the property exceeds 6%, development area / site topographic and slope adaptive analysis with cross-sections (this can impact pedestrian connectivity and built form on a site);

USES:

- Intended primary or alternative uses;

CONNECTIONS:

- Indicate proposed street types along with regional and local pathways and sidewalks;

OPEN SPACE:

- Types, form and conceptual distribution of public, public/private, and private open spaces, places, amenities and landscaped areas

3. For larger sites that will contain three or more buildings and private internal streets the following considerations/elements are required:

PLACEMAKING:

- Conceptual illustration of potential place-making strategies/land uses/built forms that will serve as a base for future creation of unique community/site identity;

INTEGRATION:

- Contextual analysis and conceptual strategies for integration with surrounding urban context;
- Where the grade change across the property exceeds 6%, development area / site topographic and slope adaptive analysis with cross-sections (this can impact pedestrian connectivity and built form on a site);

USES:

- Intended primary or alternative uses;

BUILT FORM:

- Conceptual building footprints and conceptual allowance for massing (building envelopes)
 - If towers are proposed, conceptual analysis for shadow impact mitigation and creation of transitional interfaces to adjacent parcels and land uses (where next to public parks/open spaces);
- “Urban block”/ “Development sites” size, form, and indication of desirable entry points;
- Forms and locations of parking areas (eg. surface, courtyard, structured);

CONNECTIONS:

- Private street or drive aisle locations and conceptual cross-sections;
- Location of transit stops/shelters where applicable;
- Location and quality (conceptual cross-sections) of active mode connections and their connections to the wider community;

OPEN SPACE:

- Types, form and conceptual distribution of public, public/private, and private open spaces, places, amenities and landscaped areas;

SITE EVOLUTION:

- Phasing/conceptual strategy for intensification of the site over time, if proposed.