

# DRAFT PLAN OF SUBDIVISION DESIGN CHECKLIST

The questions contained in this checklist provide developers, consultants and the general public with the good urban design criteria which the Town will use to assess the design of a subdivision. This checklist must be submitted with your application. Please check all those that apply:

## 1.0 LAND USE

1.1 Does the plan provide for a mix of uses - for example, mix of residential uses, offices, schools, retail stores, cultural and community spaces, and recreational facilities?

YES  NO  If no, why?

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1.2 Does the plan provide for a range of lot sizes?

YES  NO  If no, why?

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1.3. Are the larger lots 18m or more located on corners or where a secondary access is available, to provide the future ability to create secondary dwelling units in accordance with the Town's Zoning By-law?

YES  NO  If no, why?

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1.4. Are places of residence and work near destinations such as parks, walking paths, trails and waterfront recreation areas?

YES  NO  If no, why?

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1.5. Are residential lands located within 400m of daily living needs (local commercial, recreation, transit etc.)?

**YES**                       **NO**  If no, why?

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1.6 Are multi-use buildings located near public transit stops or along a transit corridor?

**YES**                       **NO**  If no, why?

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1.7 Are any rail corridors identified on the subject plan?

**YES**                       **NO**  If no, why?

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**2.0 DESIGN DETAILS**

2.1 Are apartment units proposed above commercial uses?

**YES**                       **NO**  If no, why?

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2.2 Does the design propose any lots fronting onto two streets?

**YES**                       **NO**  If no, why?

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2.3 Does the design support vistas and termination of views with public spaces, or unique buildings?

**YES**                       **NO**  If no, why?

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2.4 Are the open spaces or other public spaces proposed near higher density development?

**YES**                       **NO**  If no, why?

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2.5 Does the proposed parkland area(s) front onto two streets?

**YES**                       **NO**  If no, why?

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2.6 Is the proposed parkland/open space in one large area rather than dispersed into smaller pieces?

**YES**                       **NO**  If no, why?

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2.7 Is a Town square or other focal point proposed?

**YES**                       **NO**  If no, why?

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2.8 Are the public spaces linked through the system of streets, sidewalks and pathways?

**YES**                       **NO**  If no, why?

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2.9 Are the commercial areas linked through the system of streets, sidewalks and pathways?

**YES**                       **NO**  If no, why?

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2.10 Are the public spaces located along major pedestrian thoroughfares?

**YES**                       **NO**  If no, why?

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2.11 Does the subdivision design respect changes in the natural landscape, and protect environmental lands?

**YES**                       **NO**  If no, why?

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2.12 Does the subdivision design preserve wooded areas or existing trees on site?

**YES**                       **NO**  If no, why?

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2.13 Are cultural heritage features preserved?

**YES**                       **NO**  If no, why?

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2.14 Does the development incorporate passive design elements?

**YES**                       **NO**

If yes please check all those that apply:

- Site and Orientation design
- Landscaping considerations
- Other \_\_\_\_\_

If no, why?

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**3.0 TRANSPORTATION**

3.1 Does the subdivision design connect to the existing road networks?

**YES**                       **NO**  If no, why?

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3.2 Does the subdivision design promote connection to adjacent neighbourhoods?

**YES**                       **NO**  If no, why?

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3.3 Is the street layout based on a grid system or modified grid system?

**YES**                       **NO**  If no, why?

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3.5 Are pedestrian connections and sidewalk locations illustrated on the plan?

**YES**                       **NO**  If no, why?

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3.6 Is a bicycle network plan provided and does it connect to the existing bicycling network?

**YES**                       **NO**  If no, why?

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3.7 Have a variety of street forms been incorporated into the design ie. boulevards, lanes etc.

**YES**                       **NO**  If no, why?

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13.8 Do the public and private streets in the development include traffic calming features?

YES  NO  If no, why?

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#### 4.0 STORMWATER MANAGEMENT

4.1 Has Low Impact Development been incorporated into the development?

YES  NO

If Yes, please check all those that apply:

- Rain water harvesting
- Perforated pipes
- Green roofs
- Permeable pavement
- Soak away trenches
- Bio retention
- Vegetated filter strips
- Enhanced grass swales
- Dry grass swales
- Other \_\_\_\_\_

If no, why?

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