

# Alton Village Study

## Phase Two Community Consultation: Overview of Study Process and Planning Alternatives

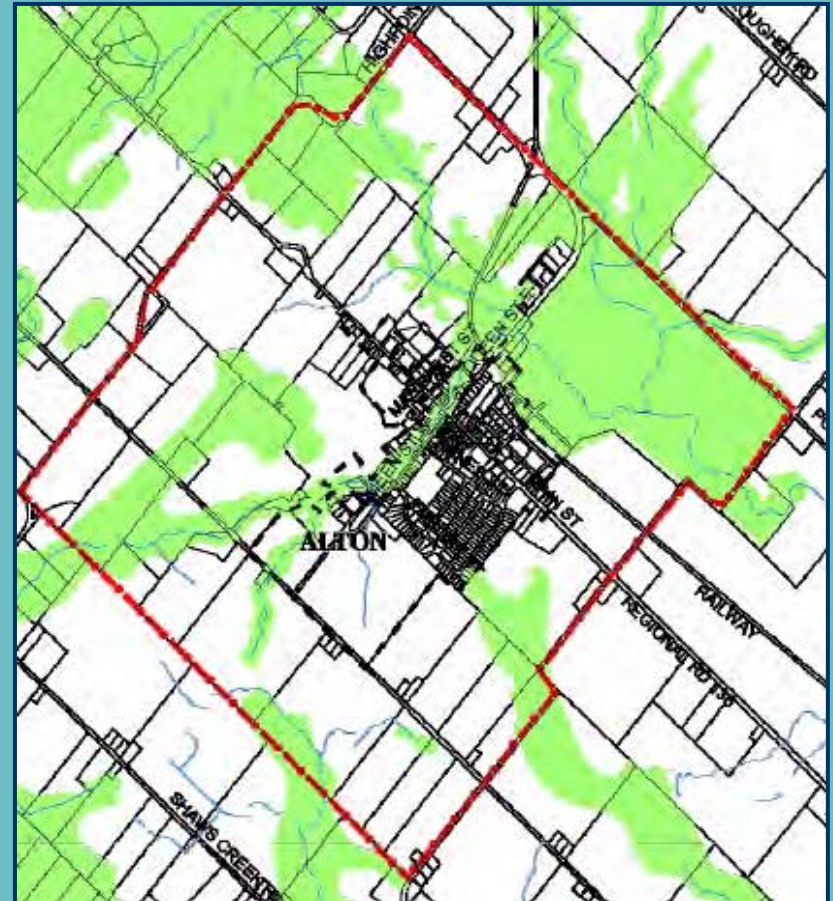
June 25, 2009

# Presentation Overview

- The Alton Village Study Process
- Status of the Alton Village Study
- Community Input To-Date
- Alternative Planning Scenarios and Precedents
- Draft Evaluation Criteria
- Next Steps in the Study
- Workshop Agenda

# The Alton Village Study Process

- The Town of Caledon, the Region of Peel and Credit Valley Conservation are jointly undertaking a series of studies for Caledon's villages, including the Village of Alton, as directed by the Town of Caledon Official Plan and the Region of Peel's Water Protection Strategy.
- These Village Studies consist of a comprehensive process designed to address *planning, environmental and servicing implications* of new development and the maintenance and enhancement of the existing village in an integrated manner.



# The Alton Village Study Process

**Phase 1:** Collection and Analysis of Background Information to Determine Existing Conditions of the Study Area

**Phase 2:** Development and Evaluation of Community Planning and Servicing Alternatives

**Phase 3:** Preparation of Conceptual Community, Servicing and Environmental Management Plans

**Phase 4:** Finalization of the Recommended Community, Servicing and Environmental Management Plans

**January 2009**

Phase 1 Background Report

**August 2009**

Preferred Alternative to be presented to Council

**We are here**

**November 2009**

Draft Conceptual Village Plan to be presented to the Liaison Group

*Community/stakeholder meeting and agency circulation*

Draft Phase 3 Report to be presented to Council

**March 2010**

*Draft Official Plan Amendment available to the public January 2010*

*Public information meeting January 2010*

Preparation of Final Community Plan and Council Adoption

# Status of the Alton Village Study

- The Phase 1 Background Report was presented to Council in January 2009
  - Phase 1 involved the collection and analysis of background information to determine the baseline conditions in Alton
  - The Background Report included the following elements:
    - Policy context
    - Community planning component
    - Environmental component
    - Existing servicing conditions
    - Transportation
    - Draft goal, objectives and preliminary community design principles
    - Community consultation
- Phase 2 was initiated in April 2009 and involves the development and evaluation of community planning and servicing alternatives

# Community Input To-Date

- A Community Design Workshop was held in February 2009
- Vision Statements
  - Balance **protection of natural environment** and **village heritage and character** with **sustainable growth** to make Alton a destination of choice.
  - **Build on existing strengths** encompassing **authentic heritage**, natural assets and amenities **creating a sustainable, vibrant, complete community**.
  - A village anchored by the principles of **environmental sustainability** and **community stewardship** that reflects the **charm of the village** and its historic community roots.
  - Alton will be a **safe, inclusive, quaint and green** small village where people can live, work and play.
  - A thriving community with a **viable economy** that provides for its residents and preserves and **protects its environment and history while welcoming its future**.
  - ***On its 200<sup>th</sup> birthday, Alton will be a vibrant community where people can live in peace and prosperity from cradle to grave in a natural environment that builds on its heritage.***

# Alternative Planning Scenarios: *Common Elements*

- Principles of Strong Community Design
  - Appropriately scaled and compatible development, mixed uses, mixed densities, walkability, traffic calming measures, gateway features, conservation of heritage features
- Public Spaces, Gateway Features and Opportunities for Recreation
  - Centrally-located Village Green, public gathering spaces, lookouts, linear park/green space system, pedestrian and cycling trails, public access to Shaws Creek, improved linkages
- Maintain and Highlight Community Assets
  - Built and cultural heritage features, Shaws Creek, significant views, woodlots, watercourses
- Civic Uses as Gateway Features into the Village
  - Preserve library, school, fire house, and development of other small-scale civic uses, parks
- Improved Streetscape Features in the Village Core
  - Improved sidewalks, improved intersections and crossings, improved parking opportunities including on-street parking, compatible street furniture/amenities, bike lanes



# Alternative Planning Scenarios: *Common Elements*



# Alternative Planning Scenarios: Common Elements



# Alternative Planning Scenarios: *Built Form*

- Infill and Intensification



- Mixed Use



- Village Street Residential



- Mixed Density Residential



# Alternative Planning Scenarios: *Built Form of the Mixed Use Core*



**Existing Core**



**Potential Mixed Use Core**

# Alternative Planning Scenarios: *Built Form of the Mixed Use Spine*



**Existing Street (Queen Street West looking west)**



**Potential Mixed Use Spine**

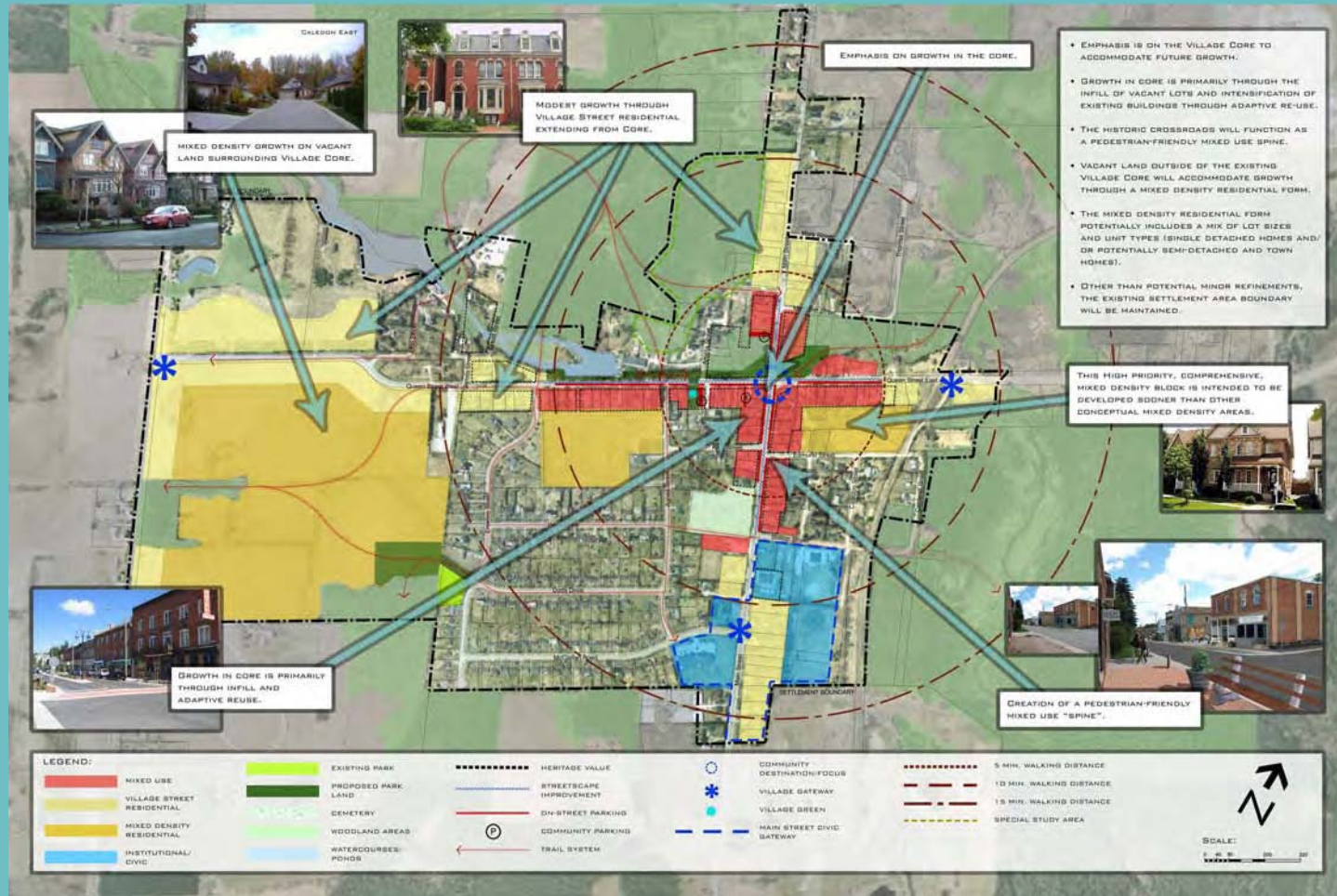
# Alternative Planning Scenarios:

## *Alternative No. 1 – Emphasis on the Core*

- Emphasis is on the Village Core to accommodate future growth
- Growth in the Village Core will primarily be accommodated through the infill of vacant lots and intensification of existing buildings through adaptive re-use
- The historic crossroads (Queen and Main) will function as a pedestrian-friendly mixed use spine
- Vacant land outside of the existing Village Core will accommodate growth through a mixed density residential form
  - The mixed density residential form potentially includes a mix of lot sizes and unit types (single detached homes and/or potentially semi-detached and town homes)
- Other than minor refinements, the existing urban boundary will be maintained



# Alternative Planning Scenarios: Alternative No. 1 – Emphasis on the Core



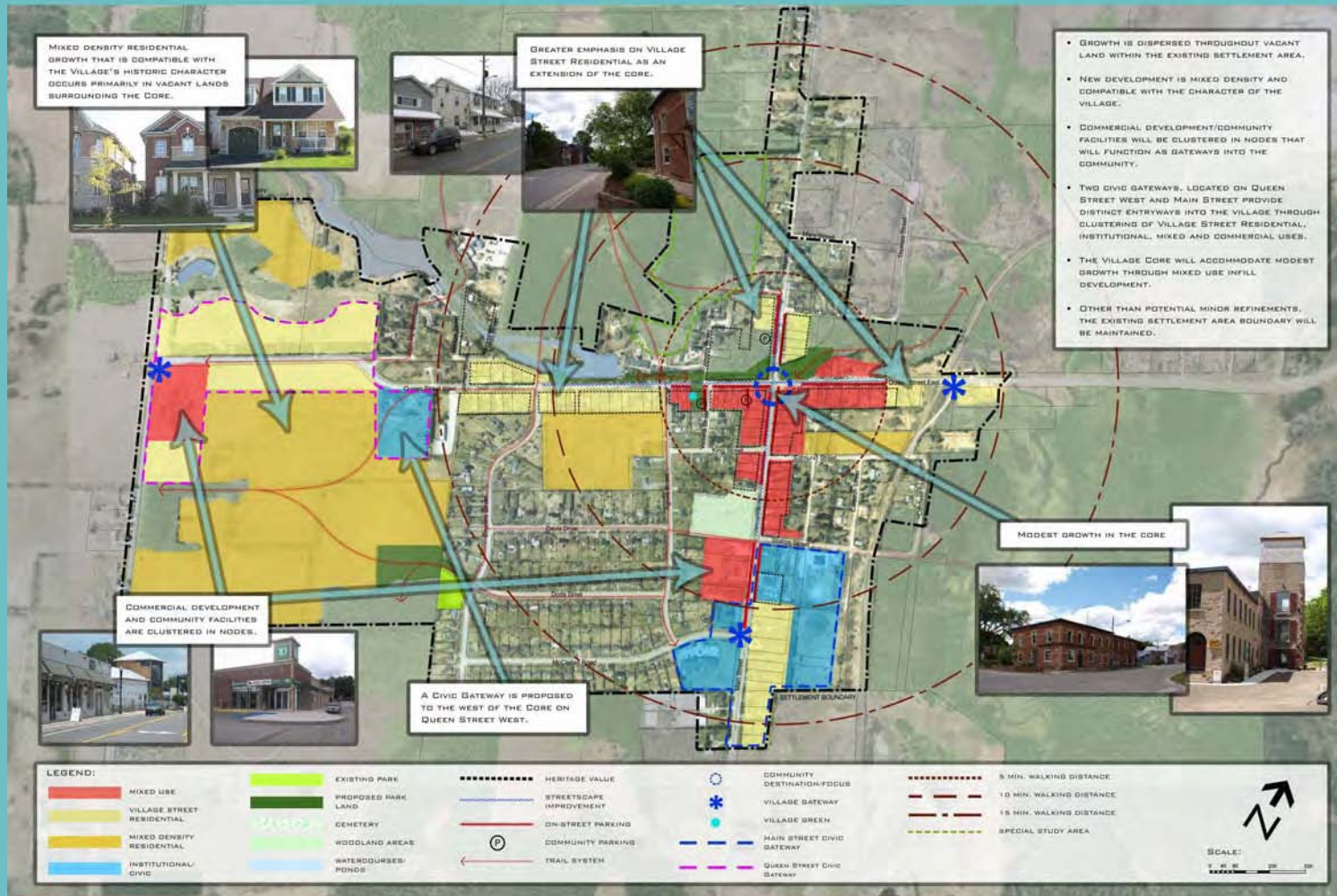
# Alternative Planning Scenarios:

## *Alternative No. 2 – Dispersed Growth*

- Growth is dispersed throughout vacant land within the existing settlement area.
- New development is mixed density and compatible with the character of the Village.
- Commercial development/community facilities will be clustered in nodes that will function as gateways into the community.
- Two Civic Gateways, located on Queen Street West and Main Street, provide distinct entryways into the Village through clustering of Village Street Residential, institutional, mixed and commercial uses.
- The Village Core will accommodate modest growth through mixed use infill development.
- Other than potential minor refinements, the existing settlement area boundary will be maintained.



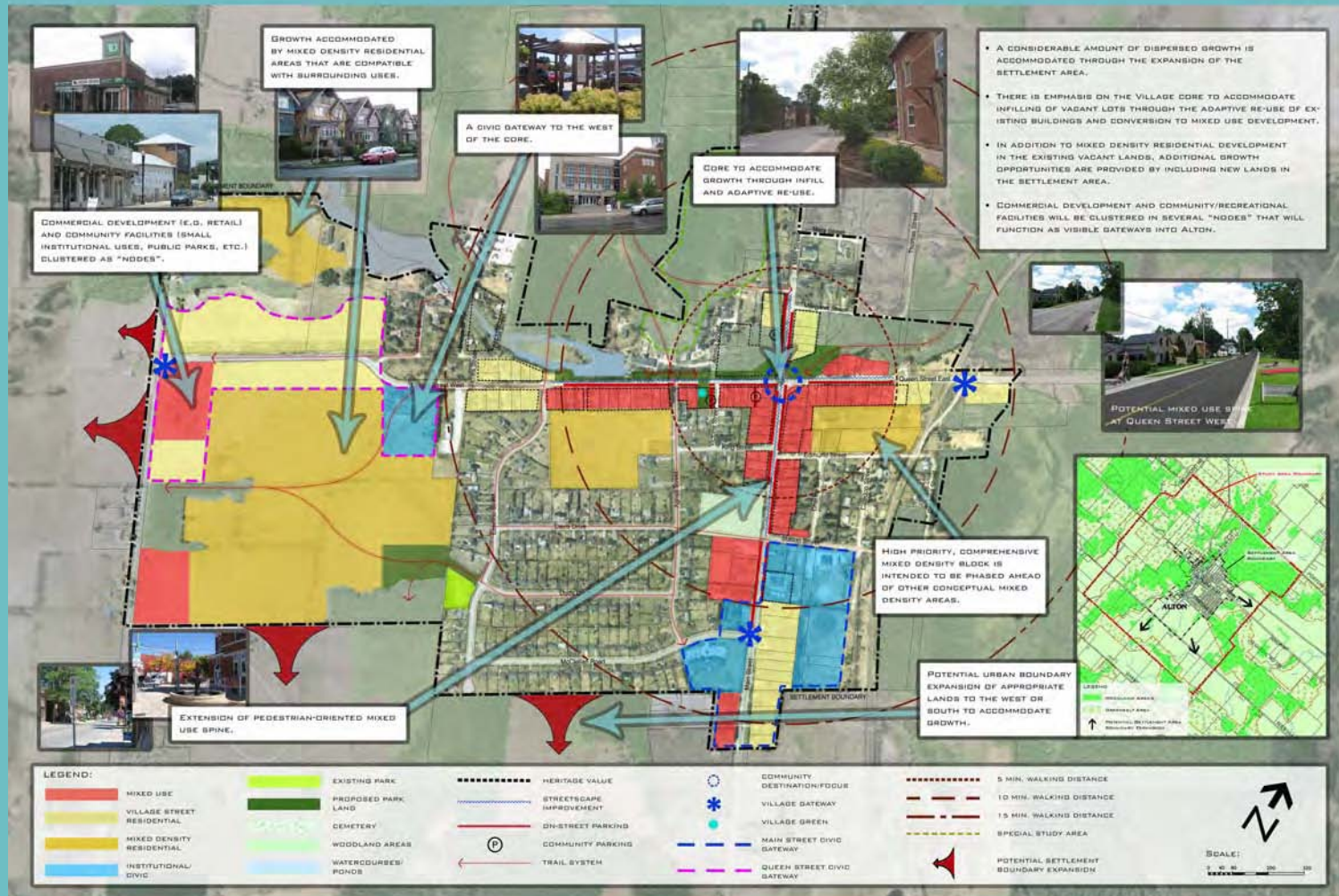
# Alternative Planning Scenarios: Alternative No. 2 – Dispersed Growth





# Alternative Planning Scenarios:

## Alternative No. 3 – Potential Settlement Area Boundary Expansion



# Draft Evaluation Criteria

- Conformity to Legislation, Policies and Guidelines
- Adherence to Draft Planning Objectives
- Adherence to Draft Environmental Objectives
- Adherence to Draft Servicing Objectives
- Adherence to Draft Community Design Principles
- Consideration of Key Heritage Attributes
- Incorporation of Community Input



# Next Steps in the Study

**Phase 3:** Preparation of Conceptual Community, Servicing and Environmental Management Plans.

**Phase 4:** Finalization of the Recommended Community, Servicing and Environmental Management Plans.

- Draft Conceptual Village Plan to be presented to the Liaison Group November 2009.
- Community/stakeholder meeting and circulation to agencies November 2009.
- Draft Phase 3 Report to be presented to Council November 2009.
- Draft Official Plan Amendment available to the public January 2010.
- Public information meeting January 2010.
- Preparation of Final Community Plan and Council Adoption March 2010.



# Workshop Agenda

- 8:15-8:50 pm: Small Group Discussion
  - 8:15-8:20 pm: Common Elements
  - 8:20-8:50 pm: Three Alternative Scenarios
- 8:50-9:20 pm: Report Back to Plenary
- 9:20-9:30 pm: Next Steps and “Homework”

