



Alton Village Study

Invitation to the Alton Village Study Community Design Workshop

The Town of Caledon is hosting
a Workshop for the Alton Village Study.

Date: February 12, 2009

**Location: Royal Canadian Legion – Alton Branch 449
1267 Queen Street, Alton**

**Time: 6:00 p.m. to 9:30 p.m.
sandwiches and beverages will be provided**

The Workshop will provide an opportunity to bring together a diverse group of interests and expertise to verify the work completed thus far and to confirm and generate new ideas on design. Design elements include the Village's role and function, and the form and character of existing and new development areas including the downtown.

Please RSVP by February 6, 2009 to

(RSVP is needed to ensure we have adequate staff to facilitate the break-out session of the workshop)

Ben Roberts, Economic Development Officer
Economic Development & Communications Department
905-584-2272 ext. 4011 or ben.roberts@caledon.ca



Attachment to Workshop Invitation

Information about the Alton Village Study

Alton Village is recognized for being a unique cultural resource. As one of only a few existing historic mill towns within Ontario, it is certainly one of the best examples within the GTA. This statement, made by the Alton Village Association, clearly defines the asset which exists and the importance of ensuring the Alton Village Study is successful in incorporating the visions of its residents and businesses. "A Community Vision for the Village of Alton", a report prepared for the Alton Village Association, was presented to Council on September 26, 2006. Upon receipt of this report, Council directed that Alton Village Study be recommenced with this report being received as input in the Village Study.

In August 2007 staff at the Town of Caledon received direction from Town of Caledon Council to resume the Alton Village Study with partners the Region of Peel and Credit Valley Conservation (CVC). Mark Sruga, Director of Strategic Initiatives, acted as Project Manager for the Alton Village Study. As a result of lack of internal staff resources Town of Caledon staff retained a consultant to provide planning expertise and project management responsibility. The retention of Susan Keir, Keir Corp., was completed in February 2008, and the study formally recommenced in April 2008.

The Terms of Reference for the Alton Village Study process that was approved by Town Council in 2000 identified a study approach consisting of four (4) phases: Phase 1- Existing Data Collection, Analysis and Review; Phase 2 - Scenario Development and Assessment & Preferred Alternative Selection; Phase 3 – Draft Community Plan, Servicing Plan and Environmental Management Plan and Phase 4 – Final Community Plan, Servicing Plan and Environmental Management Plan.

The overall study consists of three (3) distinct but interrelated components: the Planning, Servicing and Environmental Components. Each of these components is the responsibility of the Town, the Region and CVC respectively with the Town providing overall management of the study including coordinating the public consultation process and integrating the three work streams into a final Alton Village Plan in Phase 4 of the process.

On December 11, 2008 Mark Sruga, Director of Strategic Initiatives and Project Manager for the Alton Village Study tendered his resignation to the Town of Caledon with his last day on January 9, 2009. Ben Roberts, Economic Development Officer, Town of Caledon was appointed as the new Project Manager for the Alton Village Study on January 12, 2009.

On January 6, 2009 the Background Issues Report was presented to Council by Mark Sruga completing Phase 1 of the study. Four weeks have been provided to allow comment on the document. The deadline for comment is February 9, 2009. The Phase 1 Background Issues Report is available for viewing at the Alton Village Library or on the Town of Caledon web site at the following link:

www.caledon.ca/townhall/departments/planningdevelopment/Alton_Village_Study.asp

Comments can be sent to:

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Town of Caledon
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If you have any questions, concerns or require any additional information please contact Ben Roberts at 905-584-2272 Ext. 4011



"Phase One" Preliminary Community Design Principles

Role of Community Design Workshop in the Alton Village Study

Caledon has retained the consulting firm of MMM Group as the Town of Caledon's Community Design Consultant for the Alton Village Study. One of their tasks is to facilitate the February 12, 2009 Workshop. MMM Group will assist the community to generate ideas, preferences and priorities regarding the community's role and function, and the form and character of existing and new development areas, including the downtown. This will serve as a starting point to formalize the draft goal, objectives and design principles that will serve as a guide for Phase 2 of the Alton Village Study. The program format includes group presentations and facilitated break-out sessions designed for participation by all attendees.

Preliminary Community Design Principles

On January 6, 2009 Caledon Council received the Phase 1 – Background Issues Report which included the following 10 preliminary community design principles.

1. **Community Form** - the form of all new development should have respect for the existing community and the natural environment. It should be connected to and support the existing community in a positive symbiotic way.
2. **Land Use** – should encourage a mix of residential and employment land use types to encourage a range of housing types and allow for local economic development activities.
3. **Lot size/Density** – a variety of lot sizes should be considered, with provisions for future infill. A range of densities should be permitted that are compatible with the surrounding community, and allow for an efficient use of land and cost-effective provision of services in accordance with the Provincial Policy Statement and Provincial Growth Plan.
4. **Lot Development** – setbacks, building heights, building coverage, accessory uses, and parking provision should reflect those within the historic Village.
5. **Housing and Building Design** – should encourage a variety of house forms that are compatible in scale and design with the character of a rural village. It should also encourage a range of accommodation for a variety of households, including families, singles, retirees, etc.
6. **Streets and Roads** – should provide for a balance of vehicular and pedestrian movement, parking (where appropriate) and recreational modes of movement (e.g. hiking, cross country skiing, bicycling, horse-back riding, etc.). Existing streetscapes should be enhanced and new streetscapes should reflect the heritage characteristics of the core.
7. **Natural Areas** – should be incorporated into the community structure as open spaces and green corridors with appropriate set-backs.
8. **Community Facilities** – existing facilities should be maintained and improved, as necessary to meet the needs of planned growth and should be accessible on foot, by bicycle, as well as by car.
9. **Views** – important views of the Credit River Valley, the Pinnacle, and other significant natural and built features, should be identified and protected.
10. **Recreation Areas and Corridors** – the existing recreational open space and trails should be protected and enhanced to strengthen the role of the community as an important recreational node and to recognize the potential economic and social benefits of this role.