

Alton Village Study

Community Workshop #3:
Evaluation of Community Planning Alternatives and
Elements of a Preferred Alternative

July 30, 2009



Presentation Overview

Part One:

- Study Overview
- June Workshop Summary
- Preliminary Population Allocations
- Evaluation Process

Part Two:

- Elements of a Preferred Alternative
 - Elements and Precedents
 - Conceptualizing the Preferred Alternative
- Workshop Agenda
- Next Steps

Part One

Evaluating the Planning Alternatives

Study Overview

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

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

We are here

Community Workshop Summary

- A public open house and workshop was held on June 25th, 2009
- The purpose of the workshop was to present the Planning Alternatives:

Common
Elements

- Alternative No. 1: “Emphasis on the Village Core”
- Alternative No. 2: “Dispersed Growth”
- Alternative No. 3: “Potential Settlement Area Boundary Expansion”

- Members of the public had the opportunity to provide input on:
 - Elements of each of the alternatives
 - The evaluation of the alternatives

Community Workshop Summary

The Common Elements



Community Workshop Summary

Alternative No. 1 – Emphasis on the Core



Community Workshop Summary

Alternative No. 2 – Dispersed Growth



Community Workshop Summary

Alternative No. 3 – Potential Village Expansion



Community Workshop Summary

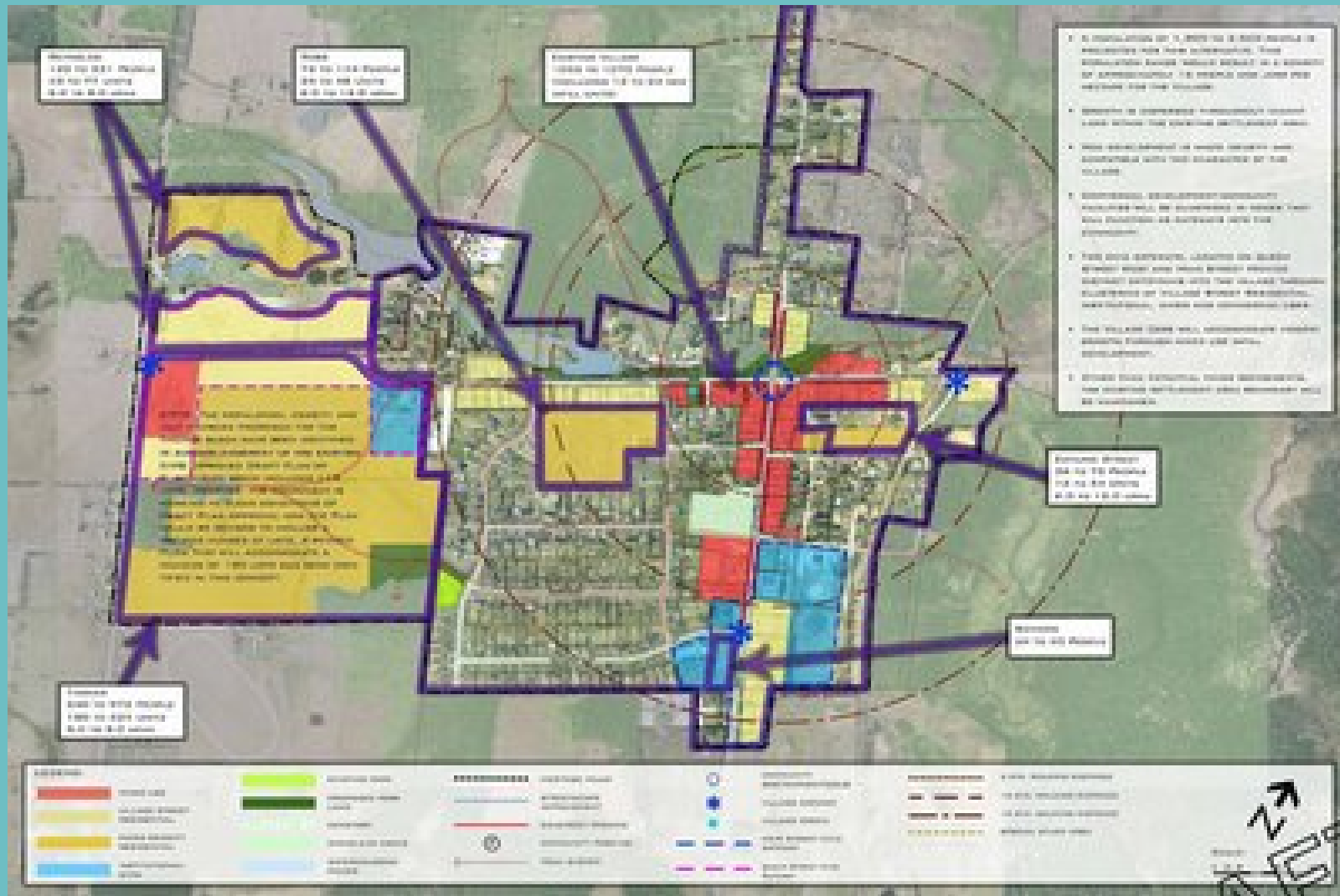
- A Summary Report has been prepared which documents input from the Community Workshop
- There was consensus on some of the elements:
 - Design standards for new development to maintain character
 - Streetscape improvements and traffic calming
 - Linking trails and green spaces, establishing a Village Green and gateways
 - Protection of heritage resources and natural areas
- There were mixed opinions on some of the elements:
 - Revitalization of the core versus balancing growth
 - Housing choice/mix of housing types
 - Potential Village expansion

Preliminary Population Allocations

- For each of the Alternatives, we have identified a range of potential people and units that could be accommodated (to 2031) in each of the following areas:
 - Within the existing Village Core (through infill and adaptive reuse)
 - Within vacant lands immediately adjacent to the Core
 - Within the undeveloped western portion of the Village
 - Immediately outside of the existing Village boundary
- Depending on the densities achieved, the total population of Alton could range from 1,900 to 2,500 with no Village expansion (other than minor rounding out)
- If a Village expansion is the chosen option, the maximum Village population could not exceed 4,000 people (NOTE: This is NOT a recommended 2031 population at this point)

Preliminary Population Allocation

Alternative No. 2 – Dispersed Growth (1,900 to 2,500 people)



Evaluation Process

- The Town, Region, Conservation Authority, and consulting team have all contributed to the evaluation of the alternatives
- Each alternative was evaluated against 7 key criteria which have been developed since February's workshop:
 - Conformity to Legislation, Policies and Guidelines
 - Adherence to Draft Planning Objectives & Community Design Principles
 - Adherence to Draft Environmental Objectives
 - Adherence to Draft Servicing Objectives
 - Consideration of Key Heritage Attributes
 - Incorporation of Community Input

Conformity to Legislation, Policies and Guidelines

- The Alternatives were evaluated against applicable plans:
 - The Provincial Policy Statement
 - The Greenbelt Plan
 - Places to Grow: the Growth Plan for the Greater Golden Horseshoe
 - Region of Peel Official Plan
 - Town of Caledon Official Plan
 - Relevant Credit Valley Conservation Policies and Studies
- Each of the Alternatives include elements that contribute to strong, healthy, and complete communities, and ensure that the Village role and function can be maintained
- A Village expansion would be permitted in accordance with the Greenbelt Plan
- In accordance with Places to Grow, a Village expansion may be necessary if it is demonstrated that sufficient opportunities for growth are not available in Caledon Village, Mono Mills, and Palgrave

Adherence to Draft Planning Objectives and Community Design Principles

- The draft planning objectives and community design principles were identified as part of Phase 1 of the Alton Village Study. The principles include:
 - A mix of land uses and housing types is achieved
 - Land is used efficiently and the provision of services is cost effective
 - New development is compatible in scale and design
 - Open spaces and green corridors are provided
 - Important views and cultural and natural heritage features are protected
- The Common Elements which are included in each of the alternatives achieve the draft objectives and principles
- For each of the alternatives, the degree to which some of the objectives and principles are achieved is greater:
 - Alternative 1 best promotes revitalization of the existing core
 - Alternative 2 achieves development at a scale that is most similar to existing character
 - Alternative 3 allows for the most cost effective provision of services

Heritage Evaluation At tributes

- The Alternatives were evaluated using established criterion that related to the preservation, protection and promotion of elements such as:
 - Built heritage or cultural heritage landscape resources
 - Historic spatial patterns and circulation network
 - Boundary features
 - Significant vegetation
 - Historic views or viewsheds
- Each of the Alternatives includes elements that allow for the preservation, protection and promotion of heritage attributes
- Emphasis on the Village Core provides the opportunity for adaptive reuse of built heritage resources
- Dispersed growth may create conditions under which the opportunities are less favourable for preservation, protection and promotion of the Village Core
- A Settlement Area boundary expansion would put less pressure on the Village Core to accommodate new development. Rather than increasing opportunities for adaptive reuse of heritage buildings, development will be accommodated by a second commercial area in the west of the Village

Adherence to Draft Environmental Objectives

- The draft environmental objectives were identified as part of Phase 1 of the Alton Village Study. The objectives are intended to ensure that the following are not negatively impacted:
 - Ground and surface water
 - Local natural environment
 - Plant and animal species
 - Ecological integrity
 - Life and property from flooding and erosion hazards
- The evaluation of these criteria has been completed on a preliminary basis. Full impacts can not be understood until servicing and transportation assessments are complete
- The extent of potential impacts is dependent on the population projected by each alternative and the land needs required to accommodate population

Adherence to Draft Servicing Objectives

- The draft servicing objectives were identified as part of Phase 1 of the Alton Village Study. The objectives are intended ensure that:
 - Servicing can be located appropriately and provided to 2031
 - Communal servicing can be provided
 - Provincial regulations and Regional design criteria are met
 - The Preferred Alternative can support staged servicing
- The assimilative capacity of the Credit River is currently being assessed and will be completed by August 2009. The Assessment will define wastewater treatment plant effluent limits for wastewater servicing to proceed
- New servicing systems and improvements to existing systems are required the alternatives and can be provided
- A Village expansion would allow for the most cost effective provision of services
- Once a Preferred Alternative is finalized, transportation modelling will be completed in order to determine the impact of particular land uses or densities

Incorporation of Community Input

- The Common Elements are based on the 2006 community vision and were well-supported by the public at the June 2009 workshop
- Some of the additional elements in each alternative brought about mixed feelings:
 - For Alternative 1, some residents were concerned about certain forms of development in the Village Core while others were generally supportive of revitalization
 - For Alternative 2, some residents preferred the idea of a second commercial area at the west side of the Village to balance growth
 - For Alternative 3, some of the opinions that were expressed include:
 - opposition to a Village expansion;
 - Indifference to a Village expansion; and
 - a Village expansion should not occur unless development is first phased within the existing Village boundary

Evaluation Summary

- All of the Common Elements are preferred and should be carried forward
- Each of the Alternatives offers elements that are preferred and should be incorporated into one “hybrid” alternative
- Additional analysis/evaluation of some of the elements is required as part of Phase 3 (particularly with respect to environmental and servicing) such as:
 - Assimilative capacity
 - Transportation modelling
 - Stormwater management requirements
 - Population allocations and land needs

Questions?

Part Two

Elements of a Preferred Alternative

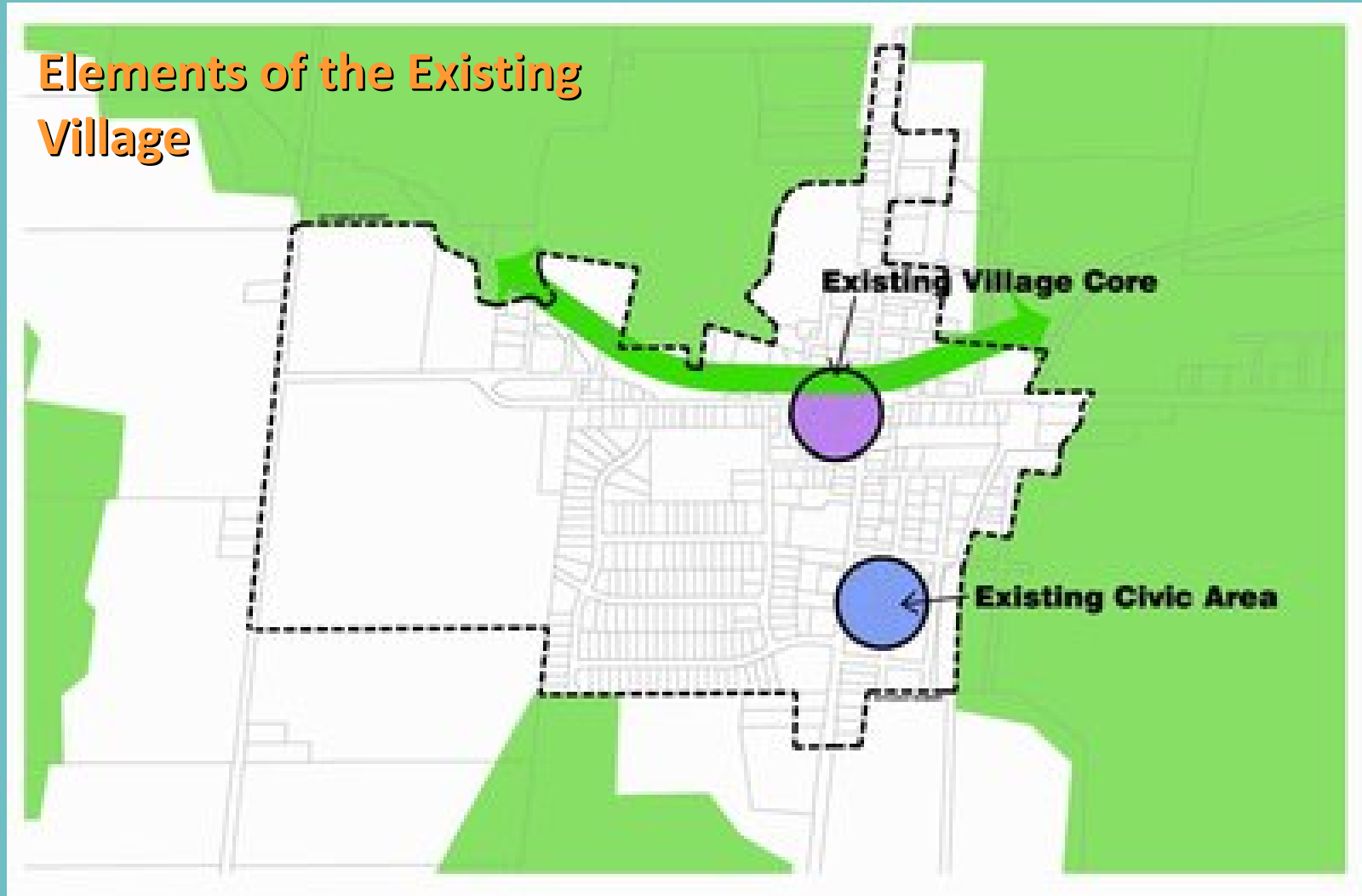
Elements of a Preferred Alternative

- As a result of the evaluation of Alternatives 1, 2 and 3, it was determined that each of the Alternatives offers elements that are “preferred”
- Rather than identifying one “Preferred Alternative”, the following slides introduce the “Elements of a Preferred Alternative” that will be carried forward
- Additional elements will be carried forward as “unknowns” that need to be resolved through further analysis

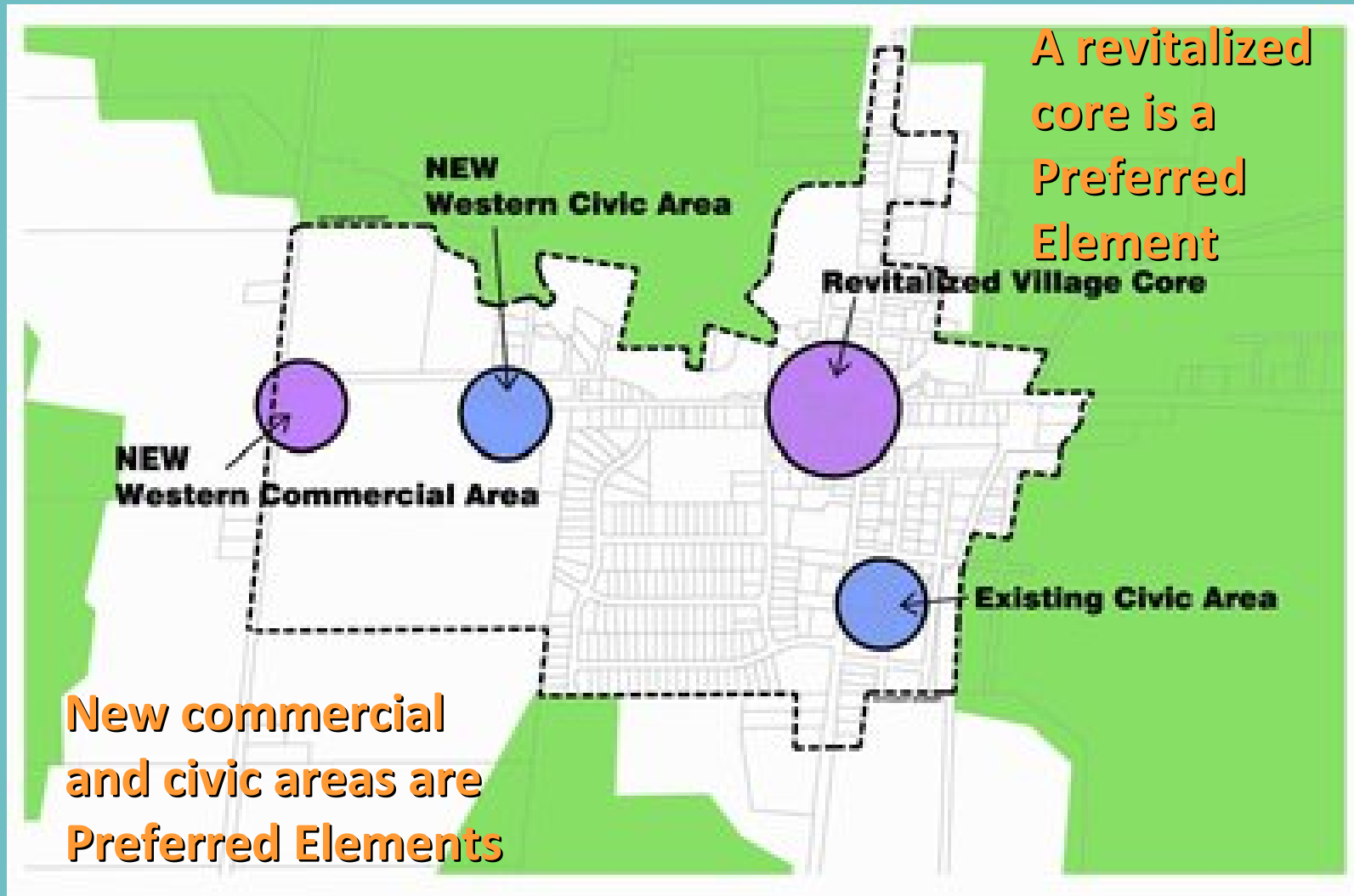


Elements of a Preferred Alternative

Elements of the Existing Village



Elements of a Preferred Alternative

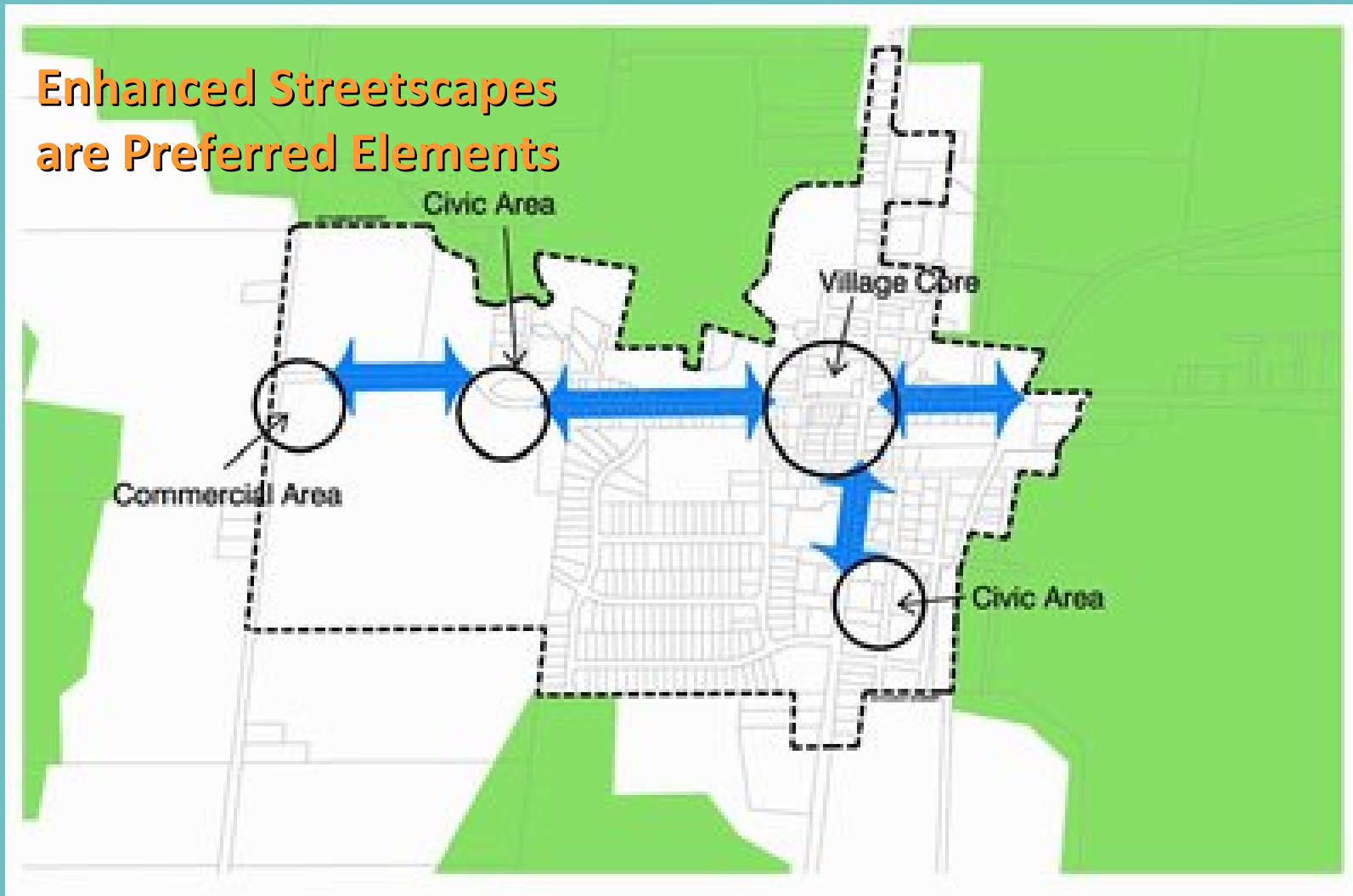


Elements of a Preferred Alternative: Revitalized Core and New Commercial and Civic Areas



Elements of a Preferred Alternative

Enhanced Streetscapes
are Preferred Elements

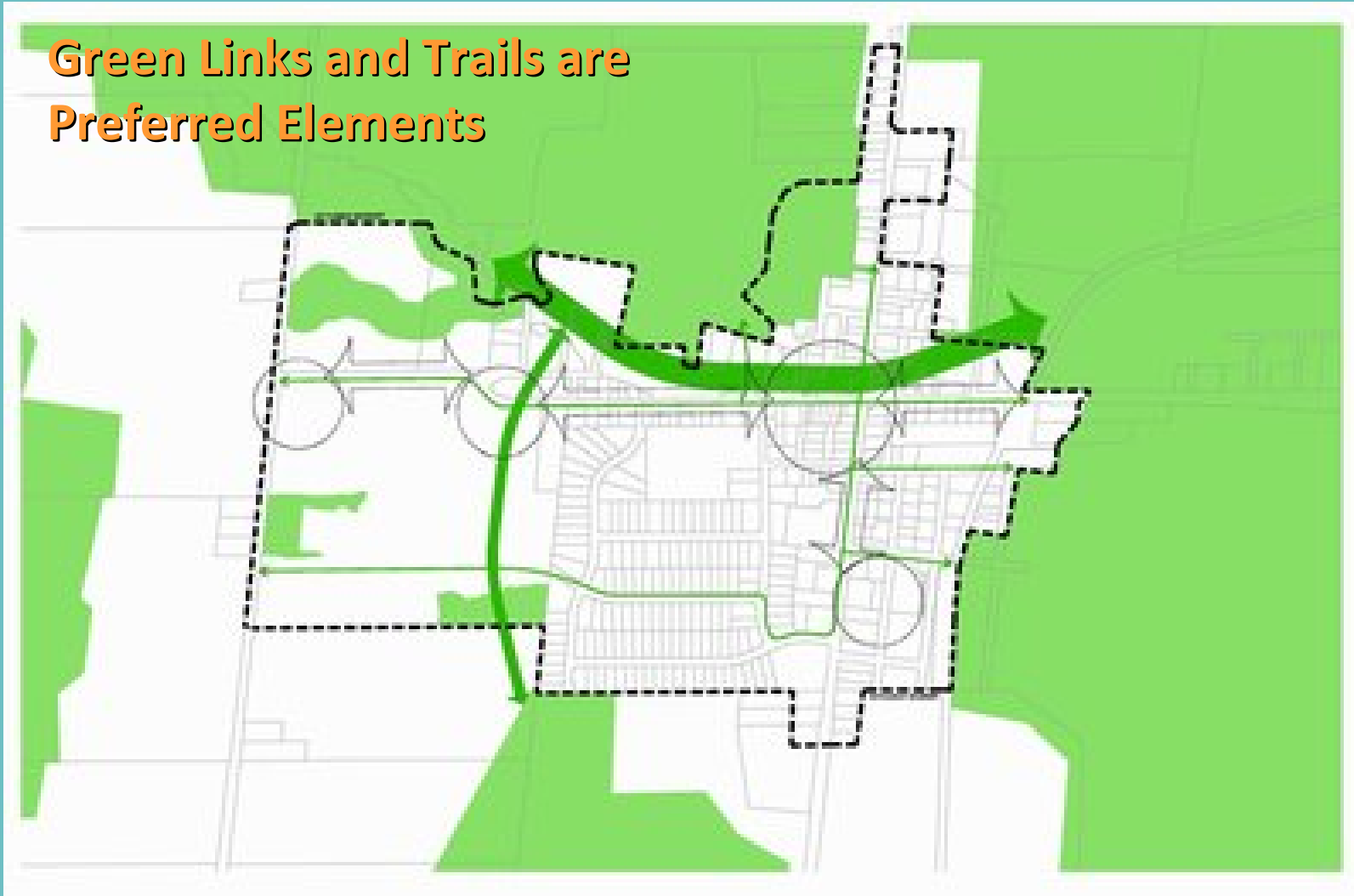


Elements of a Preferred Alternative: Enhanced Streetscapes



Elements of a Preferred Alternative

Green Links and Trails are Preferred Elements

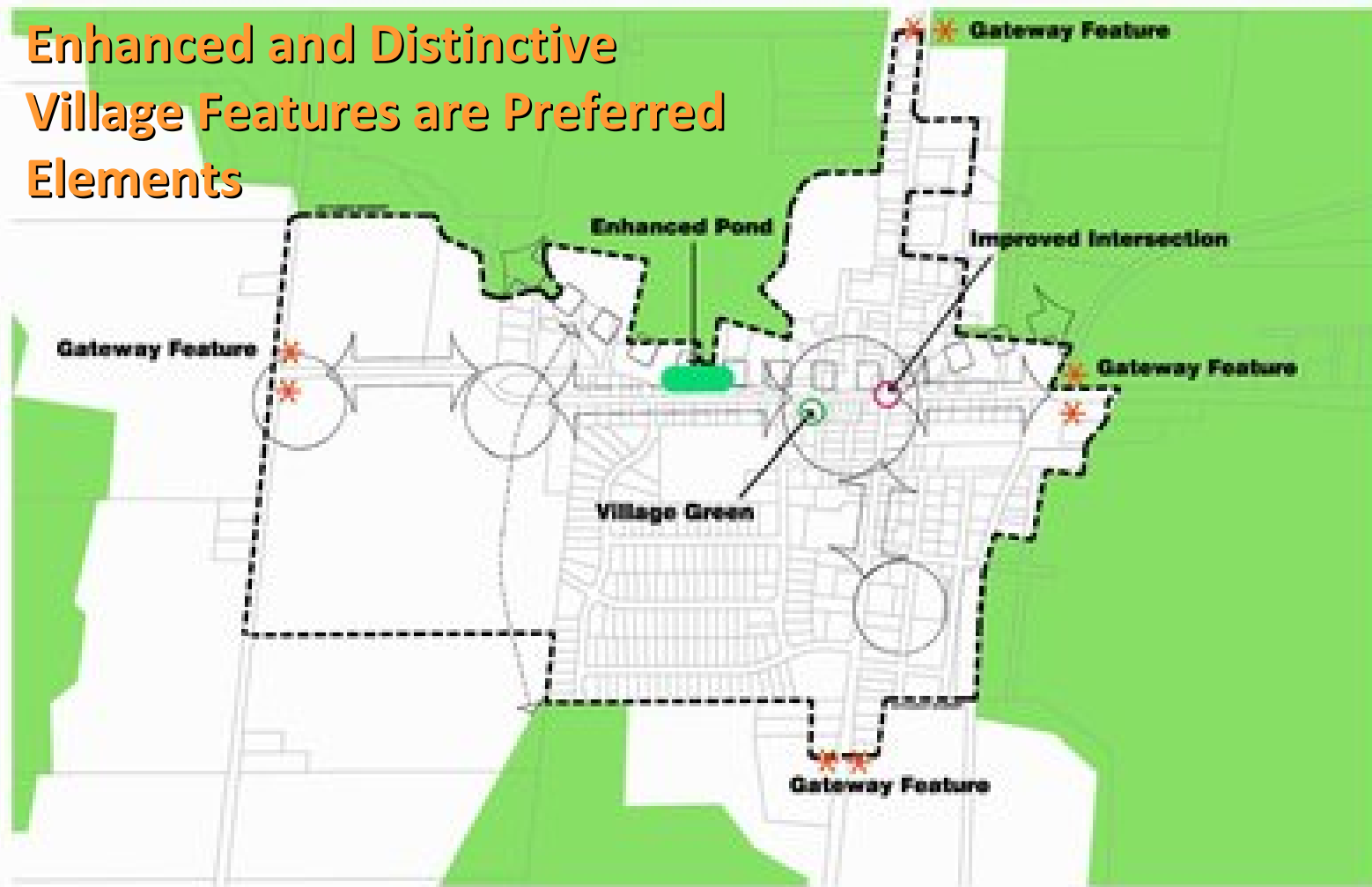


Elements of a Preferred Alternative: Green Links and Trails



Elements of a Preferred Alternative

Enhanced and Distinctive
Village Features are Preferred
Elements

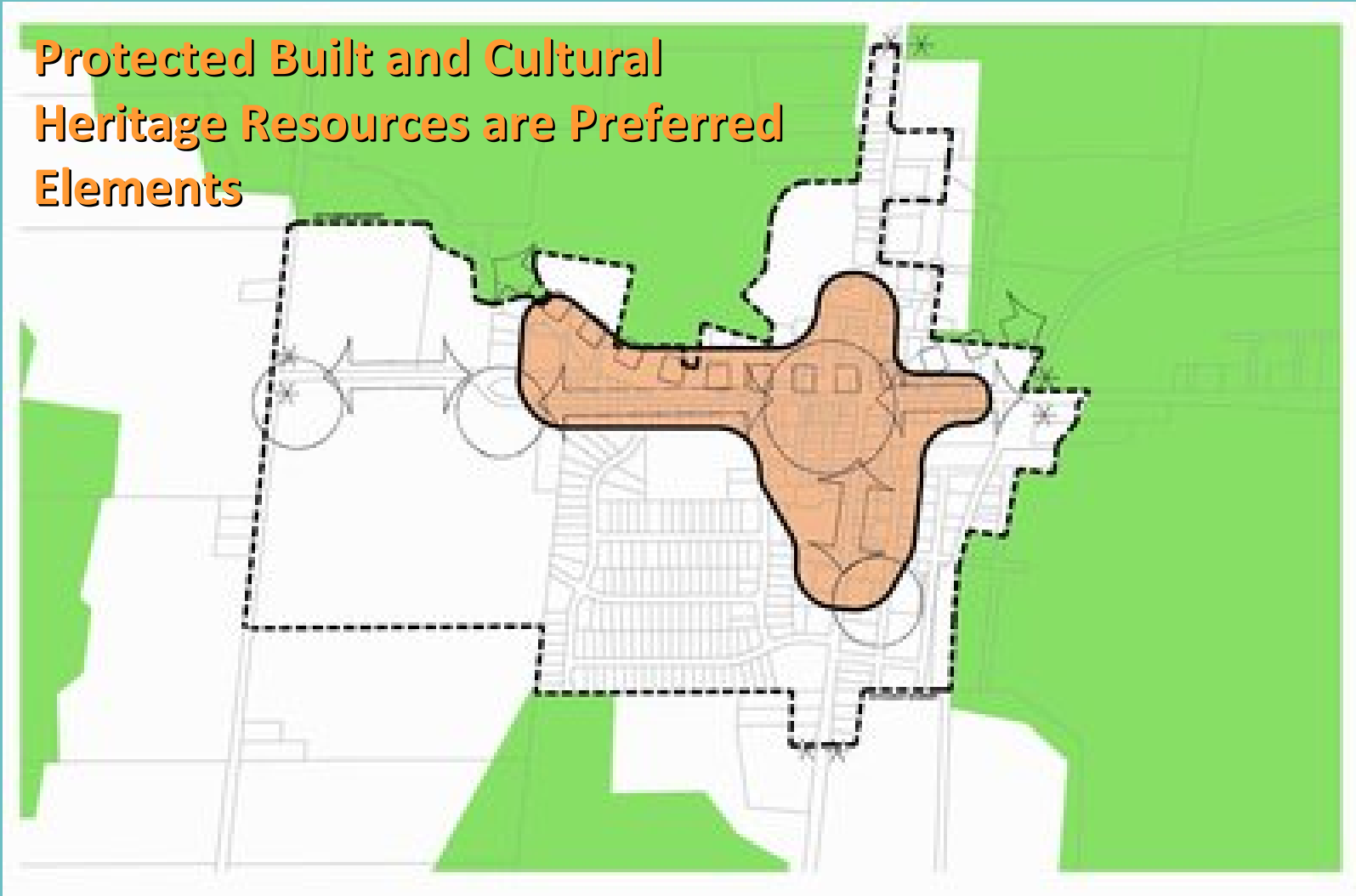


Elements of a Preferred Alternative: Enhanced and Distinctive Village Features



Elements of a Preferred Alternative

Protected Built and Cultural Heritage Resources are Preferred Elements

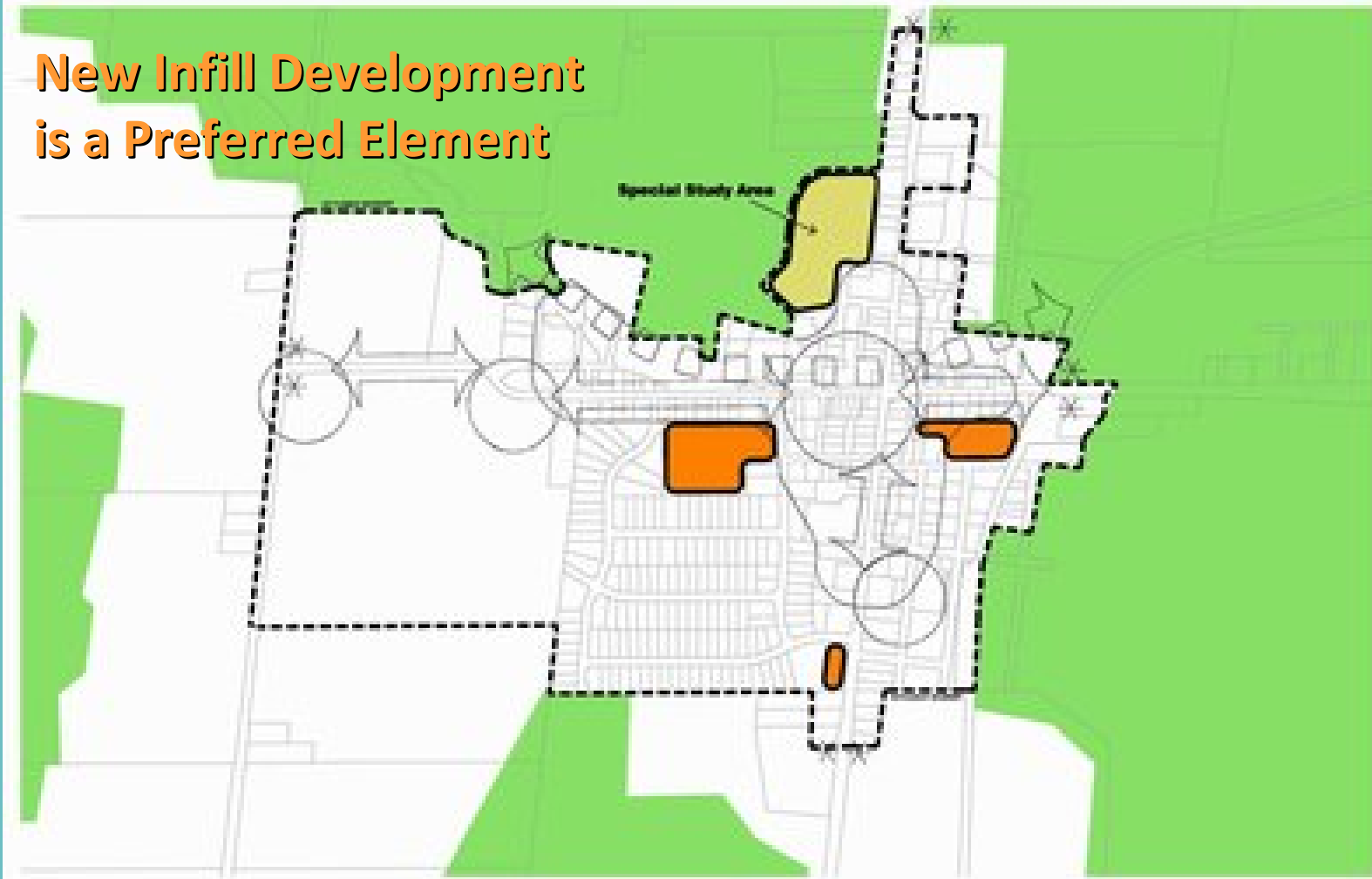


Elements of a Preferred Alternative: Protection of Built and Cultural Heritage Resources



Elements of a Preferred Alternative

**New Infill Development
is a Preferred Element**

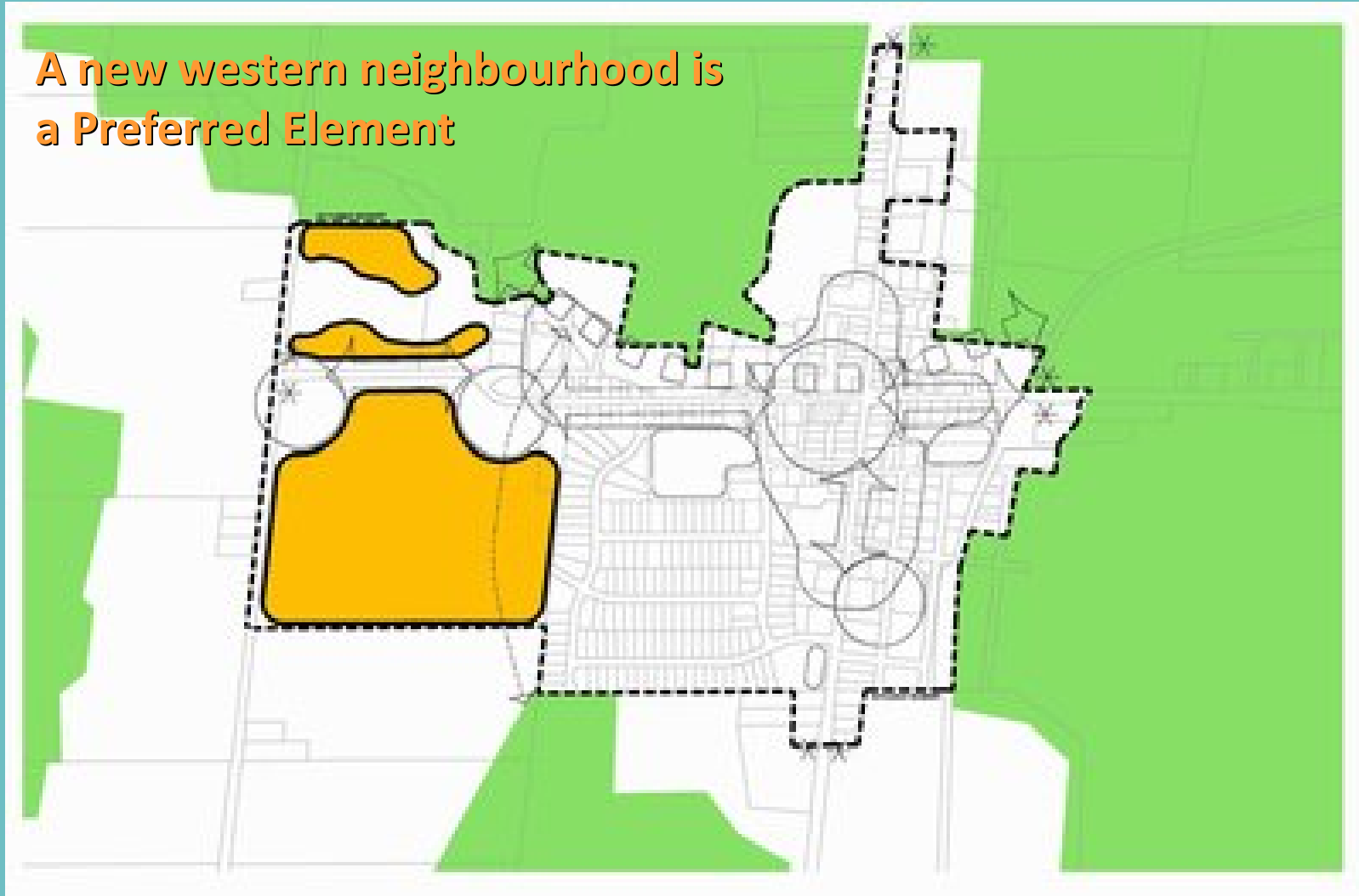


Elements of a Preferred Alternative: New Infill Development



Elements of a Preferred Alternative

A new western neighbourhood is a Preferred Element

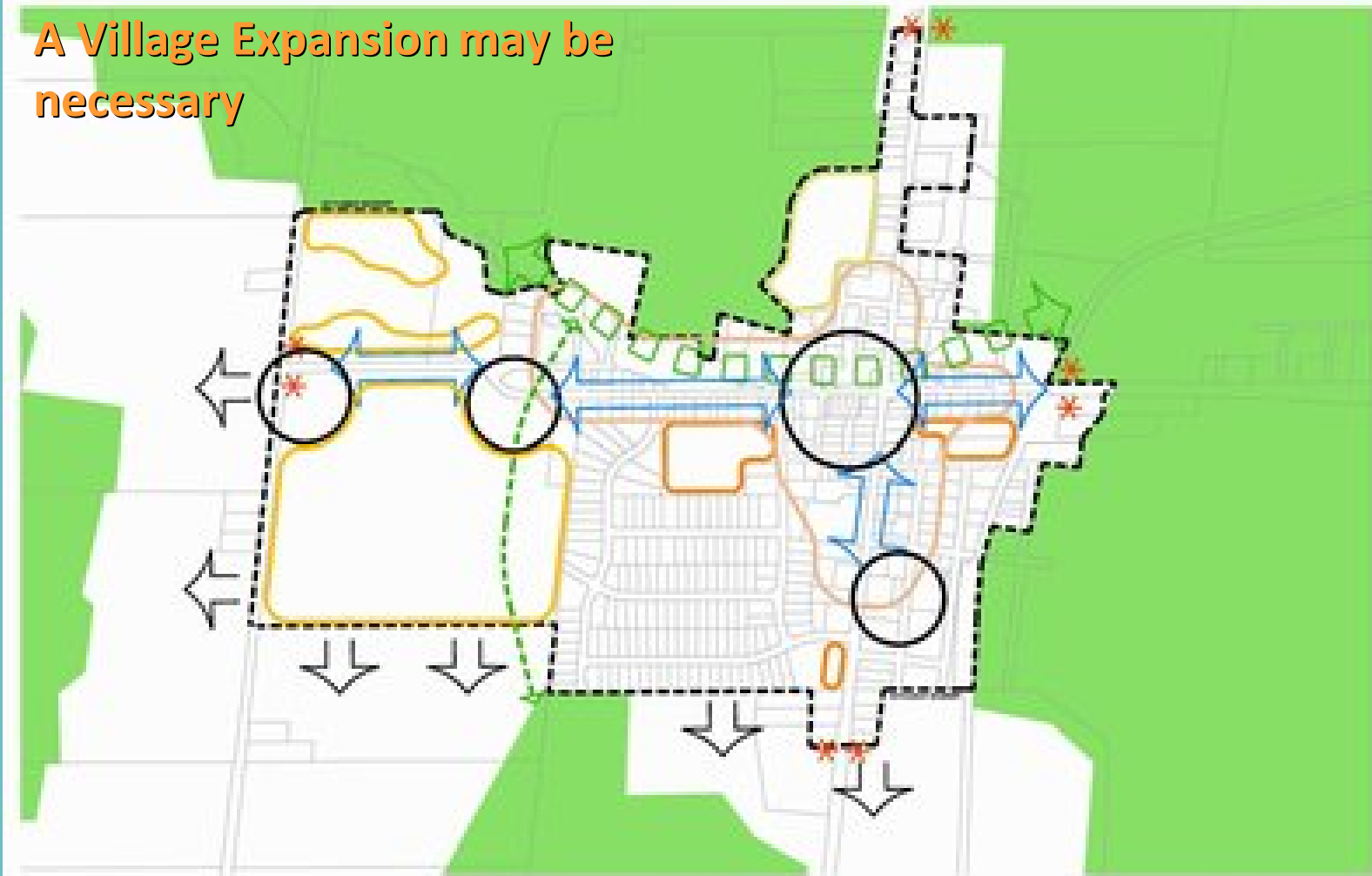


Elements of a Preferred Alternative: New Western Neighbourhood



Elements of a Preferred Alternative

A Village Expansion may be necessary



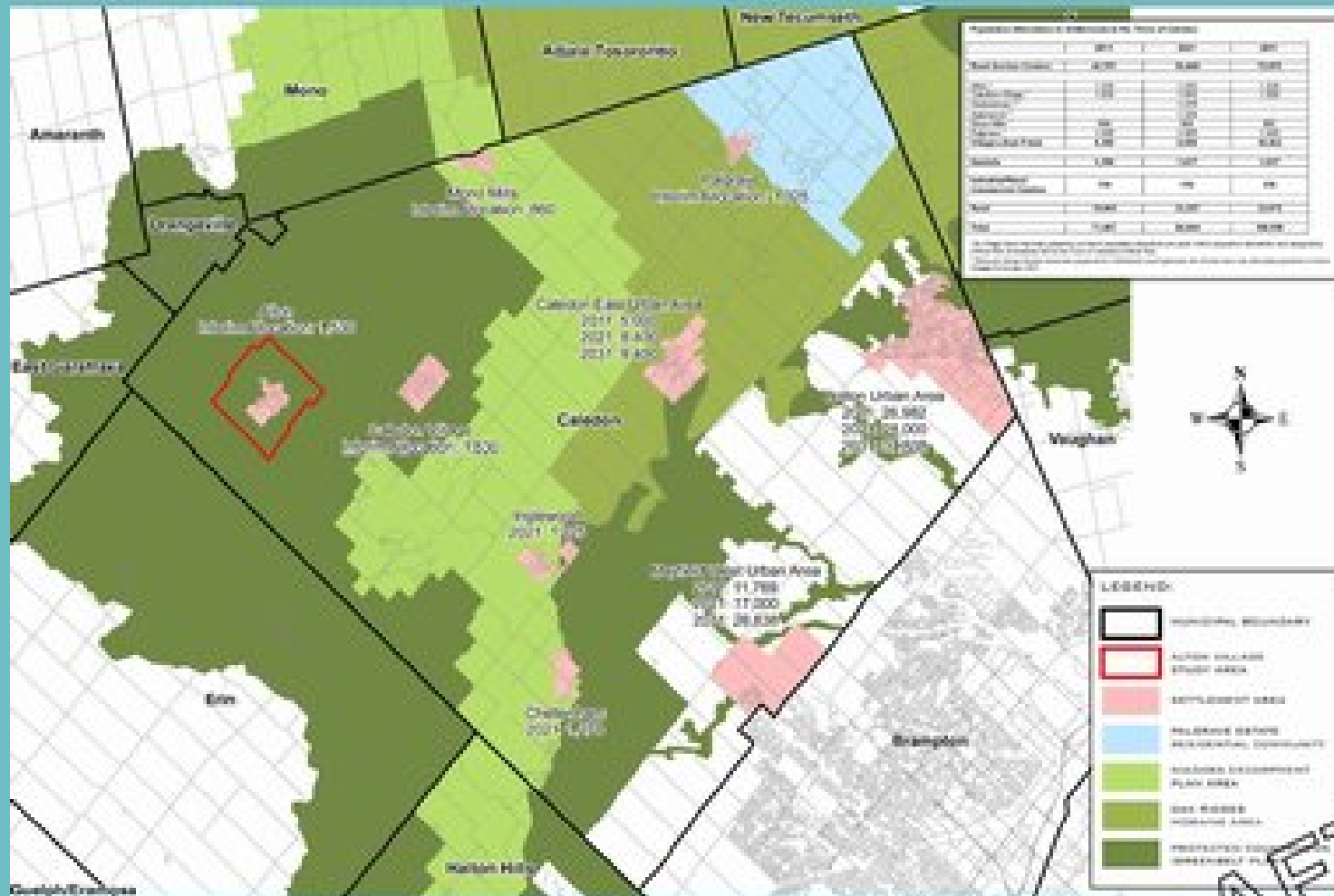
Elements of a Preferred Alternative:

A Village expansion may be necessary

- The Town of Caledon's Official Plan allocates growth to the Town's six Villages:
 - The total Village population expected to grow from 6,308 in 2011 to 10,462 in 2031
 - Specific population projections for each of the Villages is to be determined through Village Studies
 - Village studies have been completed for Cheltenham and Inglewood but not for Caledon Village, Mono Mills, and Palgrave
- Caledon Village, Mono Mills, and Palgrave are constrained by the Provincial planning framework in terms of their ability to accommodate significant growth and to expand in the future
- A Village expansion for Alton may be necessary if it is demonstrated that sufficient opportunities for growth are not available in Caledon Village, Mono Mills, and Palgrave

Elements of a Preferred Alternative:

A Village expansion may be necessary



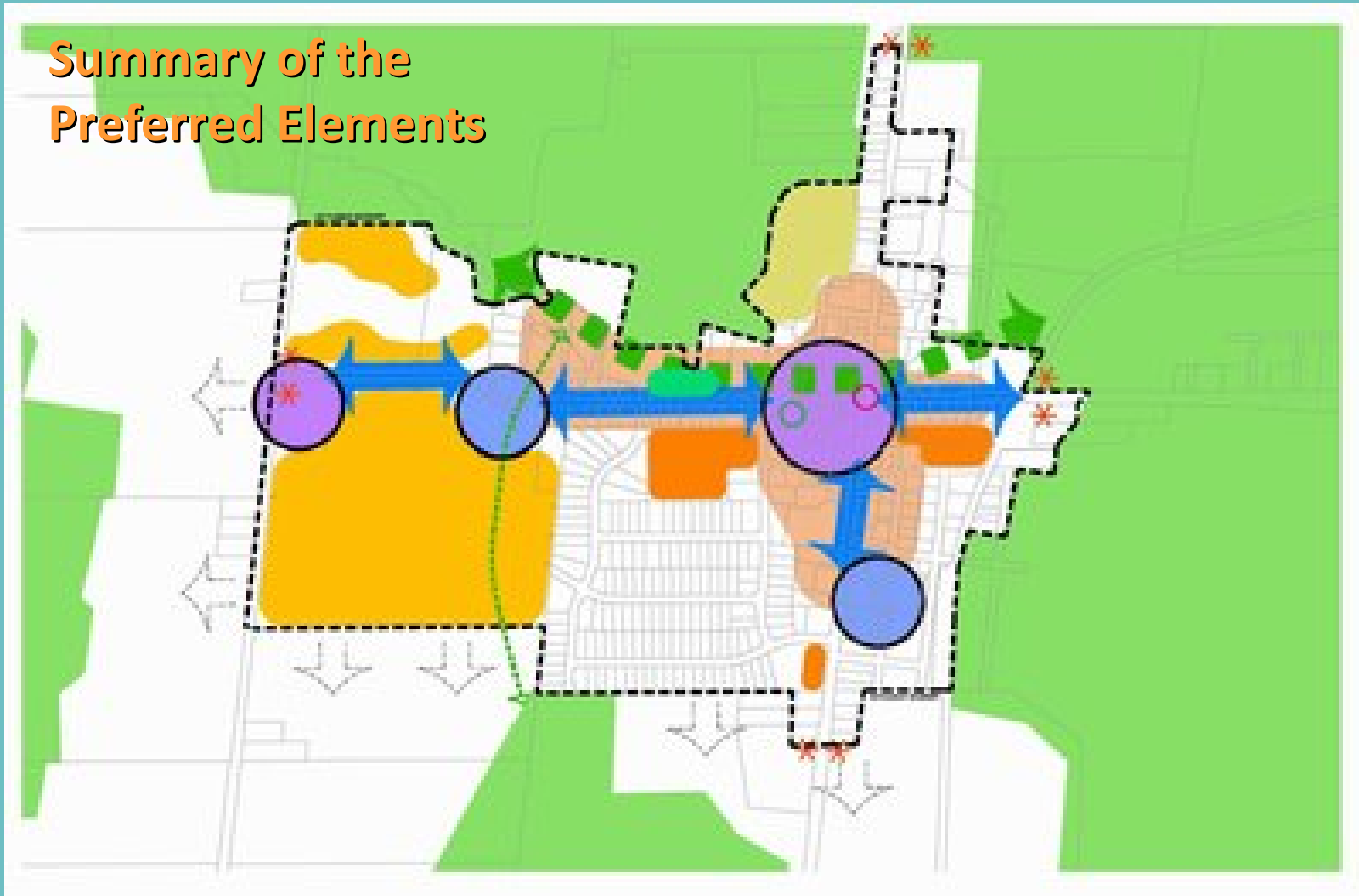
Elements of a Preferred Alternative:

A Village expansion may be necessary

- If it is determined that an expansion is necessary and desirable to accommodate growth:
 - It could only be recommended as a result of the Alton Village Study
 - Town staff would be required to act upon the recommendation as part of a municipal comprehensive review that is being undertaken as part of the Town's Provincial conformity exercise
 - As part of the Alton Village Study, policy would be developed that would require certain things to happen before growth can occur outside of the existing boundary
 - Policy would also be developed to ensure that specific controls are be applied to new development in order to ensure that residents would enjoy the benefits of growth
 - Additional work would need to be done to determine actual populations and location of the expansion

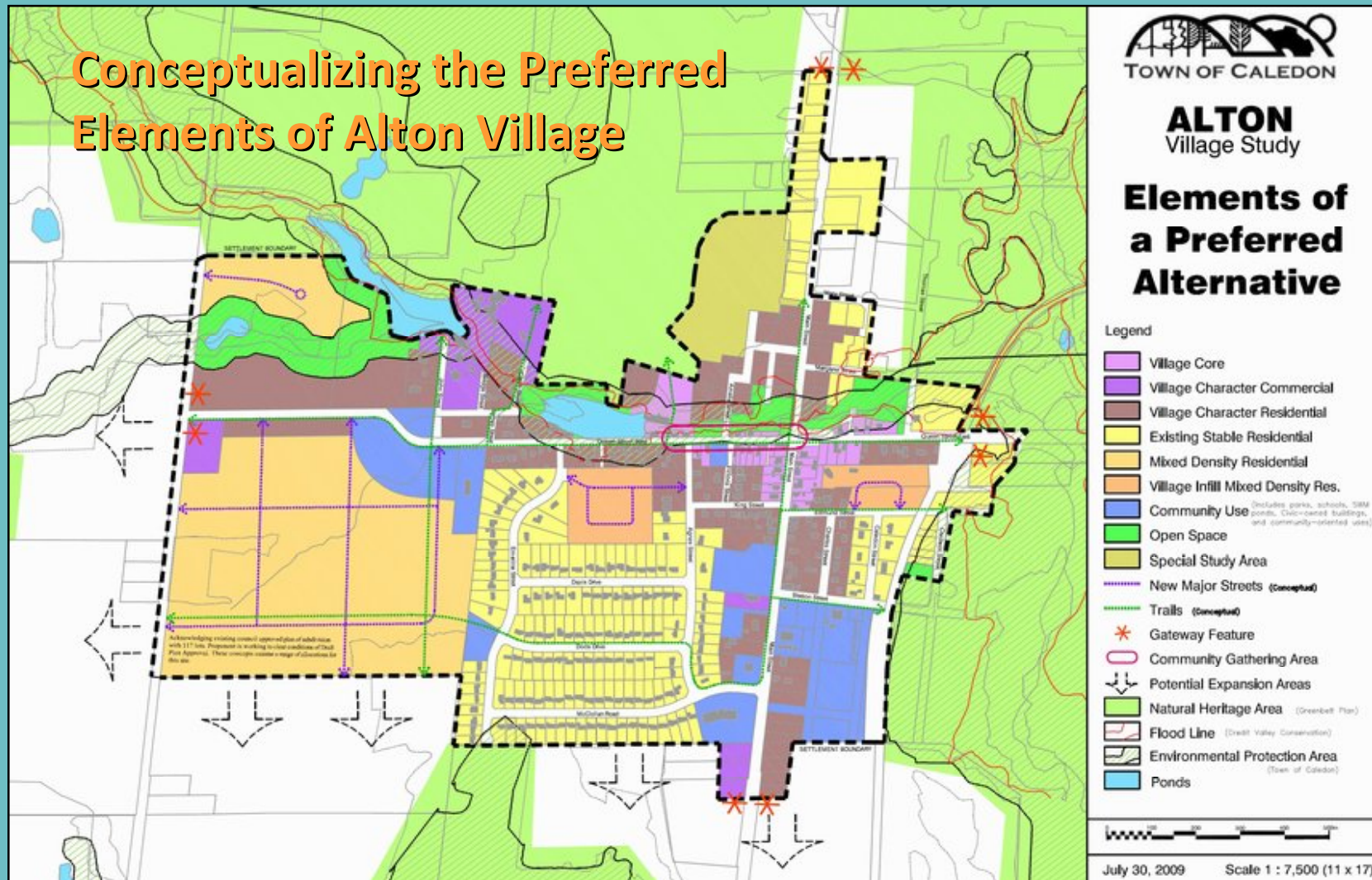
Elements of a Preferred Alternative

Summary of the Preferred Elements



Elements of a Preferred Alternative

Conceptualizing the Preferred Elements of Alton Village



Workshop Agenda

- 8:30-9:00 pm: Small Group Discussion
 - What you like/don't like about the elements of a preferred alternative
 - Other comments
- 9:00-9:25 pm: Report Back to Plenary
- 9:25-9:30 pm: Next Steps in the Study



Next Steps in Phase Two

- Council workshop to endorse the Preferred Alternative
- Finalize Preferred Alternative as part of the Phase 2 Draft Report
- Initiate Phase Three of the Alton Village Study
- There will be another Public Workshop for Phase Three in the Fall of 2009

Next Steps in the Study

Phase 3: Preparation of Conceptual 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.

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

- 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.

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