

Alton Village Study Update

Welcome to the first issue of the Alton Village Study Update. The Update serves to keep Village area residents and other stakeholders updated on the progress of the Alton Village Study. Phase 2 of the Alton Village Study was endorsed by Town of Caledon Council on September 1, 2009. Phase 2 of the study includes the development, evaluation of a Preferred Village Plan and Servicing Alternative and the selection of the Preferred Planning Alternative.

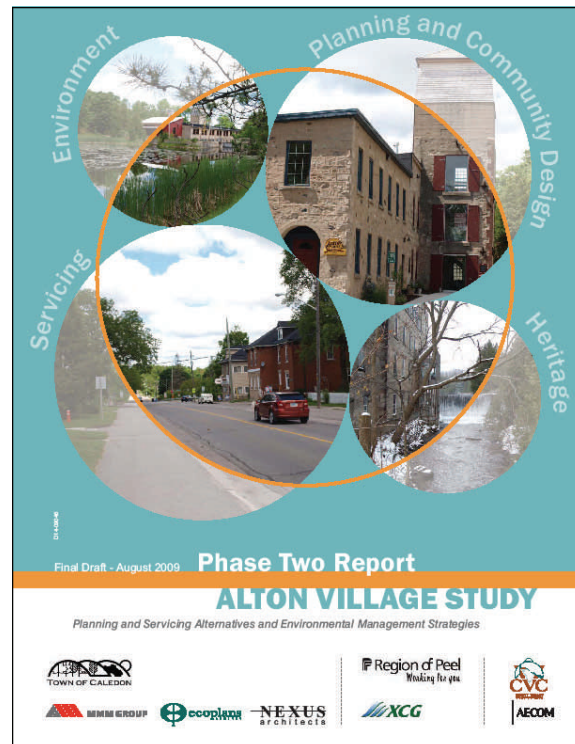
Community Meetings and Comment: Your Participation in the Study

An important part of the Study is to engage residents and other stakeholders in the study process to ask questions and provide input. To date, public consultations have taken a number of forms including community, stakeholder and liaison group meetings. Information packages have been distributed to the community at key points in the process and have been made available on the Town of Caledon's website. Stakeholders in the study are encouraged to submit written comments by mail to Town Hall or e-mail to ben.roberts@caledon.ca

As part of Phase 2, there were three public meetings held on February 12, 2009, June 25, 2009 and July 30, 2009 which provided valuable input on the community design process, the method for evaluating the planning scenarios and the proposed elements for a preferred planning alternative.

Phase 2—Planning and Servicing Alternatives and Environmental Management Strategies Report Available!

With the adoption of Administration Department Report ADM-2009-026 by Caledon's Council on September 1, 2009, Phase 2 of the Study has now been completed. Staff's report recommended the release of the Phase 2 Report—Planning and Servicing Alternatives and Environmental Management Strategies to the public. The following is the Executive Summary of the Phase 2 Report completed by MMM Group Limited, who were retained to complete the Project Management and Planning Component of the Alton Village Study.



Phase 2 Report—Executive Summary

The Alton Village Study was initiated in 2000. The purpose of the Study is to determine the future growth of the Village and address issues such as community design, land uses, cultural heritage, transportation, servicing, trails and recreation, and environmental protection and impacts. The Study consists of four phases, including:

- Phase 1: Collection and Analysis of Background Information to Determine Existing Conditions of the Study Area;
- Phase 2: Development and Evaluation of Village Planning Alternatives and Servicing Alternatives and Selection of Preferred Alternatives;
- Phase 3: Preparation of Conceptual Community Plan, Draft Servicing Plan and Draft Environmental Management Plan; and
- Phase 4: Finalization of the Recommended Community Plan, Servicing Plan and Environmental Management Plan.

Phase 1 included a detailed review of the Village, including land uses, population trends, cultural and built heritage resources, servicing and environmental issues. The primary goal of Phase 2 is to carry forward a preferred planning alternative that can serve as the basis for preparation of the Village Plan, Servicing Plan and Environmental Management Plan. This report recommends a preferred planning alternative for consideration by Council.

The purpose of the Phase 2 Report is to summarize the work completed in Phase 2 of the Alton Village Study, which has included:

1. Finalization of goals, objectives and community design principles;
2. Development of the Community Planning and Servicing Alternatives for Alton;
3. Evaluation of the Community Planning Alternatives and Methodology for Evaluating the Servicing Alternatives;
4. Development and presentation of a preferred Planning Alternative for Alton; and
5. Next steps in the Study.

The goal of the Alton Village Study is “to develop a comprehensive and integrated Community Plan, Servicing Plan and Environmental Management Plan for the Village of Alton to guide the evolution of the Village to the year 2031 in a manner that is consistent with and complies with Provincial policies and Plans, conforms to the Region of Peel and Town of Caledon Official Plans, and recognizes and strengthens the unique characteristics of the Alton community.”

Based on a thorough evaluation of Provincial, Regional and Municipal planning policy, as well as the detailed background work undertaken in Phase 1, and consideration for the goals and objectives of this Study, three potential future community planning alternatives for the Village were developed:

1. “Focus on the Core”: new growth occurs through infill of existing vacant lots and adaptive reuse of existing buildings, in addition to growth on the undeveloped properties to the west of the Village.
2. “Dispersed Growth”: new growth occurs primarily outside of the built-up area of the Village, but growth through infill and adaptive re-use is still encouraged.

3. “Potential settlement area boundary expansion”: growth occurs through infill, adaptive re-use, development outside of the existing built-up area, and consideration is given to expanding the urban boundary in order to accommodate growth.

In addition to these alternative growth options, a number of common elements were identified that should be included in all three alternatives. Principles of good community design including walkability, streetscaping improvements, compatible development that maintains the Village’s character, improved opportunities for recreation and active living, as well as maintenance of the existing Civic square at the south end of the Village, are all identified as common elements.



Photo Courtesy of: MMM Group Limited

The public provided input into these alternatives at a workshop held on June 25, 2009. The public also provided input into how these alternatives were to be evaluated and a preferred alternative was to be prepared.

Section 3.2 of this report presents alternatives for wastewater and water servicing. A preliminary screening of the list of water and wastewater servicing alternatives, based on whether each alternative meets several “must meet” criteria, is provided in this report. Based on the preliminary screening, improvements to the existing water supply system was identified for further evaluation. Several options exist for improving the existing water supply system, which are described in Section 3.2.1. Based on the screening for wastewater servicing alternatives, several alternatives have been carried forward for further review, including: upgrading on-site private systems and construction of new on-site private disposal systems;

construction of a new communal waste water system to service existing and future residents; and, construction of a new communal wastewater servicing to service new growth and upgrade existing on-site private systems to meet current regulations.

The planning alternatives were evaluated based on criteria prepared at the beginning of Phase 2. The evaluation assessed how each of the alternatives met applicable policy and how well each adhered to the final planning, servicing and environmental objectives, how well each alternative adhered to the community design principles, how well the alternatives considered community input and how well each alternative recognized and enhanced cultural and built heritage resources.

In general, it was determined that none of the three alternatives should be carried forward as a “preferred alternative.” Rather, the study team identified a number of “preferred elements” from each of the alternatives that should be included in the preferred alternative. Growth through infill and development of a new western neighbourhood was seen as desirable, as well as protection of built and cultural heritage resources, streetscaping improvements, improvements to gateway features and trails, as well as a new western civic and commercial area. An expansion to the Village boundary was also kept under consideration for the preferred alternative, at least until an appropriate final population for the Village was determined.

The public provided input into the alternatives at a public workshop held on July 30, 2009. The preferred elements are discussed in Section 4.1.3 of this report. The community planning alternatives, the evaluation of the alternatives and the preferred elements were presented to Council at the August 11, 2009 Council Workshop.

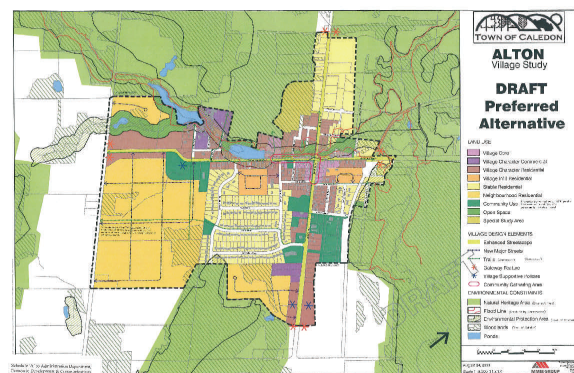
Development and Presentation of a Preferred Planning Alternative for Alton

This report provides a preferred planning alternative for Alton based on the evaluation of the three alternatives, further analysis of planning policy (particularly in relation to population allocation), public input received to-date, as well as input from the Region and CVC.

The interim population allocation for Alton is 1,530. However, it is reasonable to expect that Alton could accommodate a higher population; however, a Village bound-

ary expansion may be required. An analysis of the potential population projection of Alton is provided in this report. Alton Village, as one of the larger Villages that does not have a Village Study prepared, should accommodate a share of the total 2031 planned population to the Town’s Villages. It has been recommended that a future population of 1,750 be allocated to Alton in the 2021 planning horizon and 2,950 be allocated to Alton in the 2031 planning horizon.

In order to accommodate this population, an expansion to the Village boundary may be required. To manage this pace of growth in the context of the Village, phasing policies are recommended for the Village Plan. The preferred planning alternative also includes an identification of preferred land uses in the Village, as well as preferred Village design elements such as streetscape improvements, gateway features, green links and trails and conceptual roadways.



It is recommended that the preferred planning alternative be endorsed by Council for further review and development in Phase 3 of the Village Study. The preferred planning alternative will form the basis for the Village Plan, Servicing Plan and Environmental Management Plan. In summary, the preferred planning alternative recommends:

- A population of 1,750 for the 2021 planning horizon and a population of 2,950 for the 2031 planning horizon.
- Growth will occur through infilling of vacant lands in the built-up area, development of a new neighbourhood to the west of the Village’s built-up area, and development within new lands (to the south and south-west of the Village) incorporated in the Village boundary.
- An expansion of the Village boundary to include lands to the south and southwest of the Village. Furthermore:

- 38 ha is recommended to be included in the Village boundary; however, due to woodland features, only 32 ha is developable. Land requirements based on the projected Village population are discussed in Section 5.
- Criteria for development of expansion lands and criteria for phasing will be developed as part of the Village Plan. This would include transportation system and traffic management studies regarding an East-West road. Development in the expansion lands should only occur when a certain threshold of infill development has been reached and servicing is available.
- Principles of strong community design should be included as part of the preferred planning alternative. New development should be compatible with the existing character of the Village.
- Heritage resources should be protected or enhanced through adaptive re-use.

Copies of the Phase 2 Report are Available

Copies of the Phase 2 Report are available on the Town of Caledon Website (see the link listed below) and at the Alton Village Library.



Photo Courtesy of: MMM Group Limited

Phase 3 has Begun

Phase 3 is currently underway. This phase builds upon the findings of Phase 1 and Phase 2 to create a draft community plan, draft servicing plan and draft environmental management plan.

The next community meeting is tentatively scheduled for Thursday November 5, 2009 at the Royal Canadian Legion, Alton. At this meeting, the study team will be providing an overview of the results of Phase 2 and will be seeking input on the design guidelines and the draft community plan, servicing plan and the environmental management plan. Once the date has been finalized, invitations will be sent out to residents and stakeholders with confirmed date, time and location .

Next Steps

These draft Plans developed in Phase 3 will be finalized in Phase 4 and taken to Council for endorsement. If appropriate, an Official Plan Amendment will be brought forward at the same time for adoption. The completion of the Study is expected by March 2010.

Contact for the Alton Village Study

If you require any additional information or have any questions please contact Ben Roberts.

Project Manager

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



ALTON

Village Study

DRAFT Preferred Alternative

LAND USE

- Village Core
- Village Character Commercial
- Village Character Residential
- Village Infill Residential
- Stable Residential
- Neighbourhood Residential
- Community Use (Includes parks, schools, SWM ponds, Civic-owned buildings, and community-oriented uses)
- Open Space
- Special Study Area

VILLAGE DESIGN ELEMENTS

- Enhanced Streetscape
- New Major Streets
- Trails (Conceptual) (Conceptual)
- Gateway Feature
- Village Supportive Policies
- Community Gathering Area

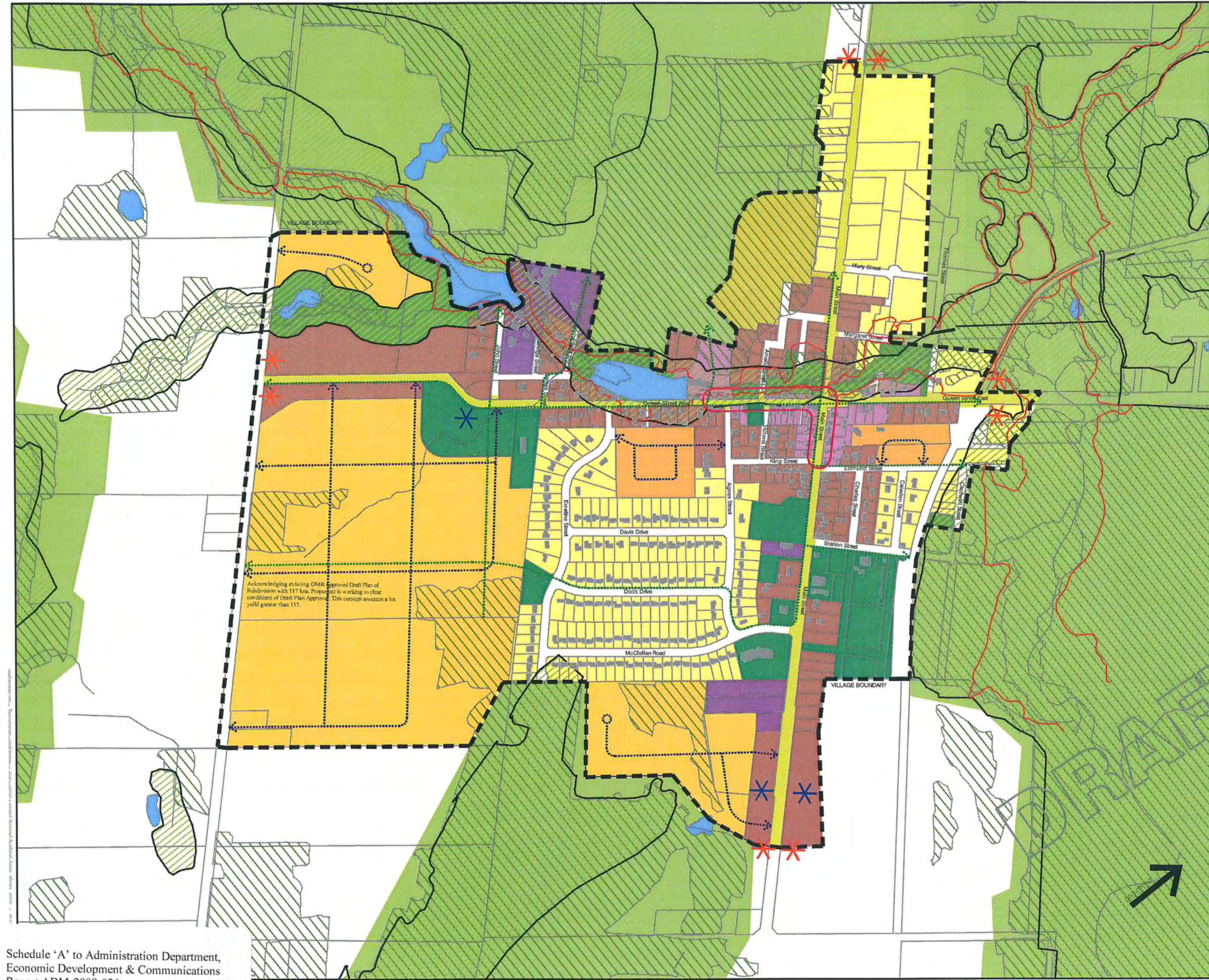
ENVIRONMENTAL CONSTRAINTS

- Natural Heritage Area (Greenbelt Plan)
- Flood Line (Credit Valley Conservation)
- Environmental Protection Area (Town of Caledon)
- Woodlands (Town of Caledon)
- Ponds



August 24, 2009

Scale 1 : 9,000 (11 x 17)



Acknowledging existing OMB approved Draft Plan of Subdivision with 117 lots. Proposer is working to clear conditions of Draft Plan Approval. This concept assumes a lot yield greater than 117.