



**PLANNING AND DEVELOPMENT DEPARTMENT
Policy Section**

Report 2006-43

To: Mayor and Members of Council
From: Mary Hall, Director of Planning and Development
Meeting: July 4, 2006
**SUBJECT: PROPOSED OFFICIAL PLAN AMENDMENT NO. 208:
THE MAYFIELD WEST SECONDARY PLAN.**

RECOMMENDATION Requires Action For Information Only

That the Council for The Corporation of the Town of Caledon:

1. Receive Planning & Development Department, Policy Section Report 2006-43: Proposed Official Plan Amendment No. 208: The Mayfield West Secondary Plan;
2. Enact By-law 2006-96 to adopt Official Plan Amendment No. 208: The Mayfield West Secondary Plan; and,
3. Direct that Planning and Development Report 2006-43 be forwarded for information to the Ontario Ministry of Municipal Affairs and Housing, Region of Peel, City of Brampton, Toronto and Region Conservation Authority, the relevant school boards, Valleywood Residents Association, CEAC, and any other agency, board or authority that has participated in the Mayfield West Community Development Plan planning process.

BACKGROUND

Official Plan Amendment No. 208, the Mayfield West Secondary Plan ("OPA 208"), is the end product of a comprehensive planning process undertaken in response to the direction in both the Region and Town Official Plans to address Mayfield West's role and function as a Rural Service Centre in the Town of Caledon.

The strategic direction embodied in the Town's Official Plan, together with forecast allocations of population and employment growth were derived from a comprehensive and extensive Official Plan review process largely conducted concurrent with the preparation of the Region's Official Plan in the mid 1990's. Accordingly, both documents anticipate development of the Mayfield West Settlement to accommodate planned population and employment growth within the 2021 timeframe.

Regional Official Plan Policies

Section 5.4.3 of the Region's Official Plan confirms that the three Rural Service Centres identified in the Town's Official Plan are intended to be the primary foci for growth within the Rural System. Boundaries of the Rural Service Centres are identified on the Region's Land Use Plan, denoting the limits of urban development.

Region of Peel Official Plan Amendment No. 17 ("ROPA 17") was approved by Region of Peel Council in December 2005, and designates the lands subject to OPA 208 as part of the Rural Service Centre of Mayfield West.

The Regional Plan identifies a number of planning objectives and policies which are reflected in OPA 208, including:

- a) Achieving a range and mix of housing types, sizes and tenures;
- b) Providing housing for all income groups, including those with special needs;
- c) Support of development densities and patterns which are transit-supportive;
- d) Development patterns which are pedestrian-oriented and promote walking and bicycling within the community; and,
- e) Fostering efficient and environmentally sensitive use of land and buildings in the provision of housing.

Caledon Official Plan Policies

Caledon's Official Plan, as approved by the Ontario Municipal Board ("OMB") in 1997, defines a growth management strategy reflective of a historic hierarchy of settlement areas including Hamlets, Villages, and three larger Rural Service Centres. The Rural Service Centres are planned to accommodate the majority of new residential and employment development. The three Rural Service Centres are Bolton, Caledon East and Mayfield West.

Mayfield West Population

Table 1 of the Region's Official Plan defines population and employment forecasts for Peel's three constituent local municipalities. The forecasts identified for Caledon for 2021 are consistent with those found in Table 4.1 of the Town's Official Plan. Both the Region and Town Official Plan define a population forecast for Caledon of 84,444 for the 2021 timeframe.

Caledon's Official Plan provides a more detailed allocation of population growth on a settlement basis, and allocates a total population of 13,100 to Mayfield West. Today, Valleywood accounts for approximately 2,800 people. The potential population associated with the Snell's Hollow Secondary Plan Area and Residential Policy Areas A and B (see Appendix 1 to this report for the location of these areas), is approximately 1,300. This leaves approximately 9,000 people to be accommodated in Mayfield West.

Regional Official Plan Amendment 17 contemplated a range of approximately 7,700 to 8,300 people for the lands subject to OPA 208 ("Secondary Plan Area"). Since the time of that application by the Town, staff has further examined the potential population that

could be accommodated within Residential Policy Area A. Given the environmental constraints to development, and the proximity to the Highway 410 extension, the potential population associated with this area is approximately 1,300.

An expansion of the Rural Service Centre boundary is not required as a result of the increase in population identified for the Secondary Plan Area; the increase in population above 8,300 (the upper end of the range contemplated in ROPA 17), will be accommodated through higher density residential development.

Planning Process

In accordance with the tri-nodal growth strategy, a series of secondary plans are required to be completed for the Rural Service Centres to provide further policy direction in each specific growth area, including the preparation of a Community Development Plan for the Mayfield West Rural Service Centre. Section 5.10.4.3.1 of the Town's Official Plan states that:

"Mayfield West has been designated a Rural Service Centre. A growing community, it represents a significant opportunity to effectively provide a wide range of facilities and services, including housing and employment opportunities in the west part of Caledon. The provisions for these opportunities will be addressed in a comprehensive manner in the Mayfield West Community Development Plan".

Preparation of the Mayfield West Community Development Plan ("Mayfield West Secondary Plan" or "Secondary Plan") began in 1996 with the retention by the Town of a multi-disciplinary consultant team. The initial phases of the planning project concluded in 1997 with Caledon Council's adoption in principle of a Mayfield West Community Concept Plan, intended to be the basis for the preparation of the final Community Development Plan.

Owing to a variety of circumstances, including the need for Town staff to address a number of key municipal priorities, it was not until 2003 that the Mayfield West Community Development Plan process was reinvigorated.

In June 2003, the Town organized a two-day planning and design workshop to develop principles and creative ideas for the proposed Mayfield West community. Forty-two invited participants representing a broad cross-section of stakeholders participated in the event facilitated by consultants. The results of this workshop effort are contained in the report "Mayfield West Community: A Summary Report of the Planning and Design Workshops June 18 and June 25, 2003". Some of the key planning and design principles developed in the workshop are as follows:

- a) **Made in Caledon** – develop a community that is distinct and expressive of the Town of Caledon. Include a town commons, town square or market place as a central meeting place and activity focal point;

- b) **Mixed Housing** – develop a compact, mixed-use community that provides a broad mix and range of housing types and tenures, employment and commercial opportunities, and community facilities and services;
- c) **Pedestrian Based Design** – minimize the use of the automobile by establishing a pedestrian oriented community focused on a 5-10 minute walking radius to key community elements such as transit facilities, community facilities, schools and public open spaces. Ensure that all residents have safe and convenient access to transit services;
- d) **Environment** – protect, enhance and regenerate natural habitats to provide continuous vegetative and wildlife corridors. Integrate walking trails and bicycle paths;
- e) **Public Spaces** – locate and design public spaces, such as parks and greenway corridors, so that they are visible and accessible to the public. Avoid public spaces and school grounds that back onto private rear yards; and,
- f) **Employment Opportunities** – the provision of high quality, accessible and available employment lands is vital to contribute to the Town’s employment targets, and to achieve the desired live/work opportunities in the Town, thus reducing the need for commuting.

The planning principles for Mayfield West were subsequently endorsed by Caledon Council in September 2003, and are reflected in the objectives of OPA 208.

Following the workshops, submissions were received from two distinct landowner groups, one advocating a development pattern focused west of Highway 10, and the other east of Highway 10. In January 2005, the applicants were invited to make submissions in response to a series of evaluation criteria based on the 2003 workshop principles. Extensive submissions were received in support of each of the development proposals, and formal presentations were made at a Special Caledon Council Meeting in February 2005.

Council endorsed the establishment of the Mayfield West Advisory Group which comprised of regional and local stakeholders, Caledon business interests, agricultural community representatives, and Mayfield West residents, including representatives from the Valleywood Residents Association. The group provided important perspectives on the development of the evaluation criteria as well as the merits of the two development proposals relative to the evaluation criteria.

Assessment of the development proposals was conducted by staff, a Peer Review Team of consultants retained by the Town, and was assisted by circulation to outside agencies for comment. The process concluded with preparation of the Peer Review Team Final Report in May 2005, which recommended the Town proceed to prepare plans and policies for development of lands located east of Highway 10, and based on the Kennedy-Heart Lake Owners’ Group proposal (see Appendix 2 – Kennedy-Heart Lake Owners Group Land Use Concept Plan).

In June 2005, Council resolved to endorse the staff and Peer Review Team recommendations and directed staff to proceed with the preparation of the Mayfield West Community Development Plan based on lands east of Highway 10.

Completion of the Secondary Plan, via OPA 208, fulfils the tri-nodal growth strategy as contemplated and approved in 1997. Timely completion of the Secondary Plan is important in order to provide a solid foundation as the Town moves forward with emerging 2031 planning horizons and related new population numbers.

DISCUSSION

Location

The area of OPA 208 consists of approximately 444 hectares (1,100 acres) of land ("Plan Area") generally bounded to the west by Highway 10 and the Etobicoke Creek; to the north by the southerly part of Lot 22, Concession 1 E.H.S., the West Half of Lot 21, Concession 2 E.H.S., and the southerly part of Lot 20, Concession 2 and 3 E.H.S.; to the east by Dixie Road; and to the south by Mayfield Road and the planned Highway 410 extension. The location of the lands subject to OPA 208 are shown in Appendix 1 to this report.

The lands subject to OPA 208 are designated Rural Service Centre in the Region's Official Plan. Official Plan Amendment 208 will re-designate certain lands shown on Schedule B - Mayfield West Land Use Plan in the Town's Official Plan from Agricultural Area and Environmental Policy Area to Residential Area, Mixed High/Medium Density Residential, Environmental Policy Area, Open Space Policy Area, General Commercial, Prestige Industrial, General Industrial, and Academic/Research Campus.

Key Components of the Community Design

Official Plan Amendment 208 is based upon the Principles, Strategic Direction and Goals of the Town's Official Plan, and also on the planning and design principles developed in the 2003 Workshop. It proposes the development of a residential community of approximately 2,845 dwellings (including apartments, townhouses, semi-detached and detached) generating a population of about 9,000 people. Approximately 180 hectares (444 acres) of employment generating land uses, complementary and supporting commercial and community facilities are also provided.

Village Centre

A Village Centre will be located west of a realigned Kennedy Road and east of the Etobicoke Creek and, in accordance with the objectives of this Secondary Plan, will provide a central focus for the community. The Village Centre will include a traditional main street, commercial uses, community facilities such as a recreation centre, and appropriate residential uses. Anchoring the west end of the Village Centre is a pond, approximately 3.6 hectares (9 acres) in size, that will provide stormwater management and also an open space area for residents and visitors to enjoy.

Public Realm

The objectives of this Secondary Plan underscore the recognition of the need to plan for the high quality of public realm, composed of clearly defined public spaces and street systems. Public spaces include parks, schools, community facilities, natural features, stormwater management facilities, and Greenway Corridors. A comprehensive and integrated system of walking and bicycle trails and/or pathways will provide linkages between the Plan Area, the Snell's Hollow Secondary Plan Area, Residential Policy Area A, Valleywood, the rest of the Town, and the City Of Brampton.

Within the context of developing a pedestrian oriented community, and in support of the objectives of OPA 208, the road network in OPA 208 will be based upon a grid which provides for permeability and connectivity for all modes of travel. An interconnected and integrated street network shall provide linkages between the residential neighbourhoods and the public open spaces.

Residential Neighbourhoods

A series of new residential neighbourhoods are proposed and shall be designed to maximize accessibility to the Village Centre, and the public realm. In accordance with the objectives of this Secondary Plan, opportunities shall be provided within each neighbourhood for medium density housing. Centrally located within each neighbourhood will be a community or neighbourhood sized park to provide a focus for the neighbourhoods. Elementary schools are permitted in the residential neighbourhoods. Two school sites, one for each Board, have been provided in the Secondary Plan.

Employment Lands

In accordance with the objectives of this Secondary Plan, approximately 180 hectares (444 acres) of employment lands have been reserved adjacent to and north of the Highway 410 extension. These lands will contribute to the Town's employment targets and live/work opportunities through the provision of a range of job-creating land uses including Prestige Industrial, General Industrial, and Academic/Research Campus uses.

The design of the employment area shall capitalize on its highly visible and accessible location adjacent to the planned Highway 410 extension. An appropriate interface between the employment area and existing and future residential development shall be established through the use of roads, landscaping and other community design elements.

Implementation and Supplementary Studies

Two implementation studies have been initiated which form the basis for preparation of OPA 208, namely the Mayfield West Master Environmental and Servicing Plan, and the Mayfield West Cultural Heritage Survey. These studies were submitted to the Town in draft form in December 2005 and January 2006 respectively and were circulated to Town departments, the Town's urban design Peer Review Team, and relevant agencies, including the Region of Peel, City of Brampton and the TRCA, for review and comments.

Mayfield West Master Environmental and Servicing Plan

The Master Environmental and Servicing Plan (“MESP”) is intended to be comprehensive, responsible and sustainable. In this regard, the MESP will determine appropriate environmental monitoring to allow for the implementation of an adaptive management approach to development which will ensure that the Town’s environmental management policies are complied with, and environmental management targets are met. The MESP includes the following reports:

- a) Comprehensive Environmental Impact Study and Management Plan;
- b) Functional Servicing and Stormwater Management Study;
- c) Transportation Master Plan;
- d) Hydrogeological Assessment;
- e) Preliminary Geotechnical Investigation;
- f) Preliminary Environmental Noise Overview; and,
- g) Infiltration Feasibility Study.

Environment

The Comprehensive Environmental Impact Study and Management Plan (“Comprehensive EIS & MP”) provides detailed information regarding environmental features, functions, linkages and interdependencies, to assess the impacts of planned urban development on the ecosystem and addresses the management of surface water, ground water, aquatic and terrestrial resources, and Greenway Corridors in the Secondary Plan area. Recommendations are made in regard to environmental protection, management and monitoring measures, and also with regard to an adaptive management approach to addressing the environmental impacts of development.

The EIS & MP has identified significant natural features that are intended for protection, restoration and/or enhancement, and proposes the creation of a linked open space system to improve and protect the Town’s natural environment. The open space system within the Secondary Plan integrates tableland parks and school sites with the valley system of the Etobicoke and Humber Tributaries while ensuring sensitive natural areas of the valley and significant tableland features are preserved.

Servicing and Stormwater Management

The Functional Servicing and Stormwater Management Study outlines a coordinated strategy for the provision of sanitary and water supply facilities, and stormwater management.

Traffic

The Transportation Master Plan addresses the area-wide transportation issues, including the integration of the required transportation facilities for the Secondary Plan area with the existing and proposed transportation facilities for the Town as a whole. On the basis of this macro-level analysis, the study recommended the ultimate widening of Kennedy and Heart Lake Roads, construction of a new ‘Main Street’ collector road from

Highway 10 easterly to the eastern limits of the Secondary Plan, and construction of a new collector road from Kennedy Road easterly to Dixie Road.

The Secondary Plan has identified a proposed realignment of Kennedy Road to the east of its existing alignment to, among other things, mitigate the traffic impacts of the new development on the existing residential development along Kennedy Road. The Kennedy Road Realignment Study will investigate alignment alternatives for Kennedy Road and make a recommendation as to the specific preferred alignment.

The Transportation Master Plan also recommended protection of land for a potential future partial interchange at the intersection of Highway 410 and Kennedy Road. An Environmental Assessment study will be required to examine, among other things, need and justification, social and economic benefits/impacts, operational and safety implications, and environmental impacts associated with the partial interchange.

Hydrogeological Assessment

The Hydrogeological Assessment examined the existing geological and hydrogeological conditions, assessed the impact of development on the shallow groundwater flow system, and recommended measures to mitigate or reduce the predicted impacts.

Preliminary Geotechnical Investigation

The Preliminary Geotechnical Investigation makes preliminary recommendations pertaining to the geotechnical design of underground utilities and roads and to comment on the foundation conditions. A preliminary assessment was also undertaken on the long term stability of the slopes (creek banks) within the Secondary Plan area.

Preliminary Environmental Noise Overview

The Preliminary Environmental Noise Overview report provides a summary overview of environmental noise issues and implications for the proposed development within the Secondary Plan area.

Infiltration Feasibility Study

Where development is permitted in high recharge areas, in conformity with Section 3.1.5.12.2 of the Town's Official Plan, the best available techniques for maintaining water infiltration should be utilized, giving first consideration to innovative grading techniques and minimizing hard surfaces. In this regard, the Mayfield West Infiltration Feasibility Study shall be completed and approved by the Town and the TRCA, prior to the approval of the Mayfield West Community Design Plan. Terms of reference shall be prepared, to the satisfaction of the Town and the TRCA, outlining the study purpose and scope etc.

Cultural Heritage Survey

The Cultural Heritage Survey is comprised of a Stage I Archaeological Assessment, a Built Heritage Resources Assessment, and a Cultural Heritage Landscapes Assessment. Collectively, these reports have identified cultural heritage issues that must

be considered with respect to development within the Secondary Plan area. Conservation of cultural heritage resources within the Secondary Plan is required by Section 3.2 of the Town's Official Plan. The Cultural Heritage Survey makes recommendations concerning appropriate conservation measures.

Both the MESP and the Cultural Heritage Survey will be finalized to the satisfaction of the Town, in consultation with the Region of Peel, where appropriate, and to the satisfaction of the TRCA, prior to the approval of a study that is supplementary to OPA 208, namely the Mayfield West Community Design Plan.

Mayfield West Community Design Plan

The Mayfield West Secondary Plan Community Concept Plan, attached as Appendix 3 to this Secondary Plan, illustrates key elements of the Plan Area. A Mayfield West Community Design Plan ("Community Design Plan") that incorporates and further addresses these elements shall be prepared, and approved by Town Council, prior to the submission of any development applications associated with the lands within the Plan Area. The purpose of the Community Design Plan is to elaborate, from a design perspective, on the objectives and policies of this Secondary Plan. The objectives of the Community Design Plan are:

- a) Contribute to achieving the objectives of the Secondary Plan through the development of more specific design principles and guidelines for the community elements including the Village Centre; Public Realm; Greenway Corridors; Residential Neighbourhoods; and Employment Lands.
- b) Promote consistency in the design of the public realm and provide a foundation for the review of future planning applications;
- c) Encourage design creativity and harmony;
- d) Create guidelines for streetscapes and public places that present an attractive, identifiable and safe hierarchy of streets, pedestrian pathways, bicycle paths and open spaces that promote and enhance social interaction, accessibility and high aesthetic value; and,
- e) Develop a comprehensive design vision for the community which would provide the foundation for architectural control guidelines and site plan approval which includes specific built form guidelines.

Comments on OPA 208

A Public Meeting for OPA 208 was held on May 23, 2006, and a draft of OPA 208 was circulated to Town departments, relevant agencies, and the Valleywood Residents Association, as well as the Caledon Environmental Advisory Committee in early May 2006. Comments on the draft have been received through submissions to Planning staff from the public, landowners and agencies while preparing this report. All comments have been considered, and, in some cases, changes have been made to OPA 208. The following sections describe some of the changes that have been made to OPA 208, and

describe some of the issues that have been raised, but have not resulted in changes to OPA 208.

Academic / Research Campus

An Academic/Research Campus designation is located on the west side of Heart Lake Road, and north of a proposed east-west industrial collector road. The owners of these lands have objected to this designation. They have requested that the designation “*go back to what it was in the last version of the plan, being residential and employment lands*”. The owners have also objected to the 10-year time-frame that was proposed in OPA 208 to allow a community college or university to begin to locate in this designation.

The provision for an academic/research campus in Mayfield West was an important principle of the 2003 Workshop, and is an objective of OPA 208. The land use concept plan, submitted by the Kennedy-Heart Lake Owners Group in February 2005, identified these lands, in part, as Employment/Institutional Lands, to accommodate such a use.

Change have been made to permit the development of high quality research and development facilities, laboratories, and corporate offices accessory to a research and development facility, ahead of a post secondary education institution, provided that sufficient lands are still available to accommodate a post secondary education institution to locate in this location in the future. Furthermore, this land use designation will be reviewed at intervals corresponding with subsequent 5-year reviews. At such time, if the Town concludes that there is no prospect of a post secondary education institution locating in the academic/research campus designation, the policies pertaining to this designation will be reconsidered and appropriate changes made.

Prestige Industrial

As previously stated, the February 2005 land use concept plan identified lands for an academic/research campus; these lands totaled approximately 40 acres. The amount of lands designated for an academic/research campus has been revised in line with this earlier submission. As such, additional lands, fronting on Heart Lake Road and the proposed east-west industrial collector road, have been designated for Prestige Industrial uses.

Consistent with the Town’s existing Official Plan policies for the Prestige Industrial designation changes have been made to allow day-care facilities in this designation.

Cultural Heritage Resources

The Cultural Heritage Survey has identified a number of properties of historic value, including the following:

1. Nineteenth century stone farmhouse located at 12304 Heart Lake Road (East Half of Lot 19, Concession 2 EHS, former Chinguacousy Township; and,
2. Nineteenth century frame and stucco farmhouse and timber frame gable-roofed barn located at 12516 Kennedy Road (East Half of Lot 20, Concession 1 EHS, former Chinguacousy Township.

The owners of these properties have objected to the Cultural Heritage Resource policies contained in OPA 208. This objection is based on the premise that these policies will result in the designation of these properties where in fact the policies do not designate these properties.

It is the intent of this Secondary Plan to conserve significant built heritage resources through retention and integration into new development proposals in the form of their original use or an appropriate adaptive re-use. Changes to include policies that aim to preserve these buildings in the event that the lands on which they are located are developed.

The properties at 12304 Heart Lake Road and 12516 Kennedy Road will require a Cultural Heritage Impact Statement (“CHIS”), to be prepared and submitted in accordance with Section 3.2 of the Town’s Official Plan, to address appropriate conservation measures as part of any development application, and as such will be the responsibility of the developer of these lands.

Where built heritage resources have been identified through a CHIS for retention in their original location, plans of subdivision and other development applications shall be designed to enable these buildings to be preserved in their original location.

Expansion of the Secondary Plan Area

Requests have been made to expand the Secondary Plan Area to include the ‘white areas’ to the north, up to Old School Road, and to the east and north, up to the southern edge of the West Humber Tributary.

As previously stated, the amount of population growth that is anticipated for Mayfield West in the Town’s Official Plan is 13,100 through 2021, and ROPA 17 has designated the lands subject to OPA 208 as part of the Rural Service Centre for Mayfield West in the context of a 2021 planning horizon. However, planning jurisdictions are increasingly looking at population growth through 2031. Two initiatives of the Provincial Government, the 2005 Provincial Policy Statement, and the recently published Growth Plan for the Greater Golden Horseshoe, both recommend land use planning horizons of 2031.

The South Albion-Bolton Community Planning Process and the accompanying Population and Employment Allocations exercise is the vehicle Council has established for examining population growth for the municipality through 2031. This planning process will allocate population growth across the Town, including population numbers for Mayfield West. A subsequent planning process will be needed to determine the required urban expansion to accommodate any new growth allocated to Mayfield West.

East-West Residential Collector Road – ‘Main Street’

The Secondary Plan has proposed an east-west residential collector road, or ‘Main Street’, from Highway 10 to the eastern limit of the Secondary Plan. A number of comments have been made about this new collector road terminating at the eastern limit of the Secondary Plan area, rather than continuing to, and intersecting with, Heart Lake Road.

As previously discussed, the geographical limits of the Secondary Plan area have been approved by the Region of Peel through ROPA 17. Any potential expansion to the urban boundary would occur in the context of population growth beyond the existing 2021 population target.

The residential neighbourhoods are served by a system of residential collector 'ring roads' that provide capacity sufficient to accommodate the traffic generated by the community. These facilities will be designed to convey the traffic within and outside of the Secondary Plan area to the main collector road network effectively and efficiently. The final design and location of these facilities will occur at subsequent planning stages.

If this new link is desired, prior to any expansion of the urban boundary, an environmental assessment study will be required to determine, among other things, need and feasibility, and environmental impacts of the new road link. Subject to the findings of the environmental assessment, the Town would be supportive of an easterly extension of 'Main Street' to Heart Lake Road.

Expansion of the Village Centre Area

A request has been received from representatives of the owner of the lands at 12502 Kennedy Road to expand the Village Centre Area to include this property. Furthermore, the owner is seeking a Mixed High/Medium Residential Density designation to permit a multiple-family residential development on the property. This property is located on the west side of Kennedy Road, south of the Village Centre Area, and a single-family residential use is located on the property.

Official Plan Amendment 208 designates this property as Residential Area and permits low density and medium density residential development. The uses permitted in the medium density residential designation consist of townhouse units at a density ranging from 30-44 units per net hectare, which is consistent with a proposal submitted by the owner's representatives.

Agricultural Impacts

Concerns have been raised about the impact of OPA 208 on the agricultural community.

As previously discussed, Mayfield West is a recognized growth node in the context of Caledon's urban structure and Peel's Official Plan. ROPA 17 has designated the lands subject to OPA 208 as part of the Rural Service Centre for Mayfield West in the context of the 2021 planning horizon.

As part of the planning process that began in 1996, and as background to the Mayfield West Community Development Plan, the report titled Mayfield West Community Development Plan – Agricultural Land Analysis, CH2M Gore & Storrie Limited, Revised April 1997, was prepared.

In assessing the agricultural impact of a series of growth alternatives relative to the study area, the report concluded that there was, "*no pattern discernable across the parameters*

for an individual option to be identified as wholly more or less impacting on the agricultural resources”.

Given that all of the lands within the Mayfield West Study Area (i.e. Chinguacousy Road, Mayfield Road, Old School Road and Dixie Road) are currently designated Prime Agricultural Area in the Regional Official Plan, and Agricultural Area in the Town’s Official Plan, the above conclusion is appropriate. There are no reasonable alternatives for development within the Mayfield West Study Area that could avoid agricultural lands.

In the case of the Ontario Ministry of Agriculture and Food Minimum Distance Separation Guidelines, it is anticipated that at such planning stages as the Draft Plan of Subdivision stage of development, any actual conflicts with MDS Guidelines can be addressed.

Infrastructure and Servicing

Concerns have been raised about the efficient use of infrastructure and services within the Secondary Plan area.

As previously discussed, OPA 208 is a part of a planned component of Caledon’s tri-nodal strategy embodied in the Town’s Official Plan. In the case of Mayfield West, this strategy seeks to focus development in the south of the Town, away from sensitive environmental areas, while minimizing interference with agricultural activity, and concentrating new demand for services in areas where those demands can be most readily met.

Opportunities for efficient use of land and infrastructure to accommodate development proposed by OPA 208 has been appropriately provided. From a servicing perspective, and specifically in the context of Regional infrastructure, OPA 208 can be accommodated by extension of existing or planned infrastructure. Opportunities and costs for servicing of an expanded Mayfield West Settlement Boundary were examined as part of the Regional Cost of Development Studies preceding approval of the Town and Region’s Official Plans.

An analysis of existing and planned infrastructure was also provided in support of the Mayfield West Community Development Plan in the report titled Mayfield West Community Development Plan Study – Existing Water Supply and Sanitary Sewage System, CG & S, November 1996. That analysis concluded, *“there does not appear to be any significant constraint to development due to limitations in either the water supply or the sanitary wastewater treatment system”.*

Commercial Lands

Comments have been made concerning the viability and supply of commercial lands proposed in OPA 208.

In January 2004, Council authorized staff to retain a consulting team of Paradigm Transportation Solutions, Tate Economic Research, and GSP Group to undertake the Mayfield West Market and Transportation Study. The results of this study were presented to Council in September 2004. The Study forecast that:

Approximately 9,300 m² (100,000 ft.²) of retail and service space is warranted within the Mayfield West community based on local use alone”.

The Study observes that it is important to recognize the influences of competing retail and service interests in surrounding GTA communities such as Brampton. For example, it is noted that the development potential of a Mayfield West retail centre anchored by a supermarket is limited because of existing competition in the neighbouring Snelgrove Plaza that includes a Sobeys supermarket.

As part of their submission to Council in February 2005, the Kennedy – Heart Lake Owners’ Group prepared a Commercial and Employment Lands Opportunity Study (Urban Metrics Inc., November 2004). This study concluded that:

“recognizing the competitive environment, the projected Mayfield West population, and expected inflows of sales from outside of the community, some 7,000 to 8,400 m² (75,000 to 90,000 ft.²) of commercial uses could be incorporated into the Mayfield West Town Centre”.

The Secondary Plan provides for approximately 10,000 m² (107,000 ft.²) of commercial lands which is consistent with the findings and recommendations of the aforementioned studies.

Employment Lands

Comments have been made concerning the need for and the supply of employment lands proposed in OPA 208.

Both the Region and the Town’s Official Plan define employment forecasts for Caledon of approximately 32,000 by 2021. Employment projections were based on an overall activity rate of 0.38 for the 2011 through 2021 period. The Town’s Official Plan does not, however, allocate employment on a settlement basis.

In May 1997, the Town retained C.N. Watson & Assoc. to prepare long term forecasts for employment growth from 1996 to the year 2026, as part of the Mayfield West Community Development Plan Study process. From an employment growth perspective, the results of the analysis defined a gross employment land requirement, exclusive of population related employment, in a range of 106 to 178 hectares (263 to 441 acres).

The Secondary Plan provides for approximately 180 gross hectares (444 acres) of industrial employment lands which is consistent with the findings and recommendations of the need assessment analysis undertaken by C.N. Watson & Assoc.

Connectivity

Comments have been received about the provisions within OPA 208 for connectivity, both vehicular and pedestrian, between the Secondary Plan area and the existing Valleywood subdivision, and future residential development in the Snell’s Hollow Secondary Plan Area, and Residential Policy Area A.

The Village Centre provides the focus and identity of Mayfield West, and its location is strategically placed within a 5- to 10-minute walk of the new residential neighbourhoods, and a 10- to 15-minute walk to Valleywood and the Snell's Hollow Secondary Plan Area. Its location also represents an opportunity to link the new community area with Valleywood and the Snell's Hollow Secondary Plan Area through pedestrian and bicycle connections and, in the case of Valleywood, new road connections via 'Main Street'.

Pedestrian-friendly boulevards are proposed along both sides of a realigned Kennedy Road and also a bicycle path/route will be provided to give the residents of the Snell's Hollow Secondary Plan Area easy and convenient access to the Village Centre.

Existing access points into the Etobicoke Creek valley from Valleywood are located at Pinebrook Circle and Cliffview Court. The existing trail network within the valley will be expanded and enhanced to provide a pedestrian connection between Valleywood and the Village Centre. This will require the construction of two pedestrian footbridges across Etobicoke Creek.

The Town and TRCA are committed to providing a trail system between Valleywood and the Village Centre. An objective of OPA 208 reads *"Provide an open space trail system in the Etobicoke Creek and Humber River valleys that, while protecting and enhancing the significant natural features of the valleys, includes pathways, pedestrian bridges, boardwalks, and lookouts, etc;"*. In this regard, the Town has received a letter from the TRCA dated June 9, 2006 which states:

"TRCA staff have been involved in initial discussions with regard to the potential for a pedestrian trail crossing the Etobicoke Creek – between the Mayfield West and Valleywood communities, and a pedestrian trail within sections of Etobicoke Creek. In principle, TRCA staff are supportive of the concept, as it provides for pedestrian connectivity between the communities".

Housing Mix and Density

The residential component of OPA 208 comprises approximately 263 hectares (650 acres) of land. The total number of dwelling units in the Plan Area will be approximately 2,845. Of this total, approximately 500 dwelling units will be located within the Village Centre and approximately 2,345 dwelling units will be located in the Residential Area.

The proposed housing mix and density will provide for the original vision for Mayfield West of a community that is unique, diverse, compact, attractive and livable.

The Town will ensure, through the plan of subdivision approval process, that the range and mix of housing forms within the Village Centre and the Residential Area are consistent with the provisions of the Town's Official Plan and OPA 208.

Residential Phasing

Official Plan Amendment 208 caps residential growth in the Plan Area at 500 residential units per 12-month period. As a result of comments received, OPA 208 has been revised to allow unused cap from the preceding 12-month period to be carried over to the following 12-month period, and only the following 12-month period.

Public Transit

An objective of OPA 208 states “*Ensure that the road network, street pattern, and streetscape design provide opportunities for transit service in the community, and to connect Mayfield West to other areas of the Town and the rest of the Greater Toronto Area*”. Furthermore, potential future transit routes within the Plan Area will be identified in a supplementary study titled Traffic Management Plan. It is the intent of OPA 208 that development applications shall be designed to minimize walking distances to potential transit routes.

Commuter Parking Lots

The provision of commuter parking lots is a Regional responsibility. The Town will encourage the Region to establish commuter parking lots in the vicinity of Highway 410, out of the Secondary Plan area.

Greenway Corridors

Greenway Corridors represent a new designation in the Town’s Official Plan. These corridors will connect key natural features and facilitate the movement of flora and fauna and help maintain ecological processes. In addition, and in support of the objectives of OPA 208, these features will facilitate opportunities to provide pedestrian and bicycle pathways and/or trails that connect the Village Centre, residential neighbourhoods, employment lands, community facilities, as well as the areas beyond the Plan Area.

The design of the Greenway Corridors will, as much as possible, provide for their naturalization, while taking into account the dual function, as well as maintenance costs.

As a result of comments received from Caledon Environmental Advisory Committee, a Greenway Corridor has been extended to link the Etobicoke Creek and Humber River tributaries.

Financial Sustainability

Financial sustainability is addressed in the FINANCIAL section of this Report.

Places to Grow

On June 16, 2006, the Ministry of Public Infrastructure Renewal released the Growth Plan for the Greater Golden Horseshoe. The Growth Plan requires that municipalities achieve, on a regional basis, certain density targets in Greenfield Areas. The Town and the City of Brampton are the two municipalities within the Region with Greenfield Areas. Discussions are underway with the City of Brampton to ensure that the Growth Plan

density targets are to be met. The remaining policies of the Growth Plan, applicable to Mayfield West, are satisfied by the Secondary Plan.

FINANCIAL

The financial sustainability of development was a fundamental principle expressed at the 2003 Planning and Design Workshop and, as such, the financial impact of OPA 208 on the Town has been examined thoroughly.

As part of the planning process subsequent to Council's June 2005 decision, staff and a consultant team, retained by the Town and led by C.N. Watson & Assoc., have prepared a report titled, Forecast of the 20 Year Fiscal Impact on the Town of Caledon of the Proposed Mayfield West Development, C.N. Watson & Assoc., April 2006. The results of this study show that OPA 208 has a positive financial impact for the Town of Caledon.

One of the objectives in OPA 208 states, "*ensure the costs of services, public facilities and infrastructure required to permit and support development of the lands in the Secondary Plan Area are financially sustainable*". An outcome of the financial impact study is a requirement for developers to enter in to a binding legal agreement that provides guarantees the financial impact of development within the lands subject to OPA 208 will be financially positive.

COMMUNITY WORK PLAN

Completion of the Mayfield West Community Development Plan is No. 51 on the Caledon Community Work Plan.

POLICIES/LEGISLATION

Places to Grow
Region of Peel Official Plan
Town of Caledon Official Plan

CONSULTATIONS

Extensive public input has been invited and received during the planning process. This report has identified two of the key public inputs, namely the 2003 Planning and Design Workshop and the Mayfield West Advisory Group. Project newsletters have provided residents and the public with information about the project at key milestones; between April 2004 and February 2006, six issues of the newsletter have been distributed. In total, approximately 1,300 newsletters are distributed to affected residents, area residents, including all households within Valleywood, and interested parties.

Since the launch of the Town's new website in July 2005, staff has maintained a Mayfield West project webpage. Planning Reports, studies and the newsletters are available to the public from this site.

In January/February 2006, an initial draft of OPA 208 was prepared and circulated to Town departments, relevant agencies, the Town's urban design peer review team, and

the Valleywood Residents Association for review and comments. Based on comments and input received, revisions were made to this draft.

This subsequent draft of OPA 208 was again circulated to Town departments, relevant agencies, the Town's urban design Peer Review Team, the Valleywood Residents Association, as well as the Caledon Environmental Advisory Committee in early May 2006, and presented at a Public Meeting on May 23, 2006.

ATTACHMENTS

Appendix 1 – Location Map

Appendix 2 – Kennedy-Heart Lake Owners Group Land Use Concept Plan

Appendix 3 – Mayfield West Secondary Plan Community Concept Plan

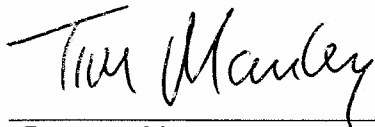
CONCLUSION

Official Plan Amendment 208 establishes the Mayfield West Secondary Plan. This Secondary Plan is the end product of a comprehensive planning process undertaken in response to the direction in the Region of Peel and Town Official Plans to address Mayfield West's role and function as a Rural Service Centre in the Town of Caledon.


Completion of the Secondary Plan, via OPA 208, fulfils the tri-nodal growth strategy as contemplated and approved in 1997. Timely completion of the Secondary Plan is important in order to provide a solid foundation as the Town moves forward with emerging 2031 planning horizons and related new population numbers.

The Official Plan Amendment 208 is based upon the Principles, Strategic Direction and Goals of the Town's Official Plan, and also planning and design principles endorsed by Council as a result of workshops held in 2003.


Extensive agency and public input has been invited and received during the planning process and, as a result, changes have been made to OPA 208. It is therefore appropriate that Council adopt Official Plan Amendment 208, the Mayfield West Secondary Plan.



Prepared by:
Tim Manley
Senior Policy Planner





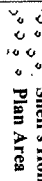
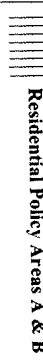
Recommended by:
Dan Kennaley
Manager of Planning Policy



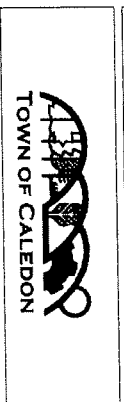
Approved by:
Mary Hall
Director of Planning and Development

APPENDIX 1
PLANNING REPORT 2006-43
MAYFIELD WEST
SECONDARY PLAN

LEGEND

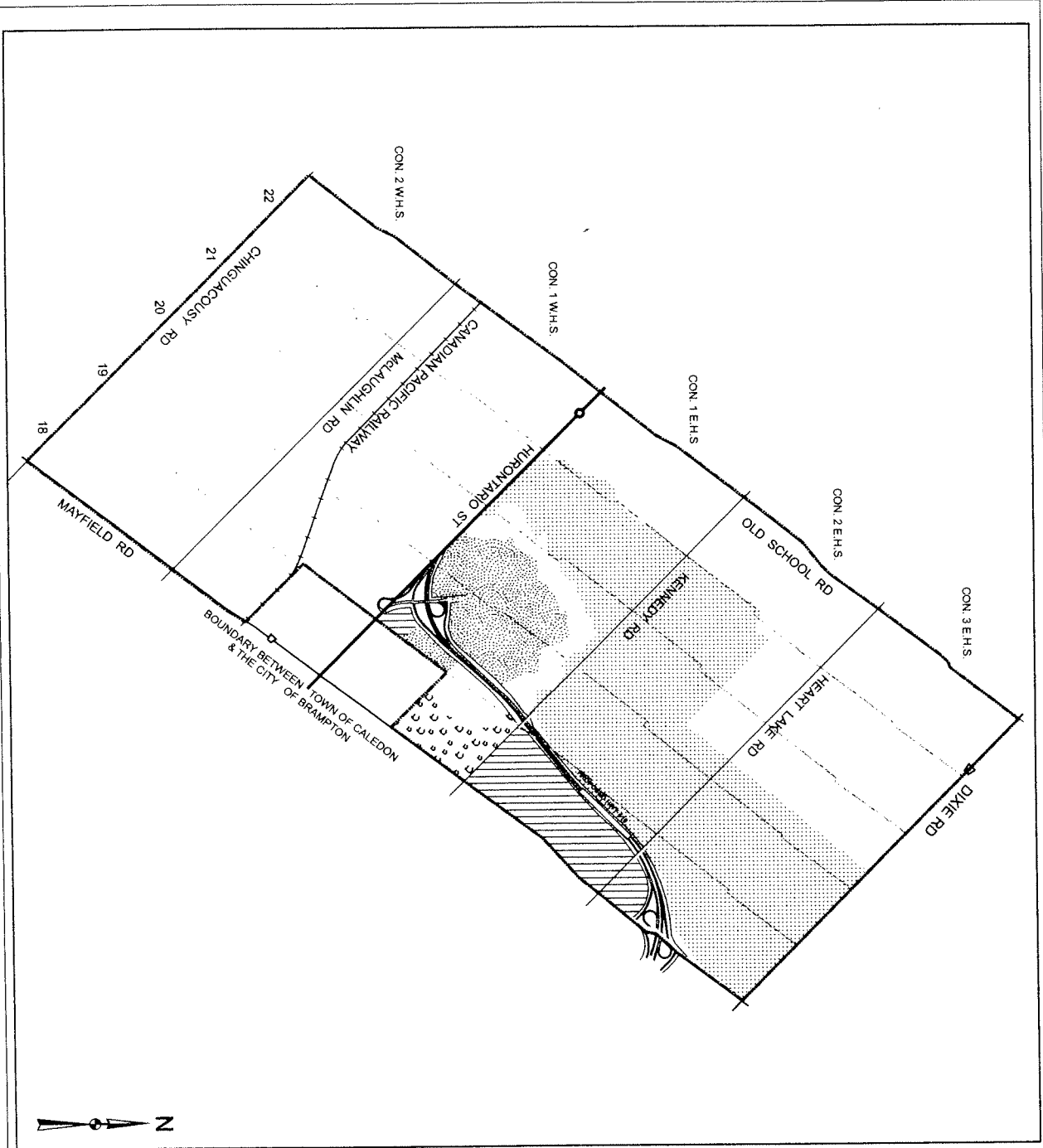
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-  Valleywood (including Lighthouse Dr & Donherb Cres)
-  Snell's Hollow Secondary Plan Area
-  Residential Policy Areas A & B

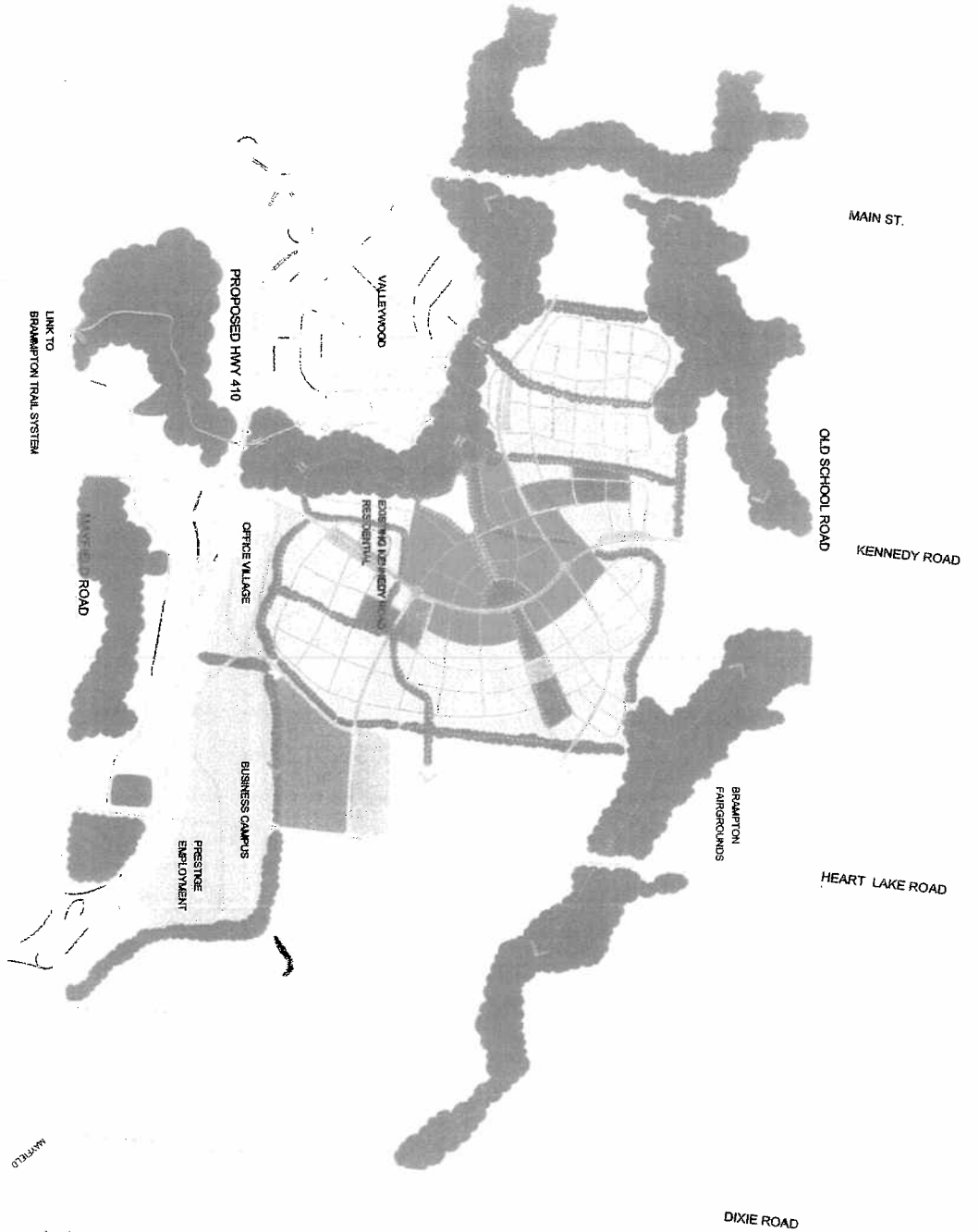
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Date: June 2006

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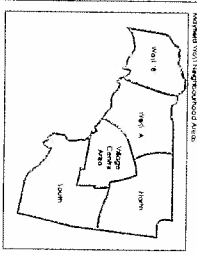
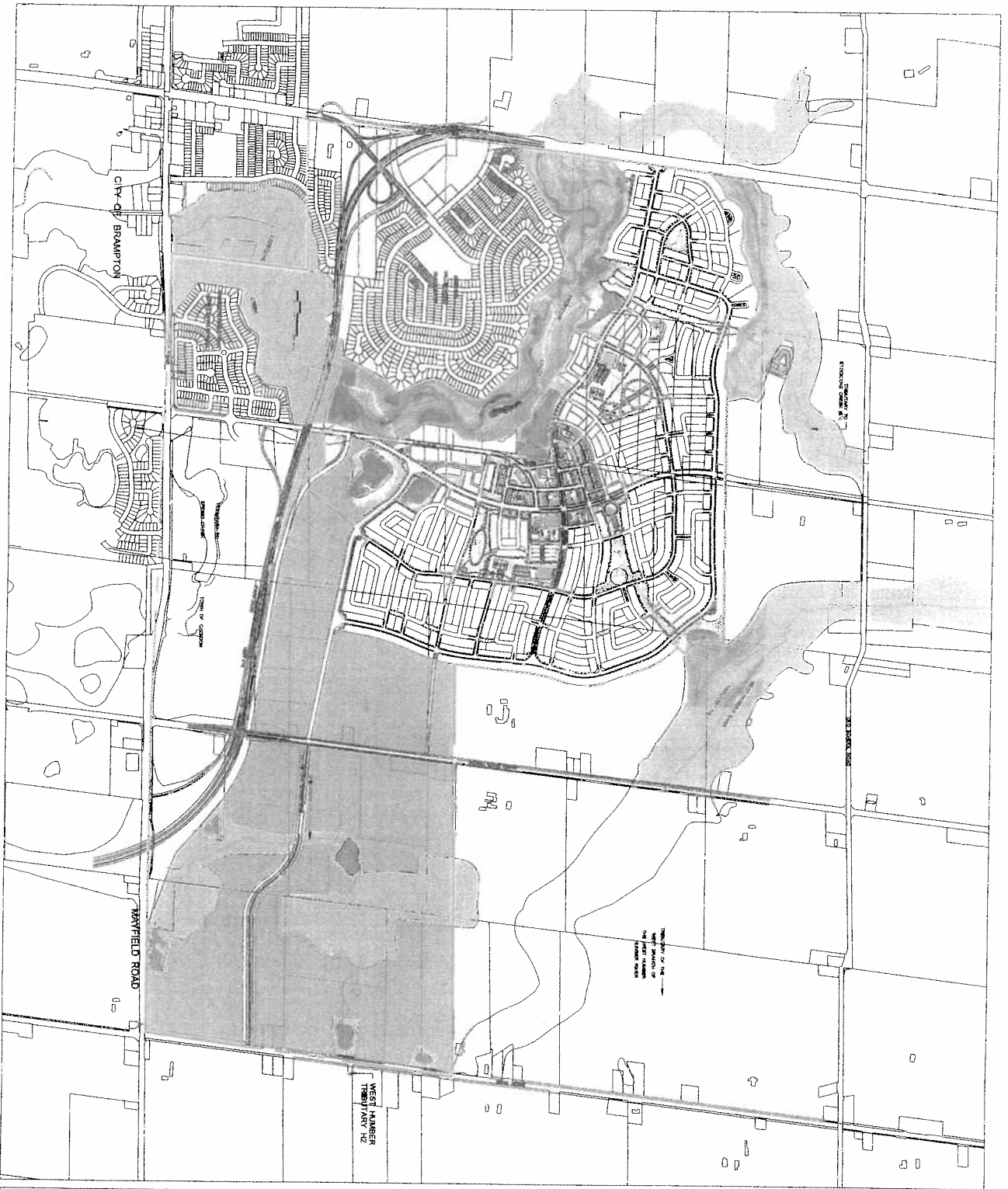


LEGEND

- ENHANCED GREENWAY SYSTEM | 24 HA
(TOTAL LENGTH 8.5 KM, 7.5 KM AND 0.5 KM)
- NEIGHBOURHOOD PARK | 7.7 HA (PHASE 1: 1.1 HA, PHASE 2: 1.1 HA, PHASE 3: 1.1 HA, PHASE 4: 1.1 HA, PHASE 5: 1.1 HA)
- EMPLOYMENT INSTITUTIONAL | 15 HA
- DISTRICT PARK | 9 HA
- VILLAGE CENTRE | 36 HA
MAIN STREET COMMERCIAL | 11 HA AND REST. 1.5 HA; MAIN DRIVE 2.1 HA; CIVIC PROMENADE 0.3 HA
- RESIDENTIAL NEIGHBOURHOODS (LOW AND MEDIUM DENSITY) | 130 HA
NORTH OF HWY 410, EAST OF HWY 410
- SCHOOL | 14.8 HA (MIDDLE 2.4 HA, SOUTH 12.4 HA)
- EMPLOYMENT LANDS - PHASE ONE | 18 HA
CIVIC PROMENADE (PHASE 1) AND CIVIC PROMENADE (PHASE 2)
- EMPLOYMENT LANDS - FUTURE PHASES | 112 HA
- STORMWATER MANAGEMENT FACILITY
- EXISTING RESIDENTIAL DEVELOPMENT INCLUDING SWEET'S HOLLOW | 110 HA
- PEDESTRIAN TRAIL CONNECTION
- CIVIC PROMENADE
- EXISTING TRAIL
- EXISTING BRIDGE
- NEW BRIDGE
- ROAD

**MAYFIELD WEST COMMUNITY DEVELOPMENT PLAN
KENNEDY ROAD VILLAGE CENTRE**

CONCEPTUAL MASTER PLAN



Scale: 1:10,000
 Date: 05/20/2006

