



**PLANNING AND DEVELOPMENT DEPARTMENT  
Policy Section**

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**Report 2003-69**

To: Mayor and Members of Council  
From: Heather Konefat, Director of Planning and Development  
Meeting: September 22, 2003  
**SUBJECT: MAYFIELD WEST – COMMUNITY DEVELOPMENT PLAN UPDATE**

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**RECOMMENDATION**      Requires Action       For Information Only

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

1. Adopt Planning Report 2003-69 Mayfield West – Community Development Plan Update;
2. Receive Mayfield West Community: A Summary Report of the Planning and Design Workshops June 18 and 25, 2003, prepared by Walter H. Kehm & Associates Ltd., pmg Design Associates and Christopher Wallace, dated July 2, 2003 (provided under separate cover) as a basis for proceeding with the evaluation and identification of a Mayfield West Rural Service Centre land use concept;
3. Discuss Mayfield West with development interests in order to identify a potential group that will work with the Town and the community in ensuring the community vision is achieved;
4. Direct Planning and Development staff to initiate a Mayfield West transportation/connectivity analysis and a market justification/feasibility study on the basis of the principles, goals and objectives identified in the Mayfield West Community: A Summary Report of the Planning and Design Workshops June 18 and 25, 2003; and,
5. Direct that copies of this report be forwarded to the Region of Peel, City of Brampton, CVC, TRCA and the NEC for information.

**BACKGROUND**

Caledon's pro-active approach to growth management – the 'tri-nodal' strategy – was incorporated into the Official Plan through a modification of OPA 114. The Ontario Municipal Board approved OPA 114 on August 1, 1997. The Board's decision established a ten year period (1997-2007) to pursue the 'tri-nodal' concept. The growth management policies of OPA 114 directed the bulk of the Town's growth and services to the three Rural Service Centres of Bolton, Caledon East and Mayfield West. Completion

of the Mayfield West Community Development Plan is a requirement of both the Town of Caledon Official Plan and the Region of Peel Official Plan.

Planning for the Mayfield West community was begun in 1996 with the retention of Macaulay Shiomi Howson Ltd. (the 'consultant') as project manager. A number of background studies related to natural features, land use and design, transportation, hydrogeology, water supply and sanitary sewer system, groundwater impacts, agriculture and fiscal impact were completed in the course of 1996 and 1997. While the early studies generally looked at the whole Mayfield West Study Area, the 1997 studies evaluated three land use options generated by the consultant.

West Option Plan 1 located growth and development primarily west of Highway 10 and focussed a 'main street' on McLaughlin Road. The other two land use options located growth and development to the east of Highway 10. East Option Plan 2 focussed a main street on Heart Lake Road north of the proposed Highway No. 410. East Option Plan 3 focussed a main street on Kennedy Road between the Etobicoke Creek and Old School Road.

The three land use options were evaluated in relation to four (4) principles and their associated goals and objectives; namely,

- a) Any change in the Mayfield West Community should maintain or enhance its rural traditions and lead to the development of a 'small town' character.
- b) Any change in the Mayfield West Community should be undertaken in a manner that will preserve and enhance the integrity of the natural environment of the community.
- c) Decisions made with respect to the future of the Mayfield West Community will reflect the need to establish a healthy and economically viable community.
- d) Any change in the Mayfield West Community should be financially feasible with respect to capital and operating costs.

The three land use options were presented at a public workshop held February 19, 1997 and subsequently discussed at a Council Workshop held May 12, 1997.

The consultant then conducted a technical review that looked at comparative impacts related to the natural environment, transportation, sewer and water infrastructure, fiscal impact, agriculture, and general community development. A *Land Use Options Evaluation* dated April 28 1997, prepared by the consultant, advised that while any of the three options would be appropriate from a technical perspective, public review indicated a preference for the two east land use options. After further review of the east options, the consultant recommended that East Option Plan 3 be endorsed by Council as a basis for the preparation of the draft Community Development Plan.

On November 3, 1997, Council resolved that the *Land Use Options Evaluation* prepared by the consultant be received, and

*... direct[ed] staff and the consultant to use the community concept plan reflected in Figure 1 [East Option Plan 3] to Planning Report 97-42 for the purpose of review and discussions with key agencies, leading to the preparation of a draft final Mayfield West*

*Community Development Plan and Official Plan Amendment for complete circulation to appropriate agencies and presentation at a public information meeting.*

There was a lull in planning for Mayfield West between 1997 and 2002 because staff resources were directed to other priorities. The planning process was re-energized by a Council initiative that directed Staff to organize a Mayfield West design charette or workshop.

## **DISCUSSION**

### **June 18 and 25, 2003 Design and Planning Workshops**

Planning and Development staff began work on the organization of the recommended Planning and Design Workshop in early 2003. The purpose of the planning and design workshop was to develop creative ideas and the fundamental precepts for the future Mayfield West Community.

Walter Kehm (Walter H. Kehm & Associates Ltd.), Patrick Morello (pgm Design Associates) and Christopher Wallace (Architect) were retained to facilitate the planning and design workshop. In the course of preparing for the workshop, it was agreed that the workshop would occur over two days with a one-week gap between them. The two-day workshop was scheduled for June 18 and 25, 2003.

Town of Caledon Council members were joined at the workshop by a broad cross-section of agencies, stakeholders and staff at various levels of government with expertise in urban design, land use planning, transportation, environmental design and architectural design. Forty-two (42) people participated in the two day session of open discussion and hands-on design.

The workshop process encouraged 'out-of-the-box' thinking with participants asked to probe existing regulations and standards, propose new methods of resolving community planning issues, and implement leading edge of sustainable development thinking at the scale of a rural community. The two sessions began with education sessions where the facilitators presented historic and state of the art work in the area of sustainable community design. Time was then allocated for general discussion with the group as a whole. Following the group discussion, the participants proceeded to one of six assigned workshop tables staffed with a facilitator and a recorder. At the end of each workshop session, a presentation was made by each of the teams. All work was digitally recorded and copied into the summary reports that were completed following each day and circulated for comment.

The June 18<sup>th</sup> Workshop began with a presentation by Walter Kehm on the evolution of community planning and design from 1880 to the present. Theories and principles of community planning and design were discussed. This first workshop was designed to explore the development of a vision for an idealized (i.e. non-site specific) rural community with a population range of 13,000 people. Workshop participants were asked to define the distinct identity and character of the rural service centre and its physical composition.

As more fully set out in the final Summary Report (referenced below), a remarkable degree of consensus emerged at the June 18<sup>th</sup> workshop on a number of points including the need to:

- a) build a compact community;
- b) protect and enhance agriculture;
- c) protect and enhance natural ecosystems;
- d) provide alternative means of public transportation;
- e) encourage live/work opportunities;
- f) connect with the Valleywood community;
- g) create a central community commons;
- h) integrate public buildings, commercial spaces, retail outlets and housing around the commons;
- i) design the community for people;
- j) provide distinct edges to the community;
- k) investigate alternative energy sources for the community and its homes;
- l) create a distinct architectural identity; and
- m) design for diversity and affordability.

Workshop-identified design and planning principles included:

- **Regional Context** – Recognize the regional context and its unique natural and cultural heritage qualities.
- **Public Transportation** – Integrate with regional public transportation plans. Minimize the use of the automobile and ensure that all residents have safe, economic, and convenient access to transit. Explore potential for future train transportation.
- **Pedestrian Based Design** – Adopt a 5-10 minute walking radius as an important planning parameter. Design street-based pedestrian systems whereby public transit, schools, shops, public facilities etc. are within a 5-10 minute walking distance.
- **Mixed Housing.** – Provide a mix of housing types and tenures (freehold, condominium, non-profit) in integrated street patterns. Avoid single use segregation.
- **Concentrate Public Buildings.** – Locate and concentrate public buildings at strategic locations to help create landmarks thereby contributing to the image and identity of the community.
- **Design Public Spaces** – Design public spaces as accessible neighbourhood focal points. Plan events and activities and frame them with public entrances and access points. Avoid public spaces and school grounds that back onto private rear yards.
- **Protect/Regenerate Natural Habitats** – Protect and regenerate natural habitats to provide continuous vegetative and wildlife corridors. Establish new core forests

wherever possible by reconnecting isolated woodlots. Integrate with hiking and bicycle riding paths and trails.

- **Develop Local Economy** – Support local farmers, artisans, and craftspeople to develop a distinct economy. Create an environment where people can support and integrate with each other.
- **Design for Human Scale** – Design road, parking standards, and structures that are respectful of human neighbouring and social interaction, enhance the visual quality of the community, and assist in creating safe streets.
- **Utilize Sustainable Energy Systems** – Plan for the integration of sustainable energy systems that utilize solar, wind and ground effect systems. Consider district heating opportunities and plan for the southerly orientation of dwelling units for active and passive solar utilization.
- **Conserve/Protect Water** – Conserve and re-use water by capturing site rain and snow runoff, and by using water reduction devices in all buildings.

Goals and objectives identified in the workshop session included:

1. Develop physical plans for the Mayfield community that are distinct and expressive of the Town of Caledon.
2. Recognize changing demographic trends in society and address the needs of diverse user groups.
3. Prepare plans that will be of positive economic benefit for the Town.
4. Integrate the Valleywood neighbourhood and other surrounding development into the plan.
5. Think creatively to develop innovative and realizable plans that can serve as a 'gateway' into Caledon.
6. Integrate and protect surrounding agricultural uses and activities.

The June 25<sup>th</sup> Workshop was designed to further elaborate on the points and theoretical community planning and design models developed in the first workshop. The morning began with a presentation by Walter Kehm on new community plans being developed, or under construction, in Canada and internationally. Examples included the Milton Eco-Tech Community, Waterloo Solar Community, Calgary District Heating Community, Ecolonia in Holland, and Prospect New Town in Denver. The relationship of these communities to sustainable development principles was discussed. Workshop participants then returned to their assigned tables to define a potential community site within the Mayfield West Study Area. The six workshop groups were asked to define in greater detail the proposed elements of the community including the preferred location,

land area required, transportation concept, community uses such as housing, parks and recreation facilities, employment opportunities, edge definitions and distinct features.

The results of the workshop were surprising in the degree of consensus with respect to principles, goals and objectives, and design and planning concepts. A new compact, mixed-use rural centre based on the principles of sustainable development is envisioned within the Mayfield West Planning Study Area. Taking into account the forecasted 2021 Mayfield West population of 13,100 and the existing population, the six models developed by the workshop groups accommodate an additional 7,000 to 8,000 people within compact sites that provide for a diversity of living and working opportunities for a changing population. Some of the theoretical concepts even propose that the additional population might be accommodated on a 200 acre site. Perhaps reflecting the need for greater social interaction within society, all the plans incorporated a town square or commons in their design.

The June 25<sup>th</sup> Workshop did not, however, result in consensus regarding the location of the new rural service centre within the Mayfield West Study Area in part because this aspect was not emphasized during the workshop. Three tables located the community to the north of Valleywood fronting on Etobicoke Creek east of Highway 10. Three tables located the community to the west of Highway No. 10.

In the plans locating the community to the north of Valleywood, the integration of the Valleywood community into the new rural centre was an important planning consideration. The new rural centre fronts on the Etobicoke Creek system so there is no separation by a major road. Substantial pedestrian connections would be required across Etobicoke Creek with extensive ecological restoration and landscape development.

In the plans locating the community to the west of Highway No. 10, the potential to develop an intermodal train and bus station in connection with the Orangeville rail line, possible connections to the Snelgrove neighbourhood to the south, and the potential to develop unique employment lands abutting the Highway 410/10 interchange area were considered important planning considerations.

Full details of the six workshop plans and results are contained in Mayfield West: A Summary Report of the Planning and Design Workshops June 18 and 25, 2003 prepared by Walter H. Kehm & Associates Ltd., Patrick Morello (pgm Design Associates), and Christopher Wallace (Architect). Copies of the report were delivered to Council on August 22, 2003.

### **'Next Steps' in the Planning Process**

The Design and Planning Workshops held in June took a fresh look at Mayfield West. The workshops served to mature the principles, goals and objectives identified in the 1996 and 1997 planning process. They most importantly provided greater detail about how to plan and design the Mayfield West community on the basis of the principles of sustainable development. The workshop sessions generated important basics that will help the Town of Caledon to develop a secondary plan for the Mayfield West community.

The Workshops also documented the continuing technical and community split on the siting of the new Mayfield West Rural Service Centre.

The next important step in the Mayfield West planning process is to undertake the work that will locate major community components including the town square, employment lands and residential lands.

A Council Workshop was held on September 3, 2003. Walter Kehm presented the results of the Mayfield West Community: A Summary Report of the Planning and Design Workshops June 18 and 25, 2003. He then facilitated a Council and Staff discussion aimed at identifying the next steps in the Mayfield West planning process.

Following the September 3<sup>rd</sup> Workshop, Staff met with Councillors Morrison and Lyons to update them on the September 3<sup>rd</sup> Council Workshop discussion and to obtain their input on the planning process and its future directions.

Council members in both venues identified the important need to act proactively to identify a development proponent that will champion Mayfield West. Development of the new Mayfield West community will ultimately be a partnership between the Town, other levels of government, the community and notably the development industry that will actually build the rural service centre. Council and Staff need to work in coordination to identify a development proponent that will partner with the Town to develop a new community based on the principles and ideas identified in the June 18 and 25 Planning and Design Workshop. The search for such a development proponent must allow for equal consideration of all interested parties. In addition, Staff will work to identify and contact other communities that are developing new, sustainable communities to learn about their experience and to identify potential development and eco-builder proponents.

The decision with regard to the Mayfield West concept plan needs to be made in a timely manner (i.e. focussed and where possible quantifiable) and in a resourceful manner (i.e. utilize existing studies and workshop information where possible).

A Staff review of the existing background studies indicates that while they provide important technical information, their update will provide no new planning insights. A decision with respect to the concept plan for the new Mayfield West community will require a new approach (i.e. new evaluation criteria based on the present reality and factors not analyzed in the past).

While the principles and goals and objectives identified in the 1996 and 1997 planning process remain valid today, there has, however, been an evolution in the Caledon community's commitment to the principles of sustainable development in planning and designing a rural service centre such as Mayfield West. As clearly demonstrated in the June 18 and 25, 2003 Planning and Design Workshops, there exists today a strong understanding of the need to fully integrate land use and transportation analysis, planning, and decisionmaking. The way future residents of Mayfield West move into, out of and within Mayfield West will greatly influence the environment, and the social and economic interconnections of the community. In turn, a compact community with viable live/work relationships and viable economic opportunities will support pedestrian, cycling

and public transit opportunities reducing commuting and environmental pollution and greatly contributing to the creation of a healthy community.

In addition, substantial changes have occurred since 1997 in both land use and transportation planning within Brampton and at a regional and provincial level (Highway No. 410 alignment, NW Brampton Study, Smart Growth transportation goals, etc.). A decision about the future land use concept for Mayfield West will need to evaluate and integrate these changes as well as matters such as:

- a) The potential redesign of the Valleywood cloverleaf at Highway Nos. 10 and 410;
- b) The public transit potential of the Orangeville rail line;
- c) Noise and environmental impacts of new transportation corridors such as the Highway 410 extension as well as the Brampton Airport;
- d) Potential for linkages to and from the Valleywood community; and
- e) Potential access to and linkages between lands on the east and west side of Highway No. 10.

A focussed transportation/connectivity analysis will, therefore, greatly assist in understanding and determining the linkages (pedestrian and vehicle) that will support the type of community envisioned in the June 18 and 25 Planning and Design Workshop.

A decision about the location of the Mayfield West community will also need to take into account opportunities for economic opportunities including employment, live/work arrangements, and assessment. The planning and design workshop participants stressed the need for the Community Development Plan to support a distinct, Caledon community economy guided by the principles of sustainable development. An educational campus, businesses geared to green-technology, agri-business, and prestige office complexes were among some of the potential employment opportunities identified in the workshops. A market justification/feasibility study will be required to determine the diversity/types of employment opportunities that should be planned for, including locational, land and design requirements.

The inputs and results of the two above-referenced studies may serve to support the physical land use parameters to be defined for the community and to ensure it's feasibility and viability.

Finally and most importantly, the Caledon community must be involved in the planning and design of the Mayfield West community including the naming of the new Rural Service Centre. Among other methods, the Town's website should immediately be used to communicate news on the planning process including studies, future public meetings, and information and consultation sessions.

The identification of a land use concept is only the next important planning step. After a concept plan has been adopted by Council, a great deal of work needs to be undertaken including the preparation of architectural and design guidelines, an Environmental Impact Study and Management Plan, financing servicing report, and draft official plan policies as well as community and agency consultations and review.

## **FINANCIAL**

The cost of retaining consultants to undertake the transportation/connectivity analysis and market justification/feasibility study will be covered from development charges. A maximum upset fee of \$30,000 will be required for each of the studies.

## **COUNCIL STATEMENT OF DIRECTIONS AND PRIORITIES**

The Statement of Directions and Priorities recognizes the community's very definite objectives for balanced urban growth within a rural and small-town atmosphere in harmony with the natural environment. The realization of the Mayfield West Rural Community Centre will play an important part in meeting the community's objectives.

## **CONCLUSION**

The identification of a land use concept for the Mayfield West Rural Service Centre is a necessary next step in the preparation of the Mayfield West Community Development Plan. Pro-active dialogue with the development industry and greater community participation are important components of the planning process.

Additional technical and economic information will be required to facilitate the Mayfield West Community Development Plan planning process. The inputs and results of the transportation/connectivity analysis and the market justification/feasibility study will enable evaluation and decision making in the identification of the Mayfield West land use concept.

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**Prepared by:**

**Maria Gatti  
Senior Policy Planner**

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**Approved by:**

**Heather Konefat  
Director of Planning and  
Development**

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**Approved by:**

**Dan Kennaley  
Manager of Policy Planning**