

# MAYFIELD WEST COMMUNITY DEVELOPMENT PLAN NEWSLETTER

The purpose of this newsletter is to keep Mayfield West area residents and interested parties updated on the progress of the MAYFIELD WEST COMMUNITY DEVELOPMENT PLAN.

Community consultation is an important aspect of the Mayfield West Community Development Plan. This newsletter will also be used to provide information about the opportunities that will be available for Mayfield West area residents and interested parties to participate in the planning process and to express comments and/or concerns.

## HEADLINES

Caledon Council adopted a Planning report in June 2005 and directed Planning staff to proceed with the preparation of the Mayfield West Community Development Plan on lands east of Highway 10.

The Mayfield West Community Development Plan is intended to provide housing for about 7,500 people, employment opportunities, shops, churches, schools, recreational facilities and community services.

A conceptual land use plan for the east side of Highway 10 was submitted by the Kennedy-Heart Lake Owner's Group and is shown on page 4.

Copies of the Planning report are available for review at the Town's Planning and Development Department and also on the Mayfield West Community Development Plan web page on the Town's website [www.caledon.ca](http://www.caledon.ca).

## CONCEPTUAL LAND USE PLAN

### Kennedy-Heart Lake Owner's Group

The conceptual land use plan that was submitted by the Kennedy-Heart Lake Owner's Group (the East Group) will provide the basic framework for the preparation of the Mayfield West Community Development Plan. This Plan will be prepared throughout 2005.

The conceptual land use plan submitted by the East Group includes approximately 389 hectares (962 acres) of land on the east side of Highway 10.

The focus of the concept plan submitted by the East Group is a 'Village Centre' which is located to the west of a proposed realignment of Kennedy Road and east of the Etobicoke Creek. The Village Centre incorporates a commercial main street, village green or square, village courtyard, and a civic promenade, and could accommodate up to 3,500 people and approximately 1,665 dwelling units, which may include townhouses, lofts over stores, and terrace and courtyard apartment units.

In addition to the Village Centre, three "village neighbourhoods" are proposed. A mix of single, semi-detached and townhouse units is proposed within each of the three neighbourhoods.

## BACKGROUND

### Mayfield West is a Rural Service Centre

Caledon's Official Plan designates Bolton, Caledon East and Mayfield West as Rural Service Centres.

Rural Service Centres are compact, well integrated rural towns on full piped water and sewer

services. A wide range of employment, commercial and institutional uses, as well as recreational facilities and community services will be provided in these Rural Service Centres to serve both the needs of the residents within the Rural Service Centre, and the residents in other areas of the Town.

Mayfield West has been allocated a total population of 13,100 in the Town's Official Plan. Taking into account Valleywood and other developments in the Mayfield West area, about 7,500 people need to be accommodated in the new community.

As a Rural Service Centre, Mayfield West represents a significant opportunity to provide a wide range of facilities and services, including housing and employment opportunities, in the west part of Caledon. The Mayfield West Community Development Plan will provide a framework and guide for development of these facilities and services.

### **2003 Planning and Design Workshop**

Caledon hosted a two-day Mayfield West planning and design workshop in June 2003. The purpose was to develop ideas, principles, goals and objectives to help determine where the new community should be located in the Mayfield West study area, and what major urban design elements should be incorporated.

A vision, guiding principles and goals for the Mayfield West Rural Service Centre were endorsed by Caledon Council on September 22, 2003. Key components of the Mayfield West vision include:

1. Developing a compact, mixed-use community that provides a variety of living and working opportunities and encourages social interaction;
2. Minimizing commuting outside Caledon and provide a positive economic impact for the Town by maximizing live/work opportunities within Mayfield West;
3. Minimizing travel by car by creating a compact urban development pattern that would encourage walking, cycling and public transit use;
4. Maximizing connectivity between the various

components of the Mayfield West community;

5. Developing a distinct, healthy and economically viable community.

The 2003 Mayfield West Planning and Design Workshop final report can be viewed on the Mayfield West Community Development Plan web page.

### **Establishing Evaluation Criteria**

The 2003 planning and design workshop principles were refined into evaluation criteria which were endorsed by Caledon Council in December 2004. These criteria were used as a basis for evaluating two developer group submissions.

### **Developer Group Submissions**

Two developer groups formally submitted conceptual land use plans for the balance of the Mayfield West community in February 2005; one with landholdings on the east side of Highway 10 and one with lands on the west side.

### **Mayfield West Advisory Group**

Caledon Council endorsed the establishment of the Mayfield West Advisory Group (MWAG) which consisted of regional and local stakeholders, Caledon business interests, agricultural community representatives, and existing Mayfield West study area residents, including the Valleywood Residents Association.

Serving as a voluntary advisory group, MWAG met on four occasions and provided important perspectives on the development of the evaluation criteria and the merits of the two developer group submissions relative to the evaluation criteria.

The enthusiasm and dedication the members brought to MWAG was exceptional. All members are congratulated on a job well done.

### **Mayfield West Peer Review Team**

The Mayfield West Peer Review Team consists of experts in land use planning and policy, community structure and urban design, employment land needs and municipal financing.

Using the evaluation criteria, the Mayfield West Peer Review Team undertook a thorough analysis

of each land use concept plan that was submitted by the two developer groups and presented their findings in a final report in May 2005. On the basis of their review, the Mayfield West Peer Review Team recommended that Caledon prepare the Mayfield West Community Development Plan on lands east of Highway 10.

Town staff assessed the comments contained in the Peer Review Team's final report, as well as comments received from external agencies and internal Town departments. On the basis of this assessment, Town staff concurred with the Mayfield West Peer Review Team's recommendation.

The Mayfield West Peer Review Team's final report can be viewed on the Mayfield West Community Development Plan web page.

### COMMUNITY CONSULTATION

An important aspect of the Mayfield West Community Development Plan is to provide opportunities for residents and interested parties to participate in the planning process and to express comments and/or concerns.

To date, public consultations have included meetings with the Mayfield West Advisory Group, meetings with land owners and resident groups, and through general community meetings and workshops.

Community consultation opportunities will occur at key stages in the planning process; dates and venues will be available on the Mayfield West Community Development Plan web page, through this newsletter and will be advertised in the Caledon area newspapers.

### NEXT STEPS

Preparation of the Mayfield West Community Development Plan will be undertaken throughout 2005.

The Mayfield West Community Development Plan will be incorporated into Caledon's Official Plan by way of an official plan amendment. An amendment will also be required to the Region of Peel Official Plan to identify the new boundary.

### TOWN OF CALEDON CONTACTS

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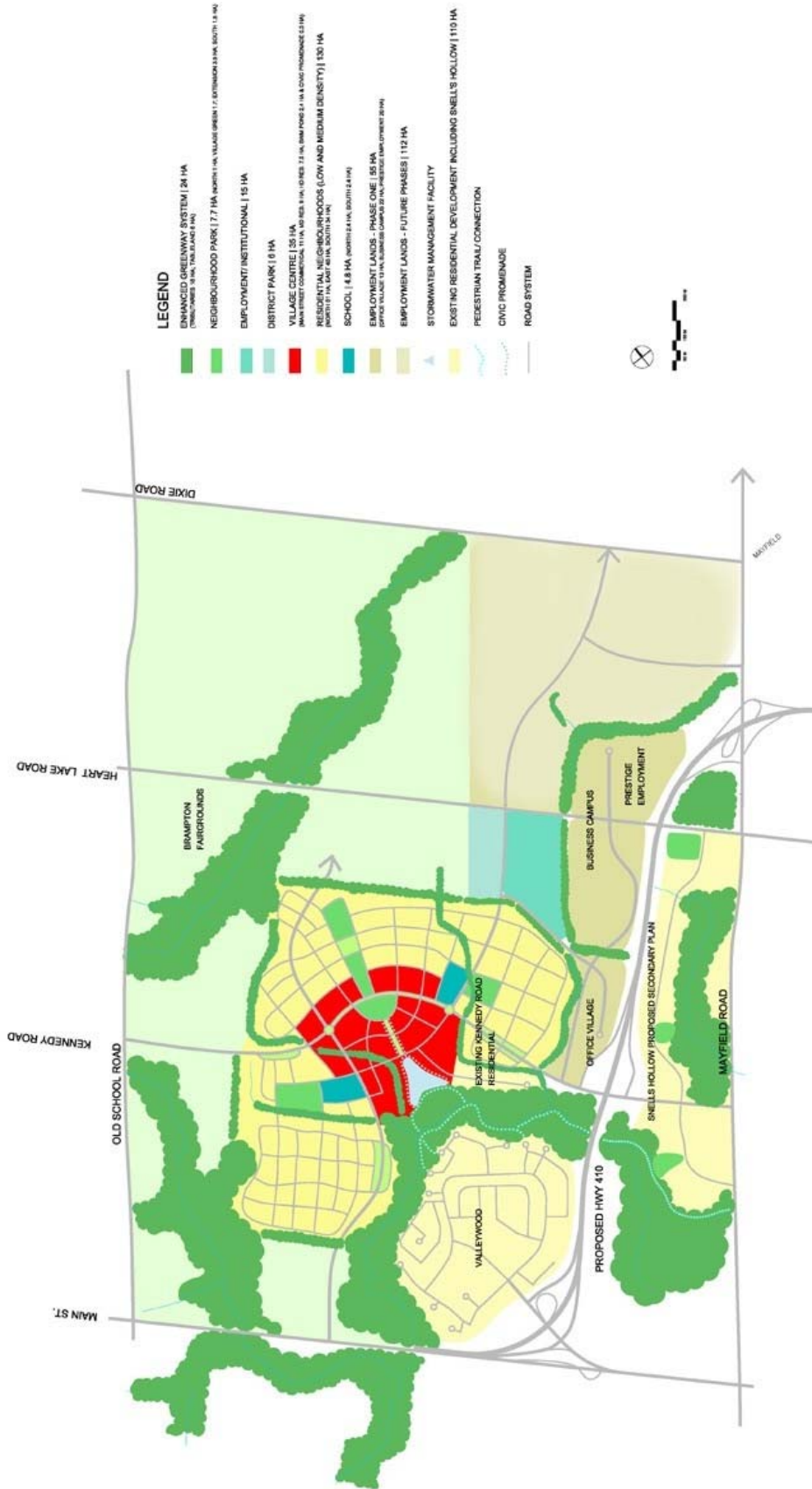
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**Kennedy-Heart Lake Owners Group:  
Conceptual Land Use Plan for the East of Highway 10**