



Council Meeting Minutes  
Tuesday, February 5, 2013  
9:30 a.m.  
Council Chambers, Town Hall

Mayor M. Morrison (Absent – Personal Business)  
D. Beffort  
N. de Boer (Left at 3:01 p.m. – Personal Business)  
P. Foley  
G. McClure (Left at 2:00 p.m. – Personal Business)  
R. Mezzapelli  
R. Paterak  
A. Thompson  
R. Whitehead

Chief Administrative Officer: D. Barnes  
Director of Public Works: C. Campbell  
Accessibility, Election and Special Projects Manager: L. Hall  
Director of Development Approval & Planning Policy: M. Hall  
Council/Committee Co-ordinator: B. Karrandjas  
Director/Chief Financial Officer/Deputy CAO: R. Kaufman  
Director of Administration/Town Clerk: K. Landry  
Manager of Corporate Communications: B. Lee  
Director of Human Resources: J. Porter  
Treasurer: F. Wong

Other Staff Present Specific Items Only  
Senior Transportation Planner: K. Chawla  
Planning Technician: J. Hignett  
Senior Development Planner: R. Hughes  
Senior Policy Planner: O. Izirein  
Senior Policy Planner: K. Kurtz  
Senior Policy Planner: T. Manley  
Senior Development Planner: L. Paray  
Heritage/Policy & Sustainability Assistant: P. Vega  
Senior Policy Planner: M. Williams  
Manager of Policy & Sustainability: H. Xu

1. **CALL TO ORDER**

Councillor Thompson called the meeting to order at 9:36 a.m.

2. **APPROVAL OF AGENDA**

Moved by R. Paterak - Seconded by G. McClure

2013-078

That the agenda for the February 5, 2013 Council Meeting, be approved as amended.

Carried.

3. **DISCLOSURE OF PECUNIARY INTEREST** - none

4. **PRAYER AND O CANADA**

Councillor Whitehead opened the meeting with a prayer.

5. **SUMMARY OF ADDENDUM ITEMS**

Added Correspondence – See Item 7.

CP1 E-mail received from Joe Grogan dated February 2, 2013 regarding Planning and the Town of Caledon – Some Tentative Reflections/Additional Updating Remarks for February 5, 2013 Workshop (See Item 7.1)

CP2 Correspondence received from Valleywood Resident Association dated February 3, 2013 regarding Mayfield West Phase 2, Secondary Plan Workshop (See Item 7.2)

6. **COUNCIL WORKSHOP**

Moved by P. Foley - Seconded by R. Mezzapelli

2013-079

That Council convene into Council Workshop.

Carried.

1. Mayfield West Phase 2 Secondary Plan.

Tim Manley, Senior Policy Planner presented the following information:

Agenda

Part 1 (Town Staff)

- Welcome and Introductions
- Project Update Since February 2012
- Council, Agency and Public Feedback
- Revised Planning Considerations

Part 2 (NAK Design Strategies)

- Draft Preferred Framework Plan

Part 3 (Town Staff)

- Moving Forward and Next Steps

Project Update Since February 2012

Presentation of 2 Framework Plan Options

- Council Workshop: February 2012
- Stakeholder Advisory Group: March 2012
- Public Open House: May 2012

Council Feedback

In developing the draft preferred framework plan we have considered the following feedback provided by Council during the course of the project to date.

- The community must strive to be innovative, unique and successful
- Design a community that considers the eventual inclusion of all lands south of Etobicoke Creek between Highway 10 and Chinguacousy Road
- Need fresh thinking for edge of the community at Mayfield Road
- Design a community that provides opportunities for future transit services
- Ensure existing and planned adjoining land uses are compatible
- The provision of housing for older adults must be a priority
- Think in terms of neighbourhoods
  - School and community park blocks
  - More access to green space due to higher density development

Agency Feedback

- Ontario Ministry of Transportation
- Metrolinx / GO Transit
- Region of Peel
- City of Brampton: Brampton Transit
- City of Brampton: Planning, Design and Development
- Credit Valley Conservation
- School Boards

Over 116 residents signed-in at the May 2012 Public Open House

8 written submissions received from residents of Caledon.

Summary of comments:

- Safe and convenient access between Mayfield West Phase 2 and Valleywood
- Pedestrian / cycling overpass
- Adult lifestyle housing

8 written submissions from residents on Virginia Court, Brampton.

Summary of comments:

- Appropriate transition from existing residential form
- Volume and speed of traffic on Robertson Davies Drive

Landowner Feedback

- Participating Landowners - Mayfield Station Landowners Group  
 "proposed residential unit mix within this plan is not representative of this area, does not represent good planning and is not what Caledon truly envisions for this community"  
 January 28, 2013
- Non-Participating Landowners - 2034120 Ontario Limited (Alan Furbacher)  
 "we do not support a plan with school and/or recreational uses on our lands"  
 June 8, 2012

Mayfield West Phase 2 was initiated in 2008 on the basis of planning considerations endorsed by Council in 2006 and again in 2007.

Population <sup>(1)</sup>	11,638
Non-employment land jobs	2,907
Employment land jobs	<u>2,988</u>
<b>Total:</b>	<b>17,533</b>
Land area (hectares)	350
Density	50.1

<sup>(1)</sup> Population total excluding Census undercount.

Revised Planning Considerations for Mayfield West Phase 2

As a result of Council approved modifications to Official Plan Amendment Number 226 on September 11, 2012, the planning considerations for Mayfield West Phase 2 were revised as shown below.

Mayfield West Phase 2 Secondary Plan

Population, Employment, Land Area and Density	Proposed OPA 203 (endorsed in Aug 2006 & Nov 2007)	Proposed OPA 226 (as modified in Sept 2012)
Population <sup>(1)</sup>	11,638	9,913
Non-employment land jobs	2,907	2,635
Employment land jobs	<u>2,988</u>	<u>1,164</u>
<b>Total:</b>	<b><u>17,533</u></b>	<b><u>13,712</u></b>
Land area (hectares)	350	206
Density	50.1	66.6
	Aug 2010 Preferred Scenario & Feb 2012 Framework Plan Options	Feb 2013 Draft Preferred Framework Plan

<sup>(1)</sup> Population total excluding Census undercount.



Identify potential boundary expansion area(s) in the Bolton area, and develop an evaluation matrix, with input from landowners, residents and stakeholders.

#### Phase 2- Selection of Preferred Sites

Evaluate all the potential boundary expansion area(s) using the evaluation matrix developed in Phase 1; the product of this will be a selected expansion area(s).

#### Phase 3 – Preparation of Component Studies

Identify and oversee consultants to conduct detailed component studies that will help in developing community plan concepts and support the final recommended community plan.

#### Phase 4 – Plan Development

Establish a set of planning and design principles for the community plan that reflect the Town's growth objectives and meet the requirements of the Growth Plan for the Greater Golden Horseshoe.

#### Phase 5 – Official Plan Amendment

Finalize community plan and prepare Secondary Plan level policies for both regional and local Official Plan Amendments.

#### Issues for Discussion

- Are the potential expansion areas appropriate?
- Are there any other appropriate areas to consider?
- Are the draft evaluation criteria appropriate?
- What other criteria might we consider?

Emma West, Planning Alliance presented the following information:

#### Potential Expansion Areas – Options

Six options for potential expansion areas that would allow for proper, comprehensive planning.

1. North Hill West
2. North Hill East
3. GO Station Focus
4. King Street West
5. Humber Station Road North
6. Humber Station Road East

Mark Stone, Meridian Planning presented the following information:

#### Draft Criteria for Selection of Expansion Area(s)

The extent to which the expansion area serves as a logical extension to the current built-up area

#### Factors to consider:

- Distance of expansion area from current limits of existing and approved development
- Extent to which the expansion area could build-upon (enhance) an existing residential area
- Extent to which significant natural heritage features or natural hazard areas affect and/or enhance the potential for integration
- Extent to which the expansion area rationalizes the shape of the urban area to maximize infrastructure efficiencies

The extent to which the expansion area is integrated with the fabric of the existing built-up area.

#### Factors to consider:

- Nature, location and number of minor and major road and pedestrian connections between expansion area and built-up area

- Ability of existing open space network to be integrated with lands in expansion area
- Ability to create a 'neighbourhood' versus potential for fragmentation

Impacts on significant natural heritage features

Factors to consider:

- Nature and extent of significant natural heritage feature
- Relative significance of natural heritage feature
- Means by which long term ecological function will be maintained, restored or where possible improved
- Opportunities to integrate the natural heritage feature into the Town's open space network

The extent to which servicing can be supported from a technical and economic viability perspective

Factors to consider:

- Ability of the sewage treatment plant to accommodate additional effluent
- Extent to which water and wastewater services can be extended to underserved areas as a result of the expansion
- Relative cost of expansion of servicing infrastructure
- Extent to which the expansion of servicing infrastructure will have social and environmental impacts

Extent to which expansion area can be easily accessed by existing and planned major roads

Factors to consider:

- Nature of improvements required to the arterial road system
- Benefits to existing residents resulting from improvements
- Impact the improvements may have on the rural character of adjacent lands and other cultural heritage features
- Extent to which improvements will provide more options for existing residents
- Impact of the amount of traffic on existing roads
- Measures to be undertaken to mitigate impacts
- Location relative to GTA West Corridor

The extent to which expansion area can benefit from existing community facilities

Factors to consider:

- Location of existing facilities and their capacity
- Extent to which expansion area will require new facilities
- Extent to which development in an expansion area will provide facilities that are deficient in adjacent areas
- Timing of development of required new facilities
- Means by which the cost of new facilities will be funded

The extent to which the expansion area is in close proximity to employment areas

Factors to consider:

- Proximity to existing, planned and potential future employment areas, and the nature of these employment areas (e.g. light versus heavy)
- Potential for integrating residential uses with newer existing employment uses
- Extent to which expansion area will promote additional live/work
- Location of expansion area in relation to arterial roads that would transport residents to jobs in the community and beyond
- Location relative to future goods movement corridor

The extent to which the expansion area supports public transit

Factors to consider:

- Impact of the development of the expansion area on the timing of the GO Station development
- Extent to which the density of development will support public transit

- Location of expansion area in relation to major arterial roads that are most likely to be the site of public transit
- Extent to which the design of the expansion area supports the use of efficient public transit
- Potential for including lands for public transit facilities and other infrastructure within the expansion area
- Walking/cycling distance to public transit

The location of expansion area in relation to downtown

Factors to consider:

- Distance between expansion area and downtown, including walking and cycling distance
- Nature of commercial uses in expansion area in relation to downtown
- Extent to which location of expansion area has an impact on traffic patterns

The location of expansion area in relation to agricultural operations

Factors to consider:

- Impact of new development on agricultural practices
- Separation of new residential from existing livestock facilities

Potential Impact on Future Urban Structure

Factors to consider:

- Impact residential expansion area may have on future employment areas (location and land availability)
- Greenbelt Plan Area boundary (within and outside of the Bolton Residential Expansion Study Area)
- Uncertainty respecting timing and location of GTA West Corridor

Discussion

Questions and Answers

Next Steps:

- Open House #2
- Retain key sub-consultants
- Prepare Draft Evaluation Criteria & Weighting Factors

Moved by R. Paterak – Seconded by R. Mezzapelli 2013-080

That Council rise out of Council Workshop. Carried.

## 7. CORRESPONDENCE PACKAGE

1. Moved by R. Mezzapelli – Seconded by P. Foley 2013-081

That the e-mail received from Joe Grogan dated February 2, 2013 regarding Planning and the Town of Caledon – Some Tentative Reflections/Additional Updating Remarks for February 5, 2013 Workshop, be received.

Carried.

2. Moved by G. McClure – Seconded by R. Paterak 2013-082

That the correspondence received from Valleywood Resident Association dated February 3, 2013 regarding Mayfield West Phase 2, Secondary Plan Workshop, be received.

Carried.

8. **PUBLIC QUESTION PERIOD**

Sherry Brioschi, resident asked if it would be possible to have the options reflect the amount of hectares and density targets for each proposed potential expansion area.

S. Brioschi, resident, inquired if the minimum setback from a highway, specifically the proposed BAR to a residential land use component will have an impact on density targets, because the land is being used to accommodate the setbacks for the BAR.

Mary Hall, Director of Planning Policy & Development Approval advised that setbacks are not part of the density calculation, they are standard setbacks established within the Zoning By-law.

S. Brioschi inquired if the current sewage and water infrastructure will be sufficient to accommodate the new proposed population growth of 10,000 in the North Hill. It is Ms. Brioschi's understanding that the current residents face water pressure issues with the infrastructure in place, and have these concerns been considered.

Councillor Thompson advised that Staff and Consultants will follow-up with Ms. Brioschi's inquiries and make the information available at an upcoming Public Information Meeting regarding the matter.

9. **BY-LAWS**

Moved by P. Foley – Seconded by R. Paterak

2013-083

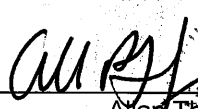
That the following by-laws be taken as read three times and finally passed in open council:


BL-2013-010      To confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 5<sup>th</sup> day of February, 2013

Carried.

10. **ADJOURNMENT**

On verbal motion moved by Councillor Beffort and seconded by Councillor Foley, Council adjourned at 3:04 p.m.

  
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Alan Thompson, Acting Mayor

  
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Karen Landry, Clerk

