

# **DRAFT**

# **Mount Hope West Secondary Plan**

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## 1 INTRODUCTION

The Mount Hope West Secondary Plan (Secondary Plan) establishes a policy framework for the development of lands in the Mount Hope West Secondary Plan Area as shown on Schedule X – Mount Hope West Secondary Plan Land Use Plan.

The Mount Hope West community is being planned as part of Caledon's New Community Area, accommodating growth to 2036. The Secondary Plan Area has been designed to accommodate a variety of housing options, as well as access to neighbourhood-oriented commercial uses and park spaces.

The Secondary Plan Area is being planned and designed through a comprehensive and multi-disciplinary process. Community design, sustainability, natural heritage, transportation, stormwater management, and water and wastewater servicing have all been integrated into the Secondary Plan to achieve a cohesive neighbourhood structure and desirable land use pattern.

## 2 LOCATION

The Mount Hope West Secondary Plan Area comprises approximately 33 gross hectares and is generally bound by Columbia Way to the south, Mount Hope Road to the east and the Greenbelt Plan boundary to the north and west.

## 3 GOALS AND OBJECTIVES

### 3.1 Goal

The Secondary Plan Area will develop as a logical extension of Bolton's northern residential neighbourhoods and will offer a range of new housing types, densities and sizes, as well as community-oriented commercial uses and park spaces to meet the day-to-day needs of residents.

### 3.2 Objectives

The Secondary Plan achieves the following objectives:

- a) Provides a range and mix of housing types, densities, sizes and tenures that will provide families and individuals options throughout the community.
- b) Prioritizes high-quality urban design and built form throughout the community.

- c) Focuses higher densities and a commercial node to the south of the Secondary Plan Area, prioritizing the creation of a gateway into the community from Columbia Way.
- d) Creates a well-connected and walkable community with a centralized park space.
- e) Supports the continued protection of Caledon's natural features and areas.
- f) Fosters the creation of a sustainable community through compact and resilient community design, built form and transportation.

## **4 GROWTH MANAGEMENT STRATEGY**

### **4.1 Population and Employment Targets**

- 4.1.1 The growth management strategy for the Secondary Plan Area has been configured to ensure that development occurs in an efficient, timely and cost-effective manner.
- 4.1.2 To ensure conformity with the Town's growth management objectives, the Secondary Plan Area has been planned to accommodate up to 1,020 units, 3,100 people and 90 jobs.
- 4.1.3 The Town will ensure required infrastructure to accommodate this population is provided in accordance with the Future Caledon Official Plan and Growth Management and Phasing Plan.

## **5 NEIGHBOURHOOD AREA**

The Neighbourhood Area designation applies to the majority of the Secondary Plan Area and is intended to accommodate a range of housing types and forms, alongside parks and neighbourhood-oriented commercial and service uses.

### **5.1 General Policies**

- 5.1.1 Lands designated Neighbourhood Area shall be generally developed in accordance with Section 22.7 of the Official Plan, except as modified by the following additional policies.
- 5.1.2 Permitted residential uses include a full range of ground-related housing including single detached dwellings, semi-detached dwellings, townhouses, back-to-back townhouses, stacked townhouses and low-rise apartments.
- 5.1.3 A neighbourhood commercial block is planned in the southern portion of the Secondary Plan Area to serve the day-to-day needs of new residents of the

community, as well as the existing neighbourhoods to the south. Mixed-use development is encouraged.

## **6 PARKS**

### **6.1 General Policies**

- 6.1.1 A neighbourhood park is proposed central to the Secondary Plan Area, providing a focal point for the community. The park has frontage on three proposed public streets to promote its visibility. The development of the neighbourhood shall be generally in accordance with Section 14 of the Official Plan.
- 6.1.2 Minor adjustments to the location and size of new parks shall be permitted without requiring an amendment to this Plan, provided that:
- a) The overall objectives of the Secondary Plan are maintained;
  - b) There is an appropriate distribution to serve the residential areas of the Secondary Plan Area;
  - c) The alteration in size or location does not significantly reduce the overall functionality of the park.

## **7 CULTURAL HERITAGE**

### **7.1 General Policies**

- 7.1.1 Cultural heritage preservation within the Secondary Plan Area shall be in accordance with Section 26.3 of the Official Plan.

## **8 DESIGN**

### **8.1 General Policies**

- 8.1.1 The design of streetscapes, streets, development sites, built form and parking areas shall be in accordance with Section 7 of the Official Plan, the Town-Wide Urban Design Guidelines and the Mount Hope West Community Design Guidelines.

## **9 TRANSPORTATION**

### **9.1 General Policies**

- 9.1.1 Transportation infrastructure in the Secondary Plan Area shall be developed as multi-modal transportation corridors that are designed to safely, conveniently and efficiently accommodate a blend of vehicular, transit, bicycle and pedestrian movement. The overall and integrated transportation system in the Secondary

Plan Area shall be planned and designed in accordance with Section 11 of the Official Plan.

## **9.2 Road Network**

9.2.1 The road network of the Secondary Plan Area shall be designed in accordance with Section 11.3 of the Official Plan.

9.2.2 Schedule X shows a conceptual road network through the Secondary Plan Area, providing connections from Columbia Way to the south to Mount Hope Road to the east. The design and placement of additional roads throughout the Secondary Plan Area will be determined and illustrated on the Draft Plan of Subdivision.

9.2.3 Adjustments to the location of the conceptual road network as shown on Schedule X shall be permitted without requiring an amendment to this Plan, provided the goals and objectives of the Secondary Plan are maintained.

## **9.3 Road Rights-of-Way**

9.3.1 Development applications shall demonstrate that sufficient lands are conveyed to allow for the provision of sidewalks, bike lanes, medians and on-street parking. The Town may also require additional lands at intersections to provide for exclusive turning lanes, as well as daylight triangles. The final road right rights-of-way will be determined through the development application stage.

## **9.4 Active Transportation**

9.4.1 Pedestrian and cycling routes throughout the Secondary Plan Area shall be designed to be safe, accessible and viable alternatives for short trips that would otherwise be made using a single occupant vehicle.

9.4.2 Pedestrian and cycling routes throughout the Secondary Plan Area shall be planned and designed in accordance with Section 11.4 of the Official Plan.

9.4.3 Sidewalks in the Secondary Plan Area shall be provided as follows:

- a) Local Roads: Sidewalks should be provided at a minimum on one side of the street, and preferably both sides of the street; and
- b) Laneways: Sidewalks are not required.

## **10 NATURAL FEATURES AND AREAS**

### **10.1 General Policies**

- 10.1.1 Land within the Natural Features and Areas designation represents realignment of an existing stream corridor and these lands shall be protected and may accommodate only limited development in accordance with Section 13.3 of the Official Plan.
- 10.1.2 Minor adjustments to the boundaries of the Natural Features and Areas designation may be considered, without requiring an amendment to this Plan, subject to site-specific study and approval by the Town.

## **11 SUSTAINABLE DEVELOPMENT**

### **11.1 General Policies**

- 11.1.1 In accordance with the Town's Green Development Standards and Section 5 of the Official Plan, a high standard of environmental performance shall be targeted as a goal where feasible in site and streetscape design, built form, infrastructure and all other parts of the built environment throughout the Secondary Plan Area.
- 11.1.2 Sustainability will be prioritized through built form and land use patterns that use land efficiency; promote intensification and a compact built-form; plan for a convenient mobility network the aims to reduce transportation emissions and provide for a mix of land uses and park spaces.
- 11.1.3 Green infrastructure and impact development measures, such as permeable paving, infiltration trenches, rain gardens and other stormwater management techniques, shall be considered in the design of new development and implemented wherever feasible and practical, to minimize runoff, reduce water pollution and protect groundwater resources.
- 11.1.4 New development should consider plans and building designs that utilize energy efficient, low carbon technologies and maximize solar gains.

## **12 MUNICIPAL SERVICES, PUBLIC UTILITIES AND TELECOMMUNICATION**

### **12.1 Municipal Water and Wastewater**

- 12.1.1 All new development in the Secondary Plan Area shall be connected to Peel Region's water and wastewater systems.
- 12.1.2 All municipal water and/or wastewater facilities shall be developed in accordance with the Local Subwatershed Study, in consultation with applicable agencies.

## **12.2 Stormwater Management Facilities**

- 12.2.1 The design and development of stormwater management facilities shall be in accordance with Section 12.5 of the Official Plan.
- 12.2.2 Stormwater management facilities in the Secondary Plan Area shall be developed to the satisfaction of the Town in consultation with applicable agencies.
- 12.2.3 The number, location and configuration of stormwater management facilities within the Secondary Plan Area can be revised without amendment to this plan. The final number, configuration, and location of Stormwater Management Facilities shall be determined through a Functional Servicing and Stormwater Report developed in accordance with the Local Subwatershed Study as part of the Draft Plan approval process.
- 12.2.4 Where possible, stormwater management facilities are encouraged to be provided underground and below parks, providing for the opportunity to utilize the surface level for active park components.

## **12.3 Public Utilities and Telecommunications**

- 12.3.1 Public utility and telecommunications infrastructure within the Secondary Plan Area shall be planned in accordance with Section 12.6 of the Official Plan.

## **13 LAND ACQUISITION AND DEDICATION**

- 13.1.1 The Town may acquire and hold any lands required to implement any feature or facility in the Secondary Plan Area. This may include the expropriation of lands required to implement the road network and the municipal park program in the Secondary Plan Area, where the Landowners Group is unable to secure lands for the construction of the required road infrastructure.
- 13.1.2 The Town shall require an Environmental Site Assessment and/or Record of Site Condition, as required, prior to the conveyance of any lands for municipal roads, stormwater management facilities, parkland and school sites to the Town, Conservation Authority or School Board. The environmental clearance shall be the responsibility of the property owner and based on the appropriate level of site assessment as established by the Province.

## **14 IMPLEMENTATION**

- 14.1.1 The provisions of the Official Plan regarding implementation shall apply to the Mount Hope West Secondary Plan.



14.1.2 The land use pattern shown on Schedule X is considered conceptual and is permitted to be adjusted during the subdivision or site plan approval process, provided the intent of the Secondary Plan is maintained.

14.1.3 Notwithstanding any of the policies of the Mount Hope West Secondary Plan, any previous approvals or existing uses which do not conform to the policies of this Secondary Plan are permitted to continue. Redevelopment of legal non-conforming uses to those that are consistent with the objectives and policies of the Mount Hope West Secondary Plan shall be encouraged.