

TOWN OF CALEDON
PLANNING
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Official Plan Amendment

Scoped Development Sequencing and Staging Plan

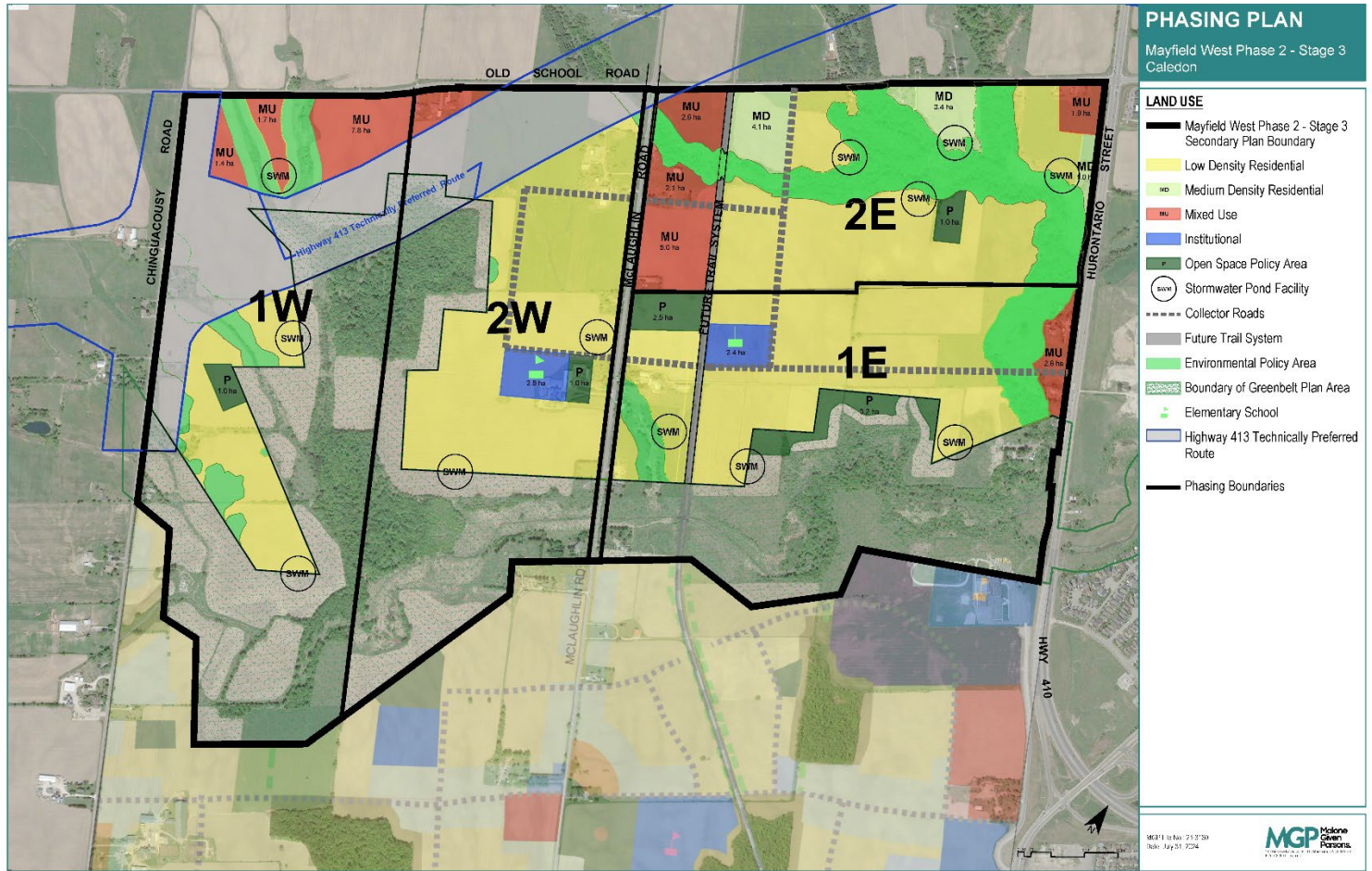
Mayfield West Phase 2 – Stage 3 Lands
Caledon, ON

Prepared by:

Malone Given Parsons Ltd
140 Renfrew Drive
Suite 201
Markham ON L3R 6B3

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Development Phasing and Staging Plan



Mayfield West 2-3 Residential Mix and Population by Phase

Development Phase	Land Use Designation	Unit Type	Net Area ¹ (ha)	Net Residential Area ² (ha)	# of Units	Net Residential Density (uph)	Persons Per Unit ³	Population Estimate	Job Estimate ⁴
Stage 3 - 1E	Low Density Residential	Single-detached, Semi-detached, Street Townhouses, Laneway Townhouses		39.45	990	25.1	3.67	3,635	254
	Mixed Use	Townhouses, Laneway Townhouses, Stacked Townhouses, Back-to-Back Townhouses, and Mid-Rise Apartment		2.39	119	50.0	1.76	210	15
	Stage 3 - 1E Sub-Total			53.227	41.84	1,110	26.5		3,845
Stage 3 - 2E	Low Density Residential	Single-detached, Semi-detached, Street Townhouses, Laneway Townhouses		31.24	783	25.1	3.67	2,872	201
	Medium Density Residential	Townhouses, Laneway Townhouses, Stacked Townhouses, and Back-to-Back Townhouses		8.56	151	17.6	2.79	421	29
	Mixed Use	Townhouses, Laneway Townhouses, Stacked Townhouses, Back-to-Back Townhouses, and Mid-Rise Apartment		11.99	599	50.0	1.76	1,055	74
Stage 3 - 2E Sub-Total			57.7	51.79	1,533	29.6		4,348	304
Stage 3 - 1W	Low Density Residential	Single-detached, Semi-detached, Street Townhouses, Laneway Townhouses		14.44	284	19.7	3.67	1,042	73
	Mixed Use	Townhouses, Laneway Townhouses, Stacked Townhouses, Back-to-Back Townhouses, and Mid-Rise Apartment		8.97	449	50.0	1.76	789	55
	Stage 3 - 1W Sub-Total			24.4	23.41	733	31.3		1,832
Stage 3 - 2W	Low Density Residential	Single-detached, Semi-detached, Street Townhouses, Laneway Townhouses		41.46	829	20.0	3.67	3,043	213
	Mixed Use	Townhouses, Laneway Townhouses, Stacked Townhouses, Back-to-Back Townhouses, and Mid-Rise Apartment		2.03	102	50.0	1.76	179	13
	Stage 3 - 2W Sub-Total			51.6	43.49	931	21.4		3,222
MW2-3 Area Total			187.0	160.52	4,306	26.8		13,247	927
MW2-3 Area Density						77.5 people and jobs per hectare			

Notes:

1 - Net area excludes Environmental Policy Area and Greenbelt Plan Area

2 - Net residential area excludes Environmental Policy Area, Greenbelt Plan Area, Parks, Schools, OBRY Trail, Highway 413 and Collector Roads

3 - Persons per unit based on 2019 Town of Caledon Development Charges Background Study

4 - Population-Related Employment is assumed at 7% of the population

Unit Mix and Density by Designation

Land Use Designation	# of Units	Net Residential Area ¹ (ha)	Net Residential Density (uph)	Population Estimate ²
Low-Density Residential	2,886	126.58	22.80	10,592
Medium-Density Residential	151	8.56	17.64	421
Mixed Use Residential	1,269	25.38	50.00	2,233
Total	4,306	160.52	26.83	13,247

Notes:

1 - Net residential area excludes Environmental Policy Area, Greenbelt Plan Area, Parks, Schools, OBRY Trail, Highway 413 and Collector Roads

2 - Population estimate calculated using persons per unit based on 2019 Town of Caledon Development Charges Background Study

Estimated Unit Mix by Unit Type

Unit Type	# of Units
Singles	1,521
Townhouses	1,112
Medium Density	404
Mixed Use	1,269
Total	4,306

Estimated Averaged Unit Build Out

Year	Single-Detached	Towns	Medium Density and Mixed Use (B2B Towns)	Total Units
Brookvalley Mayfield 2-3 Project Buildout				
2026	138	101	152	391
2027	138	101	152	391
2028	138	101	152	391
2029	138	101	152	391
2030	138	101	152	391
2031	138	101	152	391
2032	138	101	152	391
2033	138	101	152	391
2034	138	101	152	391
2035	138	101	152	391
2036	138	101	152	391
Total	1,521	1,112	1,673	4,306