

34. MOUNT HOPE WEST SECONDARY PLAN

34.1 Introduction

34.1.1 Purpose

The Mount Hope West Secondary Plan (Secondary Plan) establishes a detailed planning framework to facilitate the *development* of a *complete community*. The Secondary Plan will govern the *development* and *redevelopment* of lands in the Secondary Plan Area as shown on Schedule XX – Mount Hope West Community Structure and Land Use.

Mount Hope West is being planned as part of the New Community Area, accommodating growth to 2051. The Secondary Plan Area has been designed as a *complete community*, accommodating a range of housing options alongside a mix of commercial and community uses. Mount Hope West will be planned as a compact, well-connected community with a high-quality *public realm*, providing residents and visitors access to the opportunities and choices required to lead rewarding lives.

The Secondary Plan Area has been 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 favourable land use development pattern that balances all interests.

34.1.2 Location

- a) As illustrated on Schedule XX, the Mount Hope West Secondary Plan Area is generally bound by Columbia Way to the south; Mount Hope Road to the east; and the Greenbelt Plan to the west and north.
- b) In addition to the policies in Parts A through G of this Official Plan, the policies of this chapter apply specifically to the Mount Hope West Secondary Plan Area as identified on Schedule XX.

34.1.3 Vision

The Mount Hope West Secondary Plan will create a well-connected, compact and *complete community*. The Secondary Plan Area will offer a range of housing opportunities, commercial and community uses and access to greenspace. The Mount Hope West community will be designed to achieve excellence in community design and will strive to integrate a high-quality *public realm*.

34.1.4 Objectives

- a) Provide a wide range and mix of housing types, densities, sizes and tenures, which will provide families and individuals options throughout the community.
- b) Prioritize high-quality design of the *public realm* and built form that fosters a strong identity and sense of place for the community.
- c) Create a well-connected and walkable community with a centralized open park space.
- d) Establish supporting commercial uses to support livability and community vibrancy, as well as provide for the day-to-day needs of residents in proximity to their homes.

- e) Provide for residential and commercial uses, as well as park space, that will support the community and surrounding area accommodating future growth in Caledon.
- f) Foster the creation of a *sustainable* community through compact and resilient community design, built form and transportation networks.
- g) Implement an integrated Natural Environment System through realignment, restoration and compensation.

34.1.5 Relationship to Parent Official Plan

- a) The policies of the Mount Hope West Secondary Plan must be read in their entirety, together with the relevant policies and mapping of the Future Caledon Official Plan, as contained in Parts A to G.
- b) The Mount Hope West Secondary Plan provides additional direction for development and decision-making specific to the Secondary Plan Area. In the case of a conflict between a policy in Part A to G and the Mount Hope West Secondary Plan, the Secondary Plan will prevail.

34.2 Managing Growth and Change

34.2.1 Community Structure

The community structure of the Secondary Plan is based on Schedule B1, Town Structure, and Figure F2, Preliminary Community Structure, which provides a comprehensive foundation for secondary planning and development in the Urban System. In conformity with the Town Structure, the structural elements within the Secondary Plan include:

- a) Neighbourhood Areas occupying the majority of the Secondary Plan Area, which are intended to accommodate a wide range of ground-related housing types and densities alongside parks and a commercial node along Columbia Way to support the development of a complete community; and,
- b) Natural Features and Areas to be maintained and restored.

34.2.2 Growth Management

The growth management strategy for the Secondary Plan has been configured to ensure that the *development* of the Mount Hope West Area occurs in an efficient, timely and cost-effective manner.

- a) The Secondary Plan Area is planned to generate approximately 640 to 720 new residential units with an approximate population of 2,000 by 2051.
- b) The Secondary Plan Area is planned to generate approximately 150 new jobs through the introduction of a commercial node at Columbia Way and Mount Hope Road.
- c) The Secondary Plan Area is planned to achieve a density target of 65 people and jobs per hectare.

34.2.3 Housing

- a) In accordance with Chapter 9, Housing, of the Official Plan, the Mount Hope West community is planned to comprise a wide range and mix of housing types, heights, densities and sizes, including a mix of single-detached, semi-detached and townhouse dwellings, as well as a mid-rise block at the north end of the Secondary Plan Area.
- b) Additional residential units (ARUs) and multiplexes will be permitted in designations that permit residential uses, in accordance with the Zoning By-law. Applicants are encouraged, where feasible, to provide rough-ins for ARUs to provide it as an option for purchasers as part of pre-construction sales.
- c) To increase the Town's housing supply and provide for affordable housing options, multiplexes and non-market housing may be permitted within any designation that permits residential uses within the Secondary Plan Area.

General Policies

34.3 Climate Change

34.3.1 Development in the Secondary Plan Area is encouraged to support climate change mitigation and adaptation in accordance with Chapter 5, Climate Change, of the Official Plan.

34.4 Cultural Heritage

- 34.4.1 The conservation of cultural heritage and archaeological resources in the Secondary Plan Area will be in accordance with Chapter 6, Cultural Heritage, of the Official Plan.
- 34.4.2 All required Archaeological Assessments shall be completed as part of a complete draft plan of subdivision application to the satisfaction of the Ministry of Citizenship and Multiculturalism and the Town.
- 34.4.3 Consultation with Indigenous communities will be conducted in accordance with Section 28.3, Indigenous Engagement, of the Official Plan, as well as section 35 of the *Constitution Act* regarding Aboriginal and treaty rights.

34.5 Urban Design

- 34.5.1 Design of the public and private realm, including streetscapes, parks, built form and site planning, in the Secondary Plan Area will be in accordance with Chapter 7, Design, and Section 27.3, Implementing Design Excellence, and guided by the Mount Hope West Community Design Guidelines.
- 34.5.2 Development will occur in accordance with the Comprehensive Town-Wide Design Guidelines and the applicable Secondary Plan Community Design Guidelines to ensure the Town's vision for New Community Area development is reflected and a distinct sense of place is fostered within the Mount Hope West Secondary Plan.
- 34.5.3 Notwithstanding Policy 7.2.5 of the Official Plan, reverse frontage lots are permitted along Mount Hope Road where significant grade differences or topographic constraints limit the feasibility of alternative access arrangements. Where rear lotting is permitted, enhanced landscape buffering, privacy treatments, fencing, pedestrian lighting and/or upgraded rear building elevations are required to mitigate visual and functional impacts and ensure a safe and comfortable pedestrian environment.

34.6 Public Service Facilities

34.7.1 The provision of any future public service facilities will be in accordance with Chapter 10, Public Service Facilities, of the Official Plan.

34.7 Transportation and Mobility

34.8.1 Transportation *infrastructure* in the Secondary Plan Area will be developed as *multimodal transportation corridors* that are designed to safely, conveniently and efficiently accommodate a blend of vehicular, transit, bicycle, and pedestrian movement and connectivity. The overall and integrated transportation system in the Secondary Plan Area will be planned and designed in accordance with Chapter 11, Transportation, of the Official Plan.

34.8.2 Development within the Secondary Plan Area will implement the recommendations of the Transportation Impact Study.

34.8.5 Roads

- a) Roads in the Secondary Plan Area are generally intended to develop and function in accordance with the guidelines and classifications outlined in the Official Plan. Where there is a conflict between the guidelines and classifications outlined in the Official Plan and the policies of this Secondary Plan, the policies of this Secondary Plan will apply.
- b) Schedule XX illustrates a Conceptual Collector Road Network. Minor adjustments to the location of the Conceptual Collector Road Network as shown on Schedule XX will be permitted without requiring an amendment to this Plan, provided the goals and objectives of the Secondary Plan are maintained.
- c) All roads will be secured through a subdivision agreement to the satisfaction of the Town.
- d) Collector roads must be designed and delivered in a manner that supports the modified grid structure, promotes walkability and accommodates future transit services, and ensures safe, functional access for all modes of travel.

34.8.6 Road Rights-of-Way

- a) The Town will require as a condition of approval of any new *development* or redevelopment that sufficient lands be gratuitously conveyed, free and clear of encumbrances, to the Town, to provide the road right-of-way width established by the Official Plan.
- b) Notwithstanding Policy 11.3.15, in accordance with Policy 11.3.16, the Town may accept reduced daylight triangles where it has been demonstrated to the satisfaction of the Town and/or Region that appropriate sight lines and the necessary appurtenances and infrastructure can be accommodated within these reduced daylight triangles. This shall be determined prior to any draft plan approval.
- c) Sidewalks will be provided on both sides of all public roads, except where it can be demonstrated to the Town, at its sole discretion, through detailed design that physical or environmental constraints make a two-side treatment impractical and an equivalent accessible connection can be achieved, or where it conflicts with other priorities of the Town.

34.8.8 Pedestrian and Cycling Network

- a) The intent of the pedestrian and cycling network in the Secondary Plan is to provide a safe, well connected, and convenient alternative for trips that would otherwise be made using a vehicle.
- b) Key objectives of the pedestrian and cycling network in the Secondary Plan are to provide:
 - i) a comprehensive and integrated pedestrian and cycling network that establishes walkable, cycle-friendly, and active neighbourhoods;
 - ii) safe, attractive, and convenient connections between and within key destinations in the Secondary Plan; and,
 - iii) continuous pedestrian and cycling connections with broader existing and future planned active transportation networks in the Town, and Region of Peel.
- c) Pedestrian and cycling routes throughout the Secondary Plan Area will be planned in accordance with Section 11.4, Active Transportation, and designed to be safe, accessible and viable alternatives for short trips that would otherwise be made using a single occupant vehicle.
- d) The Transportation Impact Study will delineate a Pedestrian, Cycling and Trail Network Plan illustrating sidewalks, on-road cycling facilities and multi-use paths, and showing their continuity to external networks, to the satisfaction of the Town, prior to approval of draft plans of subdivisions or site plan applications.

34.8.9 Recreational Trail Network

- a) Recreational trails related to the natural environment and open space systems beyond the Secondary Plan Area will be considered, where possible, part of the pedestrian and cycling network.
- b) Recreational trails may be provided within the natural environment system and open space elements including parks, and school sites, where appropriate, as determined by the approved Local Subwatershed Study or any Addendums thereto.
- c) Recreational trails will be designed and constructed, to the extent possible, in accordance with Town and Provincial accessibility standards.
- d) Where the recreational trail network relies on the public road right-of-way to create connections between trails, the sidewalk width may be increased along the connecting route, within established rights-of-way, unless otherwise directed by the Town.

34.8.10 Parking

- a) Where a *development* application, supported by a detailed Parking Justification Study, is able to demonstrate a reduced need for parking, alternatives to the parking standards contained in the Town's comprehensive Zoning By-law will be considered.

- b) Where loading and parking areas are proposed within proximity to a street frontage or interface, enhanced landscaping may be required to mitigate the visual impact of parking on the streetscape.
- c) Permeable parking surfaces will be considered for all development in the Secondary Plan Area, where feasible.

34.8.14 Transportation Demand Management

- a) The Transportation Impact Study will include the overall Transportation Demand Management strategy for the Secondary Plan.
- b) The Town may permit reduced parking standards for *developments* which demonstrate through a Transportation Demand Management plan and implementation strategy that a reduction in parking standards is appropriate. A reduction in parking standards may also be considered where mixed use *development* is permitted, where there is significant density of *development* and good accessibility to transit.

34.8 Infrastructure

34.9.2 Municipal Water and Wastewater Services

- a) All new *development* in the Secondary Plan will be connected to Peel Region's water and wastewater systems. All municipal water and/or wastewater facilities will be developed in accordance with the Stormwater Management Strategy and Functional Servicing Report, to the satisfaction of the Region of Peel.

34.9.3 Local Subwatershed Study

- a) Based on the results of the Local Subwatershed Study, modifications to feature alignment and channel design may be considered in order to find land use efficiencies.

34.9.4 Stormwater Management and Low Impact Development

- a) Stormwater management facilities servicing the Plan Area will be designed in accordance with the Stormwater Management Strategy, in conjunction with the applicable Conservation Authority, the Town and other government agencies, as applicable.
- b) The location of stormwater management facilities is conceptually identified on Schedule XX. The final location, configuration and management recommendations of these facilities will be determined as part of the Local Subwatershed Study.
- c) Adjustments to the number, location and configuration of the stormwater management facilities will be permitted without requiring an amendment to this Plan.
- d) At the detailed design stage, the submission of the following plans and reports will be required to determine the impact of stormwater management on the proposed development. All reports will be prepared in accordance with the approved Mount Hope West Local Subwatershed Study, site-specific Functional Servicing Reports, and Town of Caledon Engineering Standards:
 - i) Stormwater Management Reports and Plans;

- ii) Erosion and Sediment Control Plan;
- iii) servicing plans;
- iv) grading plans;
- v) geotechnical reports;
- vi) hydrogeological reports; and,
- vii) other technical reports as deemed necessary.

e) In considering options for stormwater management, the following policies will apply:

- i) Location of stormwater management facilities will promote gravity drainage and suitable coverage for services. Where feasible, there will be a preference for at source controls and low impact development practices, which are compatible with the objectives of this Plan.
- ii) Stormwater will be considered as a resource and not a waste product. The Town supports and strongly encourages the reuse of rainwater in the Secondary Plan Area using rainwater harvesting or other methods.
- iii) Stormwater management facilities will be located and designed to maintain the environmental and ecological integrity of the Natural Environment System.
- iv) Best management practices, including low impact development techniques and measures, will be incorporated into the stormwater management system in accordance with the approved Mount Hope West Local Subwatershed Study.
- v) Stormwater management facilities are encouraged to be designed to provide community amenities including pathways or trails for walking, cycling and hiking and public open space.
- vi) Stormwater management facilities will be designed to minimize the impact of maintenance costs to the Town.

34.9.5 Public Utilities and Telecommunications

- a) Public utility and telecommunications *infrastructure* will be planned in accordance with Section 12.6, Utilities, of the Official Plan.

Natural Environment System, Parks and Open Space

34.9 Natural Environment System

34.10.1 The Mount Hope West Natural Environment System will be protected, restored and enhanced in accordance with Chapter 13, Natural Environment System, and Chapter 16, Natural Hazards.

34.10.2 General Policies

- a) Minor encroachments into the Greenbelt Plan Area for infrastructure and associated grading may be permitted in accordance with the Greenbelt Plan.

- b) Minor encroachments into the Greenbelt Plan Area may be permitted for the realignment, restoration or enhancement of a watercourse and associated grading, where it has been demonstrated that there will be no negative impacts on natural heritage features, hydrologic features, or their ecological functions, in accordance with Policy 13.3.4 of the Official Plan and the applicable policies of the Greenbelt Plan. Such realignment shall be designed to improve the long-term form and function of the watercourse, maintain or enhance ecological connectivity, and incorporate appropriate mitigation, restoration and enhancement measures.

34.10.3 Natural Features and Areas

- a) Lands designated Natural Features and Areas are shown conceptually on Schedule X.
- b) Compensation Areas and Enhancement Areas are contained within the Natural Features and Areas designation in accordance with the Local Subwatershed Study.
- c) The Natural Features and Areas designation boundaries shown conceptually on Schedule XX are subject to change without requiring an amendment to this Secondary Plan and will be finalized through approval of the Local Subwatershed Study and/or site-specific Environmental Impact Studies by the Town and applicable agencies.
- d) Active transportation linkages through the Natural Features and Areas designation may be permitted in limited circumstances where it has been demonstrated to the Town's satisfaction that there will be minimal adverse impacts to the functions of the Natural Environment System.

34.10 Parks and Open Space

34.11.1 Parkland Requirement

- a) As identified on Schedule XX, the Secondary Plan Area will be serviced by a central Neighbourhood Park which shall be developed in accordance with Chapter 14, Parks and Open Space, of the Official Plan.
- b) Minor adjustments to the location and size of the Neighbourhood Park will be permitted without requiring an amendment to this Plan, provided that:
 - i) The overall objectives of the Secondary Plan (complete, walkable community) are maintained;
 - ii) There is an appropriate distribution to serve the residential areas of the Secondary Plan Area; and
 - iii) The alteration in size or location does not significantly reduce the functionality of the park block and the amount of land proposed for municipal parks in the Secondary Plan Area based on legislated requirements.

34.11.2 Neighbourhood Park

- a) The Neighbourhood Park is intended to provide active and passive recreational opportunities for residents generally within a 400-metre radius and may contain a mix of passive areas, small to medium scale sports facilities, playground facilities structure, shade structures and seating areas.

- b) Neighbourhood Parks will be centrally to the population it serves;
- c) A minimum of approximately 50% of the perimeter of the Neighbourhood Park will abut public roads or open space uses.
- d) Entry and/or access points will be located conveniently and incorporate a civic design theme.

Urban System Land Uses

34.11 Community Area Land Use Designations and Policies

34.12.3 Neighbourhood Area

- a) The Neighbourhood Area designation applies to the majority of the Secondary Plan Area and is intended to accommodate a wide range of ground related housing types and densities, alongside schools, parks and other institutional uses needed to support the development of a complete community.
- b) The lands designated Neighbourhood Area will be developed in accordance with Section 22.7, Neighbourhood Area Designation, except as modified by the following policies:
 - i) Permitted residential uses include a full range of housing types including single detached dwellings, semi-detached dwellings, street and lane-based townhouses, back-to-back townhouses, stacked townhouses and multiplexes, as well as low-rise and mid-rise apartments up to six storeys on the periphery of the Secondary Plan Area.
 - ii) Neighbourhood-scale retail, commercial, personal service and professional service uses will be permitted in stand-alone or mixed-use buildings.

Implementation

34.12 Schedules

34.13.1 The land uses shown on Schedule XX are schematic and may be refined to the satisfaction of the Town, in consultation with the Region of Peel and the Toronto and Region Conservation Authority, as appropriate, through the draft plan of subdivision or site plan approval processes, taking into account such matters as the protection of natural features and areas, the conservation of *cultural heritage resources*, *stormwater management requirements*, the provision of full urban services, detailed land use relationships and street patterns.

34.13.2 Adjustments to land use designation boundaries and street patterns shown on Schedule XX will not require an amendment to this Secondary Plan provided the intent of the Plan is maintained.

34.13.3 Adjustments to land use designation boundaries and the location of streets as shown on Schedule XX may be permitted through the draft plan of subdivision process, while accounting for such matters as the preservation of environmental features and natural hazards, *stormwater management requirements*, heritage resources, the provision of full urban services, detailed land use relationships and street patterns, and will not require an amendment to this Secondary Plan provided the intent of the Plan is maintained.

34.13 Draft Plans of Subdivision and Zoning By-law Amendments

34.14.2 Prior to the approval of the first draft plan of subdivision, the necessary reports, studies and plans will be completed, or the appropriate conditions included to require technical studies as part of the draft plan of subdivision or site plan approval, to the satisfaction of the Town, Region of Peel, and Toronto and Region Conservation Authority.

34.14.3 *Development* in the Secondary Plan Area will be consistent with the recommended mitigation measures contained in the reports, studies, and plans listed in policy 34.14.2 above.

34.14 Phasing and Financial Responsibility

34.16.3 Land Acquisition and Dedication

- a) The Town or the Region of Peel may acquire and hold any lands required to implement any feature or facility in the Secondary Plan Area. This may include the acquisition of lands required to implement roads, infrastructure and/or community facilities, where the lands required to move this Plan forward are not available to the relevant development proponent. Acquisition may occur through purchase from affected landowners or expropriation, as may be required.
- b) The Town will require a Record of Site Condition (RSC) if recommended by the Phase 2 Environmental Site Assessment prior to the conveyance of any lands for municipal roads, stormwater management facilities, parkland, and open space to the Town, Toronto and Region Conservation Authority. The environmental clearance will be the responsibility of the property owner and based on the appropriate level of site assessment as established by the Province.

34.16.4 Finance and Agreements

- a) Prior to approval of the first plan of subdivision or site plan in the Secondary Plan Area, the landowners may be required to enter into any agreements deemed necessary by the Town or have made other satisfactory arrangements for the provision of funds and/or services, associated with the Fiscal Impact Study.
- b) The Town, the Region of Peel and/or other government agency may require frontend, accelerated payment and/or other cost-sharing agreements with landowners as conditions of approval to ensure that development proceeds only in a manner that optimizes the use of transportation, municipal water and wastewater infrastructure and does not outpace their ability to finance and construct new transportation, municipal water and wastewater infrastructure required for development to occur in the Secondary Plan Area in an orderly, timely and cost effective manner.

