

2.0 Community Context

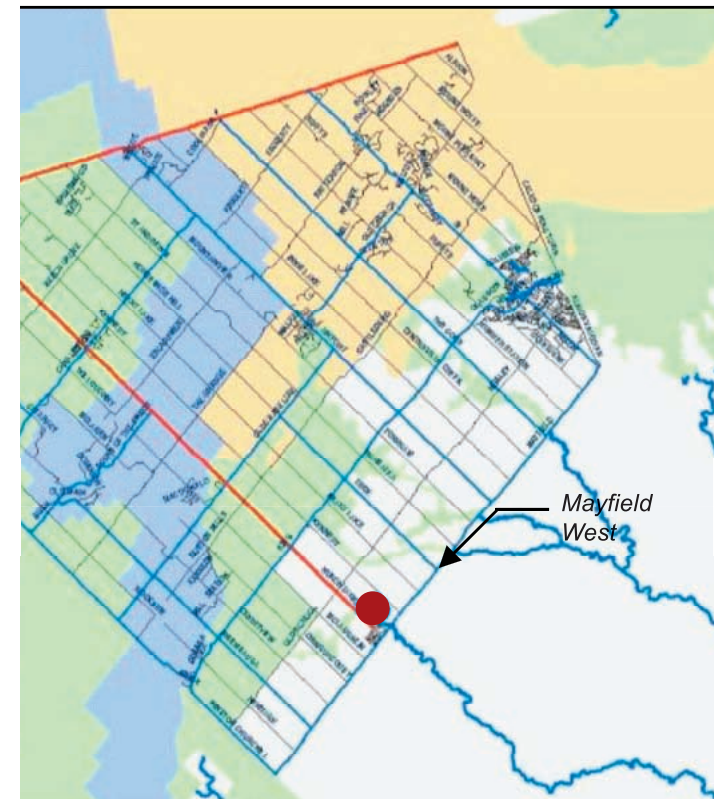
2.1 Site Description

The South Fields Community (Mayfield West) is comprised of approximately 445 hectares located in the south west portion of the Town of Caledon. The site is bounded by the new Provincial Highway extension known as Highway 410 to the south, the existing Provincial Highway 10 to the west, Dixie Road to the east (Regional Road) and the Etobicoke Creek and Humber River Valleys to the north.

The Etobicoke Creek to the north and south and the Humber River to the north-east surround the subject lands as well as other natural features including a woodlot within the industrial area. The municipality intends to preserve the valley systems encircling the proposed development and incorporate open space such as parks and pedestrian and bicycle trails to interconnect the proposed residential neighbourhoods with the surrounding natural environment.

2.2 Community Vision and Structure Plan

The Mayfield West Community Design Plan proposes a unique rural village fashioned after small Ontario towns such as St. Jacobs, Creemore, Thornberry, Unionville and others like it. Villages are defined by clear centres and edges with a strong pedestrian supportive design and scale, permitting a maximum 5 minute walk to each centre and distinctive linkages to the Village Centre. In addition, greenway corridors have been strategically placed to further add to the pedestrian movement throughout the community. The Village Centre is comprised of commercial/retail, live/work, mixed-residential and residential areas that are threaded together by open space and include an enhanced water feature or “Village Blue” at its core. Their plan encourages a high standard of urban design together with traditional planning concepts to integrate the different land uses while remaining committed to the preservation and conservation of subject lands. The Village Centre, the four surrounding residential neighbourhoods, the extensive industrial area and the Highway 410 improvements are all designed within a backdrop sensitive to the surrounding natural environment.



2.3 Policy Context

The Region of Peel adopted Regional Official Plan Amendment #17 (ROPA 17) on December 15, 2005 which subsequently came into full force and effect on January 11, 2006. ROPA 17 established the 2021 Urban Boundary for Mayfield West and directed the Town of Caledon to prepare a Community Development Plan together with supporting Environmental Impact Statement and Management Plan.

The Mayfield West Community Secondary Plan (OPA 208) was adopted by Town Council on July 4, 2006 and approved by the Ontario Municipal Board on October 1, 2007. It provides for the preparation of a Community Design Plan. The intent of the Community Design Plan is to expand upon the Policies of the Secondary Plan by providing further urban design criteria and detail to assist in the preparation and evaluation of specific subdivision and other development plans within Mayfield West. The Community Design Plan was approved by council on October 23, 2007. These guidelines are in response to the requirement that more detailed guidelines would be required to address built form within the community.

2.4 Community Built Form

South Fields is primarily a residential community with a traditional Village Centre made up of a mix of residential, commercial/retail, live/work and public space with industrial lands to the south. The four surrounding neighbourhoods are comprised of streets and blocks on a modified grid system to calm traffic as well as maintain a pedestrian orientation through greenway corridors. The visibility and accessibility of integrated public spaces i.e.) elementary schools, public parks and focal points are enhanced to establish views, vistas and pedestrian connections to central built elements as well as to surrounding valley features.

The South Fields community is unique in that it reflects such a wide range of land uses including residential, commercial and employment. The plan aims at integrating all of the uses seamlessly, using the built form of each to generate a coherent community. Buildings and their associated landscapes will address the need to blend land uses, buildings will be of an appropriate height and mass, and adjacent buildings will not overwhelm the pedestrian spaces within the community.

Refer to Appendix B: South Fields Community Plan for a breakdown of housing types and their location and relationship to one another.



The Village Centre with commercial, mixed use and medium density residential.

.1 Low Density Residential

Most of the residential neighbourhoods are in the form of low density single family and semi-detached homes with some townhouse blocks. Generally the built form is 2 storeys with some 2 1/2 and 3 storey dwellings with some bungalow and 1 1/2 storey building forms. The architectural design guidelines are designed to integrate the height, setback and architectural expression of each home sensitively into streets and blocks.

.2 Medium Density Residential

The transition between the low density residential areas and the Village Centre along with the employment and commercial uses is generally in the form of medium density townhouses, although this also includes semi-detached and single detached housing. A seniors home located on the north edge of the Village Centre, and Affordable Housing located within the West B Neighbourhood is also envisioned as part of the medium density residential areas. These architectural design guidelines have been developed in conjunction with the community design plan to ensure that this transition is sensitive to the scale of the uses. Throughout the community the built form of the medium density is two to three storeys in height, and the architectural expression will reflect the residential character of the adjacent single family homes.

.3 High Density Residential

Within the Village Centre, apartment and townhouse complexes to a maximum height of 4 storeys, are proposed to make up the high density residential area. The architectural design guidelines strive to ensure that the built form of these uses integrate well with the adjacent commercial and community uses, in massing, scale and architectural expression.

.4 Mixed Use/ Village Centre

The plan provides for a mix of land uses within the Village Centre which offers commercial/retail activities, a range of residential densities, institutional uses and open space. Zoning shall permit ground floor residential or commercial with residential above within the Village Centre. The mixed-use developments act as the focal point of the South Fields community. The built form will contribute to the function of Main Street and be sensitive to adjacent residential uses while providing an architectural expression that is distinctly mixed use in nature. The buildings will be a minimum height equivalent to two and maximum of four storeys, and the architectural design guidelines outline massing and façade treatments, along with details specific to the Victorian, Georgian



Above: Low Density Residential
Below: Medium Density Residential





Community Park

and Craftsman styles to blend with adjacent residential neighbourhoods.

.5 Industrial Lands

The location of the industrial lands is adjacent to the proposed Highway 410 to the south, linked to Kennedy Road, and located at the main entry point into the residential neighbourhoods and Village Centre. Their uses are comprised of prestige industrial and general industrial. In order to create an urban edge to the collector, the built form of the industrial use buildings will enhance the street as an urban place and be sensitive to the scale of adjacent land uses. These will be high quality industrial buildings with parking distributed in a manner that reduces large expanses of paved area.

2.5 Public Space

An important component of the South Fields Community plan is the integration of public space such as; public parks, greenway corridors, trails, enhanced pond features, cycling network, recreation (wellness) centre, schools and special features which link land uses together. The architectural design guidelines have been developed to ensure that all building types are designed to promote a pedestrian scale and to address all public spaces with appropriate architectural design responses and upgrades.

2.6 Road Network

Refer to Appendix A: Unit and Access Requirements by Road Type; a map and chart combined which outline unit and road type categories with means of access.

.1 Road Pattern and Hierarchy

The road system for South Fields is based on a modified grid system that focuses on the Village Centre through a variety of collector type roads that link neighbourhoods within the community. The layout of roads also functions to connect parks, community facilities, schools, commercial, and employment destinations. A hierarchy of roads is established consisting of a range of collector roads together with local roads to give form to the community.

.2 Provincial/Regional Roadways

The community is defined at its edges by the arterial street network. Four roads delineate the community: two provincial roads which include Highway 10, and a planned Highway 410 extension, and two regional roads which include Mayfield Road and Dixie Road. The Community Design Plan is clear in establishing an approach to these large roadways that result in a human scale treatment. These architectural controls indicate built form characteristics that reflect the large scale of these roadways.

.3 Municipal Collector roads

An important component of the circulation patterns of the South Fields community are the collector roads that serve the specific community as the principle means of moving through it. The municipal collector roads all provide major travel corridors which link neighbourhoods. Kennedy Road and Heart Lake Road both provide major north-south connections between Brampton and Caledon. Kennedy Road along with the “Main Street” collector also cross through the Village Centre and are primary access points to the local neighbourhoods and Village Centre. The east-west Industrial Collector Road running between Kennedy and Dixie Road, is a gateway connection into the Industrial lands and the residential community, linking these two land uses together. These architectural design controls aim to establish a built form that transitions naturally into all these changing land uses and reflect the scale of these roadways.

.4 Green Collector roads

The Neighbourhood Green Collector Roads are identified to provide connections to Kennedy Road and access to major focal points within the community. They also serve to link each of the four neighbourhoods, and as circulation routes which pass through the major public spaces throughout the community. As implied by its title, the Green Collector Roads are also pedestrian in nature and have a higher standard of landscaping. The architectural design guidelines recognize these collectors as important automobile routes but also with strong pedestrian activity that provide links to neighbourhood and community facilities.

