

MA-D4-1



BRAMPTON

Flower City

RECEIVED

Corporate Services
Council and Administrative Services

April 26, 2011

APR 29 2011

Region of Peel
Attn: Carol Reid, Regional Clerk
10 Peel Centre Drive, Suite A, 5th Flr.
Brampton, ON L6T 4B9

REGION OF PEEL
CLERKS DEPT.

Town of Caledon
Attn: Karen Landry, Director of
Administration/Town Clerk
6311 Old Church Road
Caledon, ON L7C 1J6

Re: Mayfield West Secondary Plan – Phase 2: Preferred Scenario (Town of Caledon) (File G70)

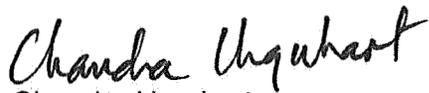
The following recommendation of the Planning, Design and Development Committee Meeting of April 4, 2011 was approved by Council on April 13, 2011:

- PDD074-2011
1. That the report from D. Waters, Manager, Land Use Policy, and N. D'Souza, Policy Planner, Planning, Design and Development, dated February 18, 2011, to the Planning, Design and Development Committee Meeting of April 4, 2011, re: **Mayfield West Secondary Plan – Phase 2: Preferred Scenario (Town of Caledon) (File G70)** be received; and,
 2. That staff continue to participate and monitor Phase 3 of the Mayfield West Secondary Plan and report back to City Council as needed; and,
 3. That the subject staff report and Council Resolution be forwarded to the Region of Peel and the Town of Caledon for their information.

A copy of the staff report is attached. If you have any questions about the report, please contact the author of the report at 905- 874-2074.

con't.../

Yours truly,



Chandra Urquhart
Legislative Coordinator
City Clerk's Office
Tel: 905-874-2116 Fax: 905-874-2119
e-mail: chandra.urquhart@brampton.ca

(PDD/G1)

cc: J. Corbett, Commissioner, Planning, Design and Development
A. Smith, Director, Planning Policy and Growth Management
D. Waters, Manager, Land Use Policy, Planning, Design and Development
N. D'Souza, Policy Planner, Planning, Design and Development



BRAMPTON
Flower City

G1-1

Report

Planning, Design and
Development Committee
Committee of the Council of
The Corporation of the City of Brampton

Date: February 18, 2011

File: G70 CA

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

Subject: STATUS REPORT

DATE: April 4, 2011

Mayfield West Secondary Plan - Phase 2: Preferred Scenario
(Town of Caledon)

Contact: David Waters, Manager, Land Use Policy (905-874-2074)

Overview:

- This report provides an update on the preferred scenario arising out of Phase 2 of the Mayfield West Secondary Plan, in the Town of Caledon.
- Key elements of the preferred scenario, related to residential, commercial, natural heritage, transportation policies, along with potential implications to Brampton are presented in this report.
- A Regional Official Plan Amendment (ROPA) is required to expand the urban system of the Peel Official Plan and to accommodate the limits of the preferred scenario for the Mayfield West Secondary Plan.
- Caledon's 2021 population forecast has been revised from 13,100 to 17,000 (reallocating the population increase of 3,900 from elsewhere in Caledon to Mayfield West). An additional 9,838 population is proposed to be allocated to Mayfield West between 2021 and 2031. These population growth allocations are proposed as part of Regional Official Plan Amendment 24 (ROPA 24), which is currently under review by the Ministry of Municipal Affairs and Housing. These allocations may need to be revisited depending on the final outcome of ROPA 24.
- Staff will continue to participate in the next stage of planning (detailed design in Phase 3) for Mayfield West and will report back to Council as needed.

RECOMMENDATIONS:

1. THAT the report from David Waters, Manager, Land Use Policy, Planning Design and Development, dated February 18, 2011, to the Planning, Design and Development meeting of April 4, 2011, 2011, re: "Status Report : Mayfield West

Secondary Plan – Phase 2: Preferred Scenario (Town of Caledon)” (File: G70 CA) be received;

2. **THAT** staff continue to participate and monitor Phase 3 of the Mayfield West Secondary Plan and report back to City Council as needed; and,
3. **THAT** this staff report and Council resolution be forwarded to the Region of Peel and the Town of Caledon for their information.

BACKGROUND:

Secondary planning for Mayfield West (MW) is part of the Town of Caledon's long-term growth management strategy. This planning area directly abuts the City of Brampton's Secondary Plans 1 (Snelgrove) and 51 (Mount Pleasant), as shown on Figure 1. The study area for MW Phase 2 is confined to lands within the Mayfield West Community Development Plan Study Area, encompassing lands west of Highway 10, north of Mayfield Road, south of Old School Road and east of Chinguacousy Road.

The Mayfield West work program is comprised of four distinct phases. Phase 1 of the work program included a comprehensive characterization of the study area. Phase 2 identifies the preferred land use scenario and submission of a Regional Official Plan Amendment Application for the next phase of growth for Mayfield West. Phase 3 involves detailed design and there will be an opportunity for refinements to the land uses intended for a location within the preferred scenario. The Secondary Plan will be drafted in Phase 3. Final Recommendations and a local Official Plan Amendment will be initiated in Phase 4.

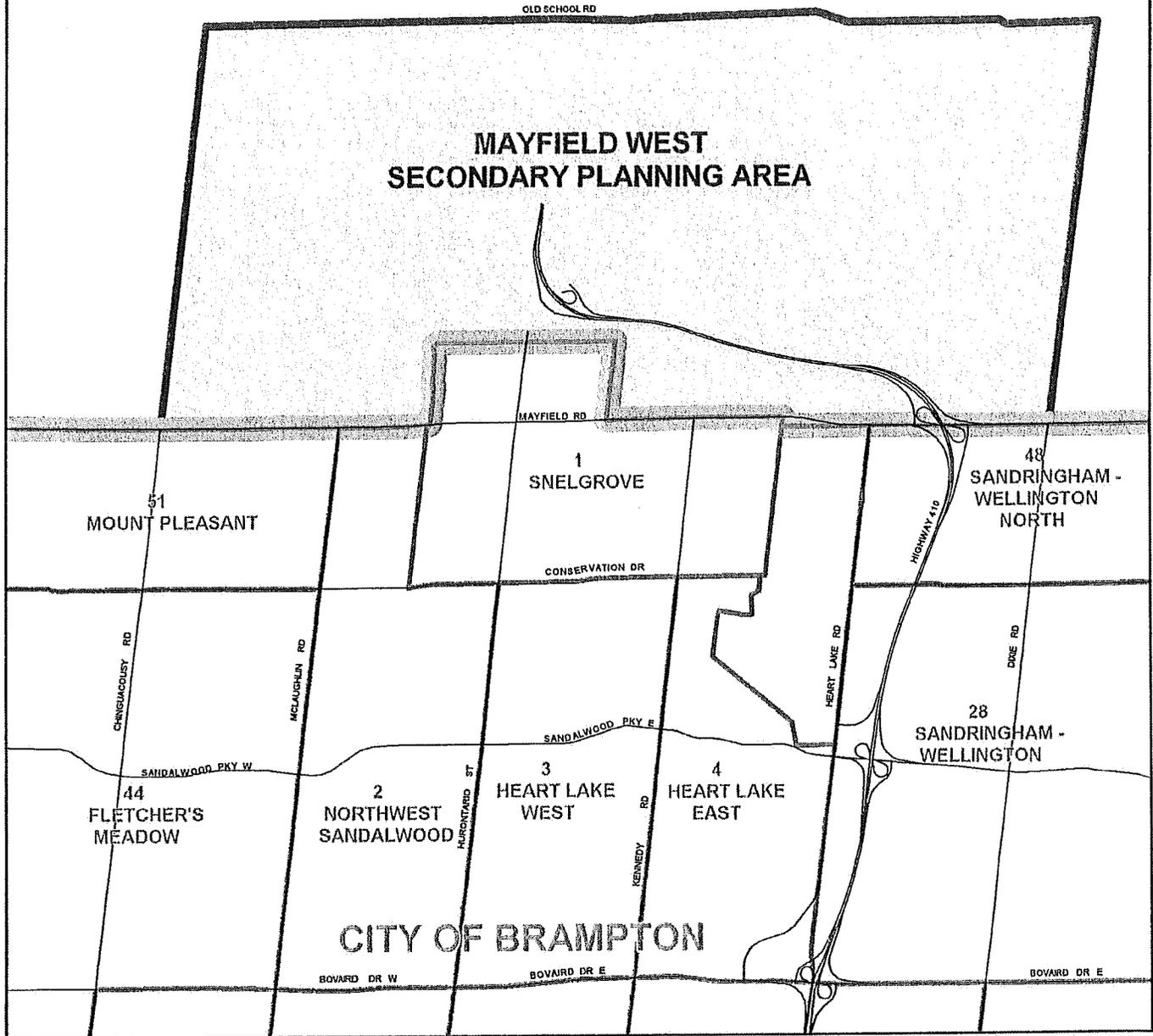
The preferred scenario identified in Phase 2 (see Figure 2) indicates the desired location for the next phase of growth in Mayfield West and land use designations. In the next phase of planning for Mayfield West, further refinements to the land uses in the preferred scenario will be developed, provided that refinements respect the land budget and density targets set out in Phase 2. No lands in the preferred scenario are located in the Greenbelt or Strategic Infrastructure Study Area (as defined in the Regional Official Plan Amendment 24 and Caledon's Official Plan Amendment 226).

Phase 2 of Mayfield West plans for population growth, but also designates new employment lands, significant commercial and retail opportunities, parks, schools and a natural heritage system. The Town of Caledon will have to submit a Regional Official Plan Amendment application to amend the Mayfield West Rural Service Centre settlement boundary to implement the limits of preferred land use scenario. Once Regional Official Plan Amendment 24 (ROPA 24) and the ROPA to support a settlement boundary expansion are in force, Caledon will proceed to implement a local official plan amendment for the Mayfield West Secondary Plan Area in the Town's Official Plan.

G1-3

TOWN OF CALEDON

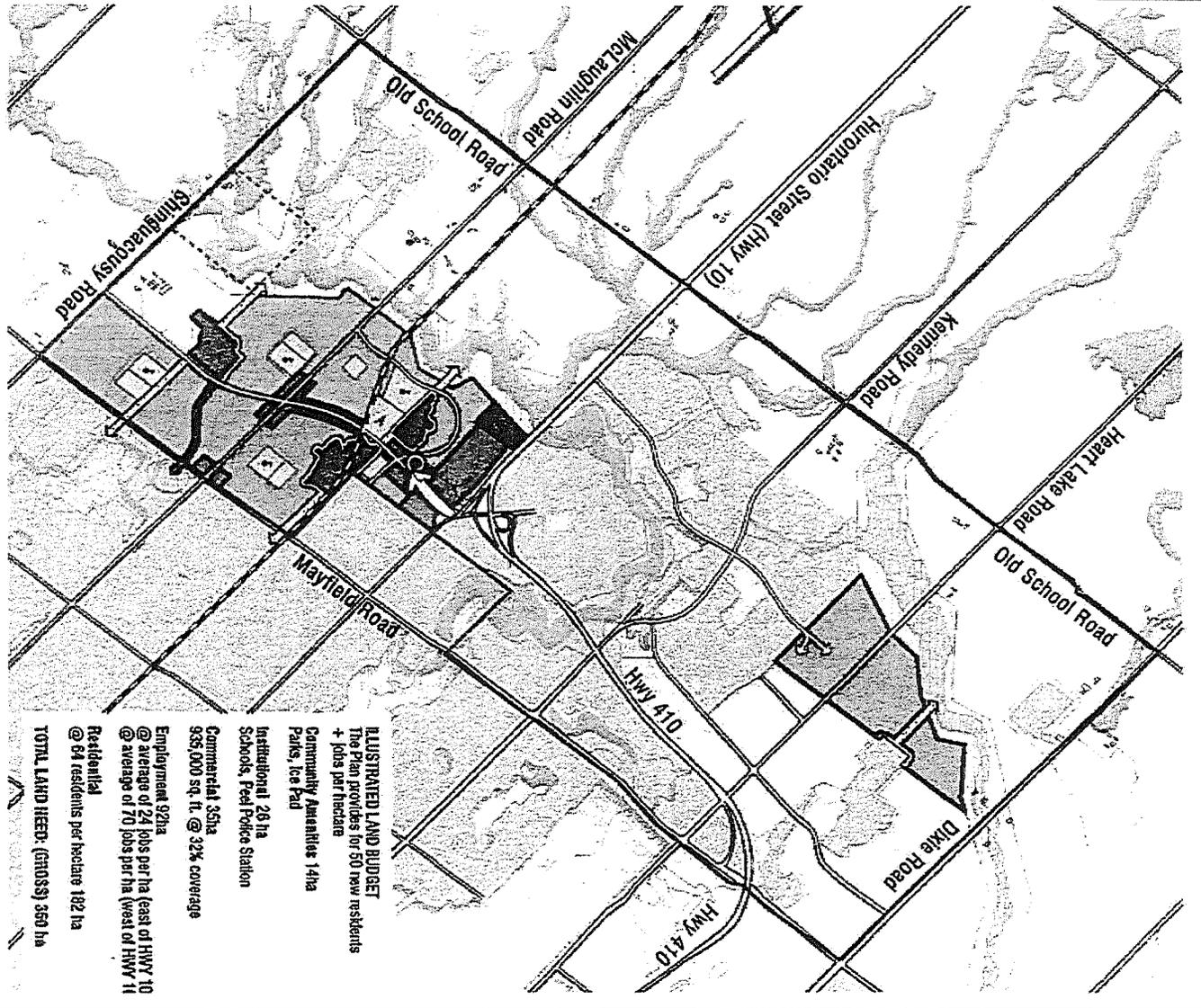
MAYFIELD WEST
SECONDARY PLANNING AREA



-  CITY OF BRAMPTON SECONDARY PLAN BOUNDARIES
-  MAYFIELD WEST SECONDARY PLAN BOUNDARY
-  CITY LIMIT
-  MAJOR ROAD



FIGURE 1
LOCATION OF BRAMPTON SECONDARY PLANS



LEGEND

- Existing & Planned Land Use**
- Residential
- Employment Lands
- Agricultural Lands
- Greenbelt Plan: Protected Countryside Area
- Greenbelt Plan: Natural Heritage System
- Caledon: Environmental Policy Area
- Greenlands "A"
- Priority Future Phase Lands
- Rail
- Airport

- Potential New Land Use**
- Residential
- Employment
- Commercial
- Parks
- Asens
- Greenlands "B"

- Institutional Uses**
- Proposed Peel Regional Police Facility
- Potential School
- Brampton Christian School

- Symbols**
- Improved access from Hwy 10/410 Interchange
- Potential Transit Hub
- Cultural Heritage Landscape
- Study Area Boundary

The information displayed in this plan is intended for illustrative purposes only and is not to scale. The precise extent and location of new land uses and natural functions will be refined at the detailed design phase of the MW2 planning exercise.

ILLUSTRATED LAND BUDGET
 The Plan provides for 50 new residents + jobs per hectare
 Community Amenities: 14ha
 Parks, Ice Pad
 Institutional: 28 ha
 Schools, Peel Police Station
 Commercial: 35ha
 935,000 sq. ft. @ 32% coverage
 Employment: 92ha
 @ average of 24 jobs per ha (east of HWY 10 @ average of 70 jobs per ha (west of HWY 10
 Residential
 @ 64 residents per hectare 182 ha
TOTAL LAND HEED: (GHOS) 350 ha

Schedule 'A' of Caledon's Planning Report: PD-2010-050 "Mayfield West Secondary Plan (Phase 2) – Preferred Scenario"



**FIGURE 2
 MAYFIELD WEST SECONDARY PLAN PHASE 2 PREFERRED SCENARIO**

MA-D4-6
 G1-U

CURRENT SITUATION

Mayfield West Secondary Planning and ROPA 24

Through the secondary planning for Mayfield West, Caledon reviewed its population and employment forecasts and allocations for the 2021 planning horizon and developed new population and employment forecast and allocations for the 2031 planning horizon. In consideration of the Mayfield West Secondary Plan area, Caledon revised the 2021 population forecast from 13,100 to 17,000 (reallocating the population increase of 3,900 from elsewhere in Caledon to Mayfield West). Caledon is also proposing to allocate an additional 9,838 residents to Mayfield West between 2021 and 2031. These reallocations are proposed as part of ROPA 24, which is currently under review by the Ministry of Municipal Affairs and Housing.

In 2008, Caledon initiated the Mayfield West Secondary Plan (Phase 2) to select the appropriate location for future growth. As noted above, the Mayfield West Secondary Planning Area is located in southwest Caledon, directly abutting Brampton's northern municipal boundary (see Figure 1). For the 2021 planning horizon, the additional 3,900 population allocated to Mayfield West, is limited to lands within the Mayfield West Community Development Plan Study Area. These lands are located west of Highway 10, north of Mayfield Road, south of Old School Road and east of Chinguacousy Road. For the 2021 to 2031 planning horizon, a population of 9,838 is proposed to be allocated to lands within the Mayfield West Community Development Plan Study Area

Land uses to support and complement the population growth allocations for Mayfield West include employment areas to accommodate in the order of 5,895 jobs, commercial/retail opportunities totalling approximately 935,000 sq. ft., parks, schools, open spaces and a recreation centre. Planning for these land uses will require an expansion to the existing 2021 Mayfield West settlement boundary.

A series of technical component studies were undertaken for the Town of Caledon, as part of Mayfield West Phase 1, by a team of consultants as input into secondary planning. The technical studies include environmental, agricultural, municipal servicing, archaeology, cultural heritage and built heritage resources, transportation, noise and vibration, commercial opportunity, community design and sustainability.

The results from the technical studies are intended to satisfy the requirements of a municipal comprehensive review (in accordance with the Provincial Policy Statement, the Growth Plan, Regional Official Plan and Caledon Official Plan) to support the request for a settlement boundary expansion to the Mayfield West Rural Service Centre. Caledon Council has directed Town staff to submit a ROPA to expand the Mayfield West settlement area. In accordance with section 5.5.4.2.4 of ROPA 24, the MW2 study has undertaken a land budget exercise to determine the land needs to implement the Town's planning considerations. Accordingly, the preferred scenario will result in the

designation of approximately 350 hectares within the expanded settlement boundary, to allow for the orderly development to 2031.

Depending on the final outcome of ROPA 24, the growth forecasts allocated to the Town of Caledon, and Mayfield West, may have to be revisited. Presently, ROPA 24 is under review by the Ministry of Municipal Affairs and Housing. The Region will not be in a position to approve Caledon's forthcoming ROPA application to expand the settlement area boundaries of Mayfield West until ROPA 24 is in force.

On June 8, 2010, Caledon's Town Council adopted OPA 226 which updated the Caledon Official Plan to bring it into conformity with the Provincial Policy Statement, Growth Plan, Greenbelt Plan and Region Official Plan. Population allocations for Mayfield West are contained in OPA 226. Caledon submitted OPA 226 to the Region and is under review. ROPA 24 must be in force before OPA 226 can be approved by the Region of Peel.

Growth Forecasts

In accordance with the preferred scenario of Mayfield West Phase 2, the growth population allocations for the planning horizons, 2021 and 2031, are described below:

- 2021: 17,000 people (an increase of 3,900 people); and,
- 2021-2031: 26,838 people (an increase of 9,838 people)

The study area for Mayfield West Phase 2 is west of Highway 10, north of Mayfield Road, south of Old School Road and east of Chinguacousy Road (see Figure 2).

The Mayfield West Phase 2 preferred scenario will plan for 11,638 residents and 5,895 workers for a combined total of 17,533, which translates into 50 people and jobs per hectare. The intended timing for the population allocation of 3,900 people is prior to 2021, and 7,738 residents after 2021. The remaining 2,100 people allocated for Mayfield West Phase 2 will be applied to the existing residential lands in Mayfield West Phase 1, after 2021. This will increase the existing density in Mayfield West Phase 1 from 41 people and jobs per hectare to 50 people and jobs per hectare.

Commercial

Based on the preferred scenario, 35 hectares of new commercial lands are proposed to accommodate about 935,000 square feet of commercial space. The majority of the commercial lands are proposed to be located west of and adjacent to the Highway 410/10 interchange, south of and adjacent to the Brampton Christian School, north of the proposed Region of Peel Police facility and the Snelgrove Secondary Plan in Brampton. A commercial corridor is proposed along the proposed east-west transit spine road that will extend from the ORDC rail line west to a proposed mixed use node on McLaughlin Road.

The Mayfield West Secondary Plan preferred scenario designates 183 hectares of residential lands, located west of Highway 10 (see Figure 2). Caledon anticipates 11,683 new residents will be accommodated, at an overall density of 64 residents per hectare. Most of the new residential lands will be located south of Etobicoke Creek, north of Mayfield Road and east of Chinguacousy Road. A smaller residential area will be located north of and adjacent to the existing residential areas of Brampton, compatible to the residential densities of the Snelgrove and Mount Pleasant Secondary Plans.

These proposed residential lands near Brampton's boundary are under the ownership of Fieldgate Commercial. Fieldgate has expressed the intention to develop this area exclusively for large scale commercial uses and plan to bring forward an alternative land use concept for consideration during the detailed design stage (Phase 3 of the Mayfield West Secondary Plan). Should Caledon determine that commercial is the preferred designation for the subject lands, the landowner will be required to demonstrate that such uses will not compromise Caledon's overall density objectives for the Mayfield West lands and that Brampton's retail hierarchy will not be impacted.

Natural Heritage System

The development of the Mayfield West community has been undertaken through an extensive multi-disciplinary environmental study. This study has identified a total of 43 hectares associated with the protection and enhancements of natural heritage features associated with the Fletcher's Creek, Etobicoke Creek and Humber River subwatersheds, including three existing woodlands and associated buffers, and the creation of green linkages, as shown in Figure 2. City staff note that the "green linkages" being established west and east of Highway 10, respectively, will effectively connect the Fletcher's Creek natural heritage system to Etobicoke Peel-Caledon Greenbelt Natural Heritage System (NHS); and the Etobicoke Creek NHS (woodlands and watercourses protected through the Mayfield West Phase 1 development) to the Humber River system, as promoted through the North West Brampton Landscape Scale Analysis.

In addition to this landscape and watershed scale NHS, three green linkages in the preferred scenario, west of Highway 10, will extend local watercourse/drainage corridors – (that were protected/created through the development of the Northwest Sandalwood Parkway and Mount Pleasant Secondary Plans in Brampton), to woodlands in Caledon. Brampton staff will continue to review the natural heritage system connections between Caledon and Brampton during the next stage of planning for Mayfield West, including detailed design and implementation, to determine opportunities to coordinate and integrate future NHS monitoring, as appropriate. This issue is also being evaluated in the ongoing planning for the Mount Pleasant Secondary Plan.

Transportation

There is a planned transit hub proposed at the core of Mayfield Centre (along a proposed east-west transit spine which will connect Highway 410/10, with ramp improvements that will be determined through detailed design, to Chinguacousy Road) to allow for interconnection between higher order regional transit service along Hurontario Street and local transit service.

City staff have determined at this time that there are no implications to the local road network, however, the City will continue to monitor the transportation study during Phase 3.

At this stage, it is unclear as to what kind of local transit service will be provided. Further discussion during the next stage of planning is required to determine the funding arrangement and level of service if Brampton Transit is to service the Mayfield West area, in Caledon. City staff are participating on a Technical Advisory Team developing a Transportation Master Plan for the Mayfield West Community.

CONCLUSION

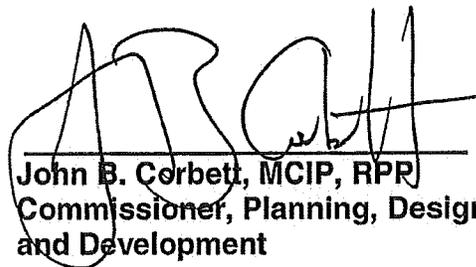
As Phase 2 of the Mayfield West Secondary Plan moves to the detailed design stage (Phase 3) Brampton will continue to monitor the process to identify any potential implications to the City of Brampton

When the results of Phase 3 are available by the City, staff will present a further status update to City Council.

Respectfully submitted:



Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth
Management



John B. Corbett, MCIP, RPP
Commissioner, Planning, Design
and Development

Authored by: Natasha D'Souza and David Waters