



Date: January 5, 2011

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

File: P26 S50

DATE: February 7, 2011

Subject: **STATUS REPORT**
Vales of Humber Secondary Plan (Area 50)
Ward 10

Contact: David Waters, Manager, Land Use Policy (905-874-2074)
Karyn Poad, Policy Planner (905-874-3480)

Overview:

- **The Vales of Humber Secondary Plan is about 500 acres in size and is bounded by Mayfield Road to the North, Countryside Drive to the south, The Gore Road to the east and the West Humber River to the west.**
- **A long established estate residential community abuts the Vales of Humber to the east, west and south.**
- **Wildfield is located in the general area of Mayfield Road and The Gore Road and is referenced in the City's Official Plan as an historic settlement area.**
- **OP93-253 designated the Vales of Humber as Residential and as an Upscale Executive Housing Special Policy Area in the Official Plan.**
- **Policies in the Official Plan with respect to the Vales of Humber provide for secondary planning to be undertaken concurrently with block planning.**
- **In December 2009, a staff report presented a preferred land use concept, community vision and planning principles to Council for endorsement and received direction to initiate block planning.**
- **Staff were directed to report back with a draft block plan concept prior to proceeding with further public consultation.**
- **The block plan has progressed to the stage where it can be presented to the area residents and stakeholders for review prior to proceeding to a statutory public meeting later this year to present a draft Official Plan Amendment.**

Recommendations:

1. **THAT** the report from David Waters, Manager, Land Use Policy, Planning, Design and Development, dated January 5, 2011, to the Planning, Design and Development meeting of February 7, 2011, re: **Vales of Humber Secondary Plan (Area 50) Ward 10 (File: P26 S50) – Status Report** be received;

2. **THAT** staff be directed to undertake public consultation in the form of an open house on the preliminary block plan concept before the end of the first quarter of 2011; and,
3. **THAT** staff be directed to proceed to a statutory public meeting following the open house to present a draft official plan amendment to implement a secondary plan and Stage 1 block plan approval.

Background

The Vales of Humber Secondary Plan area is about 500 acres in size and is bounded by Mayfield Road to the north, Countryside Drive to the south, The Gore Road to the east and Tributary 'A' of the West Humber River to the west. The Toronto Gore Rural Estate Area in North East Brampton abuts the Vales of Humber to the east, west and south (see Figure 1).

The Hamlet of Wildfield is located in the area of Mayfield Road and The Gore Road and is referenced in the Brampton Official Plan as an historical settlement area. The lands within the Vales of Humber are designated Residential and Open Space in Brampton's Official Plan.

In October 2005, Official Plan Amendment OP93-253 was adopted which re-designated the Vales of Humber to permit the development of urban residential densities on full municipal services and identified the lands as "Upscale Executive Housing Special Policy Area". OP93-253 provides for secondary planning for the Vales of Humber to be integrated with the preparation of a block plan.

In December 2009, a staff report brought forward a preferred land use concept, vision statement and planning principles for Council endorsement. By approval of Recommendation Report PDD308-2009 (December 7, 2009), Council authorized the commencement of block planning for the Vales of Humber.

The major structural elements of the December 2009 (See Figure 2) land use concept include:

- A pedestrian-scaled neighbourhood and streets within a walkable community;
- A series of lot frontages ranging from 40 feet to 80 feet;
- Concentrating upscale executive lots adjacent to natural features and the existing estate housing community;
- An upscale executive housing zone surrounding the Hamlet of Wildfield and adjacent to natural features and existing estate housing;
- A pathway system linking the stormwater management ponds, open spaces, parks and schools;

- LEGEND**
- Low Density Residential
 - Executive Transition
 - Executive Residential
 - Hamlet of Wildfield
 - Potential Fire Station
 - Place of Worship
 - Public School
 - Separate School
 - Convenience Commercial
 - Neighbourhood Commercial
 - Pathway System
 - Park
 - Conceptual Storm Management Pond
 - Valley Lands
 - Collector Road
 - Minor Arterial
 - Major Arterial (Regional)
 - Gateway Feature
 - Local Road Entrance
 - SPA 50
 - SPECIAL POLICY AREA
 - Parcel Fabric
 - City Limit



TOWN OF CALEDON



VALES OF HUMBER CONCEPT PLAN (REVISED NOV. 12, 2009)

FIGURE 2 - CITY'S VERSION OF VALES OF HUMBER SECONDARY PLAN

Date: 2009 11 16



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- Opportunity for an expanded St. Patrick Separate Elementary School and designating three Public Schools (2 elementary and 1 middle school);
- Adding a new place of worship site on Mayfield Road;
- Adding a special policy area around the proposed fire station.

The endorsed land use concept had the capacity to accommodate approximately 2,700 dwelling units consisting of lot sizes ranging from 40 feet to 80 feet. The land use plan contained several key features that represented the foundation for creating a new upscale executive housing community. These included an executive housing neighbourhood with a requirement of 1,000 upscale executive housing units consisting of only single detached dwellings on lots with a minimum frontage of 50 feet (and other requirements as per the City's Upscale Executive Design Guidelines). A centrally located neighbourhood park as well as a series of smaller parks combined with an open space network of amenity spaces, vista blocks and view terminations is planned throughout the community. The road network provides for the safe, efficient movement of vehicles, cyclists and pedestrians. Gateway features were designated at main entry points into the secondary plan area.

The Growth Plan conformity exercise recognizes that the density target of 50 people plus jobs per hectare (ppj/ha) will need to be met at the Regional level and not on an individual community plan basis. Therefore, even though the Vales of Humber does not meet the Growth Plan target on a site specific basis, the City of Brampton is planned to meet the requirements of the Provincial Growth Plan by exceeding the density target of 50 people plus jobs per hectare (ppj/ha) in Greenfield areas.

The land use concept designated local serving retail sites in key locations, an open space network, school sites and a place of worship to service new and existing residents. The area was planned at a net average residential density of 14.25 units/hectare or 6 units/acre with a dwelling unit capacity of 2,700.

Integrated Planning Process

The detailed terms of reference outlined a two step planning process which calls for the completion of the Phase 1 component studies and the endorsement of a land use concept. Phase 2 is focused on finalizing the land use policies at the secondary plan level and the preparation of a community block plan concept and related principles, all to be incorporated into the implementing Official Plan Amendment for the Vales of Humber.

The following Phase 2 studies are currently underway:

- Community Design Guidelines
- Master Environmental Servicing Study, Phase 2
- Infrastructure Servicing Study
- Community Institutional Land Use Study
- Noise Study

- Transportation Impact Study
- Growth Management and Staging and Sequencing

The findings and recommendations of these studies will be used to further refine the block plan concept and contribute to the drafting of an Official Plan Amendment.

Block Plan Concept

The draft Block Plan concept (See Figure 3) represents a refinement of the previously endorsed land use concept, and includes key structural elements such as:

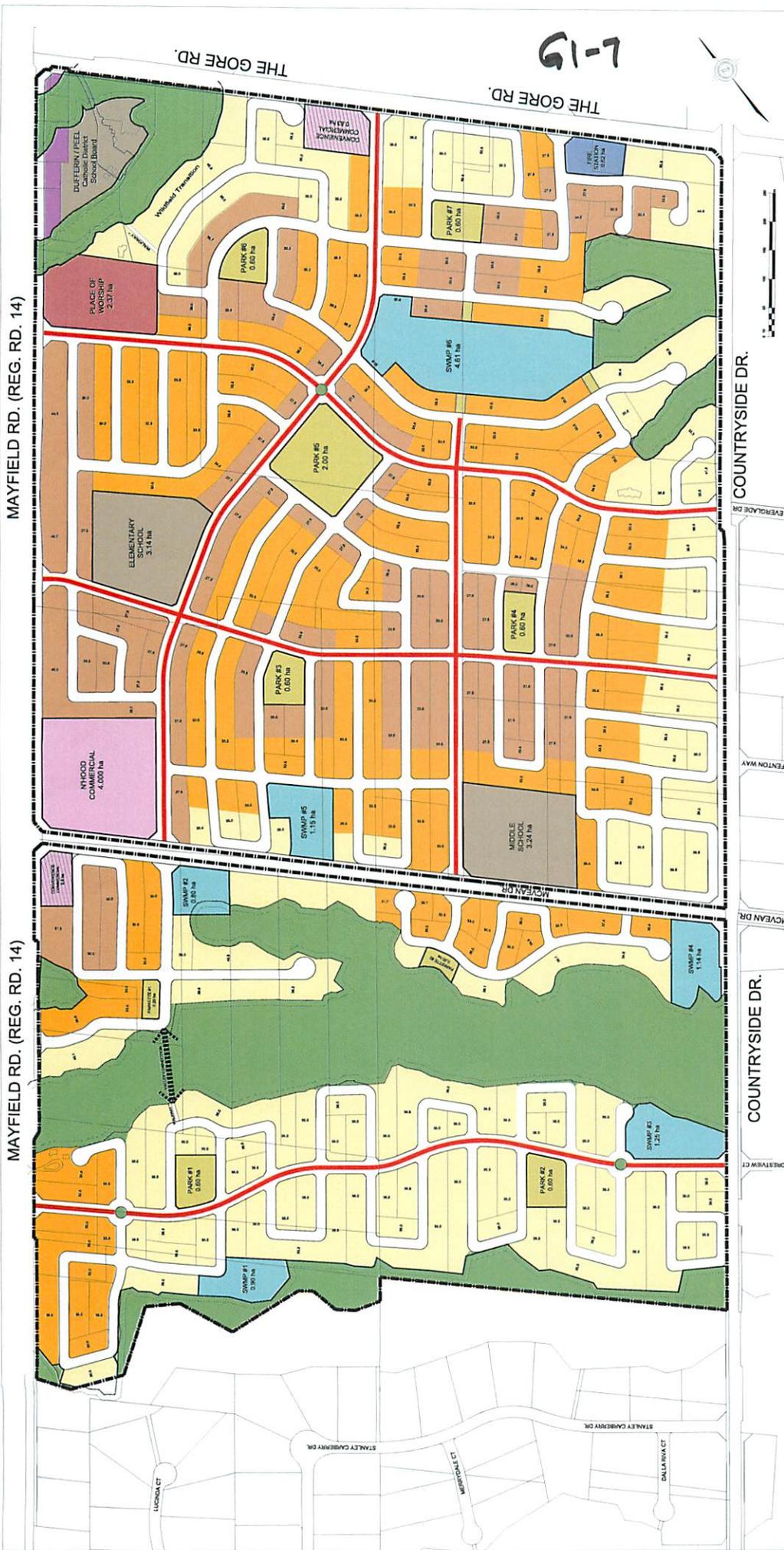
- Low density housing;
- Upscale Executive transition lots (40 to 60 feet);
- Upscale Executive residential lots (50 to 80 feet lots);
- Neighbourhood commercial site;
- 2 convenience commercial sites;
- 7 Neighbourhood Parks of various sizes and sub-types;
- 2 school sites (1 elementary and 1 middle school);
- Place of worship site;
- 6 storm water management ponds; and a
- Fire station;
- A transportation network consisting of local roads, bike paths and trails.

There have been a number of refinements to the December 2009 Council endorsed land use concept that are carried forward to the draft Block Plan concept presented in this report. The revisions include:

- Housing densities fronting Mayfield Road west of McVean Drive now include executive transition lots;
- A proposed public elementary school site west of McVean Drive has been removed; and
- The alignment of the north-south collector road west of McVean has been revised.

Block Plan Issues

There are a number of issues that need to be resolved prior to the City proceeding to a statutory public meeting to present a formal Official Plan Amendment. However, the block plan has evolved to the stage where it can be presented to the public for review and comment as it incorporates the major structural elements of the December 2009 concept plan and the comments of staff. The block plan will benefit from public input at this time. The remaining issues are described below.



PRELIMINARY BLOCK PLAN
Vales of Humber

Scale: 1 : 3,000 Date: Dec 22, 2010

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270 Woodbine Avenue - Suite 302 Markham, ON L3R 9A9
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-- DRAFT --
- FOR DISCUSSION ONLY -

Collector Roads (width 23-26m)
Note: All other road widths are 17m or 20m.

* Potential Walkways subject to further study

Joseph Bagdan Architects
Associates Inc. Urban Design Consultants

- Low Density Residential
- Executive Transition
Mix of Mid 40's to 60's
- Executive Residential
Minimum 15.2m Frontage*
Minimum 35m Depth*
Mix of 50', 60', 70', 80'
- Hamlet of Wildfield
- Convenience Commercial
- Neighbourhood Commercial
- School
- Place of Worship
- Park
- Natural Feature / Valleyslands
- Conceptual Stormwater Management Pond
The Stormwater Management Ponds are preliminary and may be subject to adjustment.
- Fire Hall

FIGURE 3 - DRAFT PRELIMINARY BLOCK PLAN - VALES OF HUMBER

Transportation

The Block Plan proposes two north-south collector roads extending from Countryside Drive to Mayfield Road. An east-west collector road is proposed to extend from The Gore Road to McVean Drive.

Alternative Development Standards (ADS) for the collector roads are not being considered for this community as the built form and density of the Vales of Humber does not support a reduced road ROW when compared to other secondary plan areas such as Mount Pleasant that is planned as an urban village with higher residential densities. Staff are prepared to consider roundabouts for the selected areas of the new community which are now under review by both Planning and Works and Transportation. A decision on the number and location of roundabouts is expected prior to the statutory public meeting later this year.

At this time, a 3.0 metre multi-use trail in the arterial boulevard is proposed along Countryside Drive, McVean Drive and The Gore Road. Details will be further refined as the Community Design Guidelines and MESP Phase 2 studies progress. A 1.5 metre on-street bike lane is proposed on the north-south and east-west collector roads between McVean Drive and The Gore Road. As the Phase 2 Transportation studies progress, the ultimate right-of-way widths for the road network with an on-street bike lane will be determined.

Fire Station 214

A special policy area relating to lot frontages and densities is proposed around the fire station 214. The site of the proposed fire station is still subject to acquisition by the City. Efforts are currently underway by the City to relocate the fire station to Secondary Plan Area 47 south of Countryside Drive. Until a property in Area 47 is acquired by the City, the fire station site will continue to be identified in the Vales of Humber.

Schools

Three schools sites were identified in the endorsed land use concept, including an expansion to the existing St. Patrick Separate Elementary School. The Peel District School Board has now indicated that there is no longer a need for the third public elementary school site west of McVean Drive. The Peel District School Board has requested their middle school located north of the east-west collector road to be relocated further east to be more central in the community. Staff are presently in discussion with the school board regarding their proposed change.

The Dufferin-Peel Catholic District School Board has indicated that St. Patrick's currently operates on private services and has no sewage capacity to accommodate new students from the proposed block plan. The School Board has advised that they would like to be connected to full functioning municipal services including sanitary and water services and that a pedestrian bridge connection from the residential area across

the open space lands to St Patrick Elementary School be provided. Staff are currently reviewing the feasibility and location of the pedestrian connection with the Toronto Region Conservation Authority and also the funding responsibilities associated with its funding.

Master Environmental Servicing Plan (MESP), Phase 1

The Master Environmental Servicing Plan (MESP) Phase 1 was submitted in early 2009 and was circulated to City staff and agencies. A revised MESP was submitted in July 2010. The Toronto Regional Conservation Authority (TRCA) has provided comments on the revised document. TRCA staff has been in contact with the Ministry of Natural Resources (MNR) who are requesting to review the MESP document. A detailed review by MNR is required to determine if any approvals under the *Endangered Species Act* will be necessary. At this time, Phase 1 MESP is not approved but does provide valuable information relating to the opportunities and constraints and the natural heritage system of the lands within the Vales of Humber.

TRCA has raised a concern as to whether the watercourses of the subject lands contribute to redbreasted nuthatch habitat. The landowners group for the Vales of Humber are currently in discussion with MNR regarding this issue. Should MNR decide that the lands are contributing to redbreasted nuthatch habitat, the limits of development as they relate to the natural features may need to be refined as the Phase 2 MESP progresses. The sizing of the stormwater management ponds, alterations to headwater drainage features and the limits of development may also need to be refined as a result of MNR's review. Furthermore, the limits of development and size and location of the stormwater management ponds are subject to change as the Plan proceeds through the environmental review process. In addition, the resolution of pathways alignment through and along the natural features will need to be determined pursuant to this review, and concluded as part of the Community Design Guidelines submission.

The July 2010 version of the MESP recommends that vegetation Unit 2f located to the west of Tributary B is removed (See Figure 4). At this moment, City staff consider the vegetation units woodlands that will be incorporated into the Secondary Plan's Natural Heritage System. Through the development of the Phase 2 MESP the exact limits of these features will be determined through consultation with TRCA and the environmental consultant.

Next Steps

This staff report provides an update on the planning undertaken to date for the Vales of Humber. A land use concept, vision and planning principles were endorsed by Council in December, 2009. Commencement of block planning and the supporting Phase 2 studies has begun. A draft Official Plan Amendment to implement a Secondary Plan and Stage 1 Block Plan will be presented at a statutory public meeting later this year. Staff are seeking Council authorization to hold an open house with area residents and stakeholders to present a draft block plan for review. Along with the results of the

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Phase 2 studies, public input will be used to refine the implementing Official Plan Amendment for the Vales of Humber.

Respectfully submitted:

Original Signed By

Original Signed By

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Director, Planning Policy and
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John E. Corbett, MCIP, RPP
Commissioner, Planning, Design
and Development

Authored by: Karyn Poad/ David Waters

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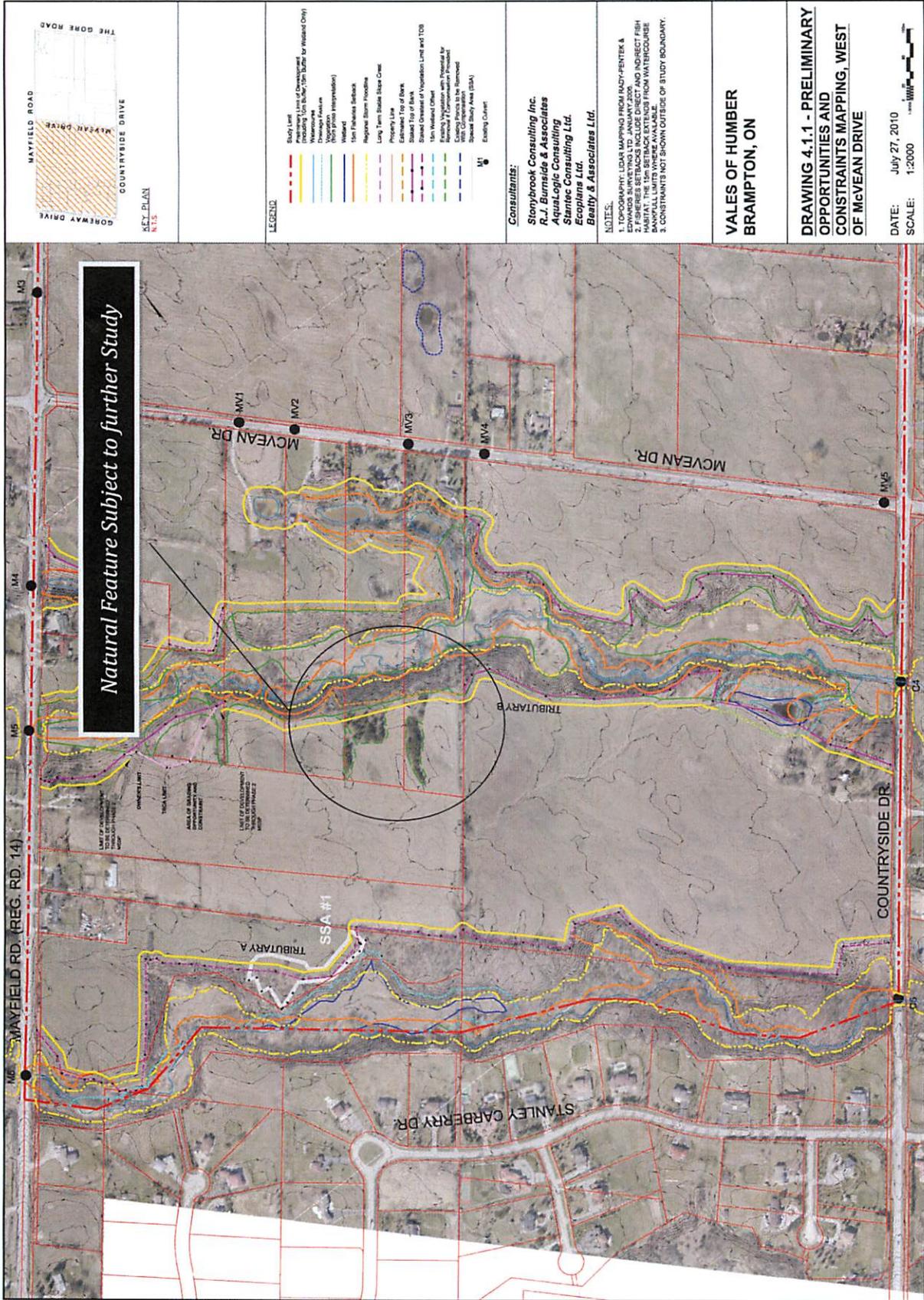


FIGURE 2 – MESP PRELIMINARY OPPURTUNITIES AND CONSTRAINTS