

# Vales of Humber Secondary Plan City of Brampton

## PUBLIC OPEN HOUSE



June 23, 2009

# Agenda

- Welcome/Introduction
- Presentation
- Questions & Answers
- Wrap Up

**Brampton**

Flower City



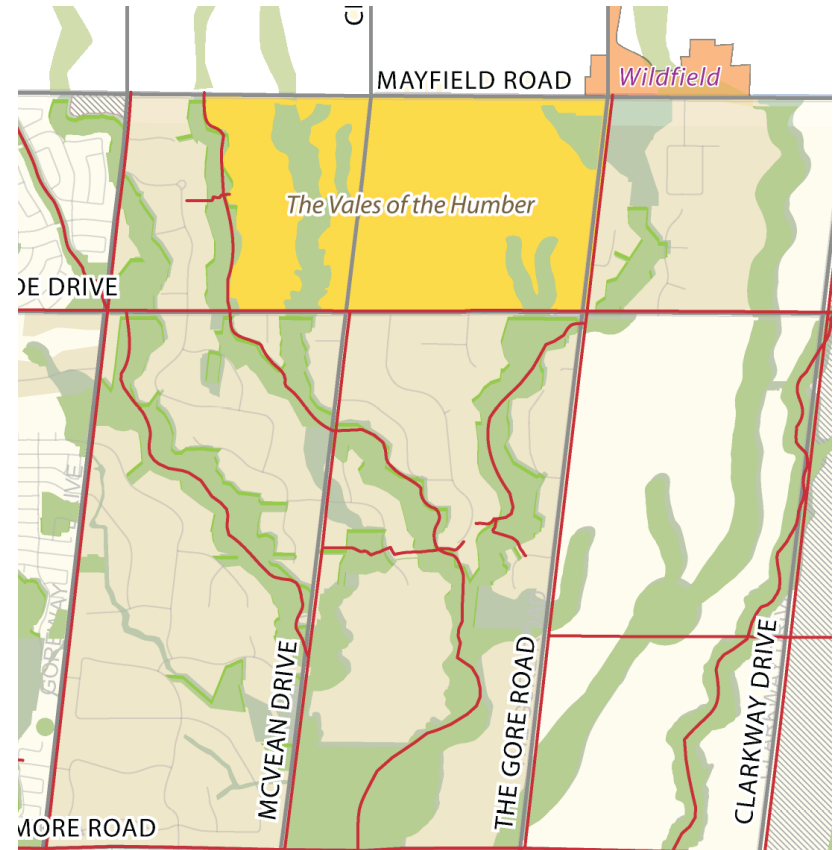
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## Purpose

- To advise that secondary planning for Vales of Humber is underway.
- To present a draft land use concept for public consultation.
- No approved land use concept for the Vales of Humber Secondary Plan at this point in time.
- No decisions have been made by Council on the land use concept at this time.

## Vales of Humber

- 500 acres (202 hectares)
- Mayfield Road to the north, Countryside Drive to the south, The Gore Road to the east and the West Humber River to the west
- OP designates the area as Residential and as an “Upscale Executive Housing Special Policy Area”



## History of Planning for the Vales of Humber

- In October 2005, City Council adopted Official Plan Amendment OP93-253 to redesignate the Vales of Humber from estate residential to urban residential.
- OP93-253 also identified the subject lands as a new secondary plan area referred to as the Vales of Humber (Area 50).
- The subject lands are identified as “Upscale Executive Housing Special Policy Area 4A” in the 2006 Official Plan with an upscale housing unit target of 1,000 units.
- Only single detached dwellings.
- Minimum lot frontages of 50 feet.
- Maximum net residential density of 6 units/acre (14.25 units/hectare)
- concentration of larger executive lots (60 to 80 feet) in appropriate locations to be determined through the next stages of planning.

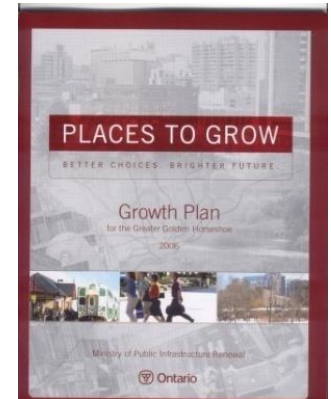
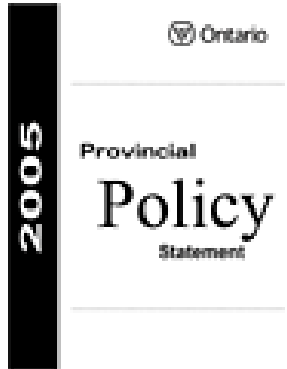
# Current Planning Policies

## Provincial Policy Statement

- efficient use and management of land and infrastructure
- protection of the environment and resources
- ensuring appropriate opportunities for employment and residential development
- support for a mix of uses

## Places to Grow

- Emphasis on intensifying existing areas
- Province has established targets that the City of Brampton must conform to, including population and employment targets, minimum densities and an intensification target
- Greenfield density target of 50 residents and jobs per hectare – across the Region of Peel
- opportunity to identify an increased housing density in key locations that will assist the City in contributing to the Growth Plan density target at a Regional scale.



# Secondary Planning

Based on the relatively small size of the secondary plan, OP93-253 provides for the secondary planning of the Vales of Humber to be combined with the preparation of a block plan in a two step process:

## Step 1 – Approval of the Secondary Plan Land Use Concept

- Findings of the component studies will lead to the development of a planning vision and related principles and the preparation of a land use concept to be endorsed by Council.
- Preparation of draft secondary plan policies for the Vales of Humber will also be completed as part of this stage.
- The land use concept will be developed in consultation with local area residents and land use address interface, transition areas and buffers between the new community and the existing estate housing area and the Hamlet of Wildfield.



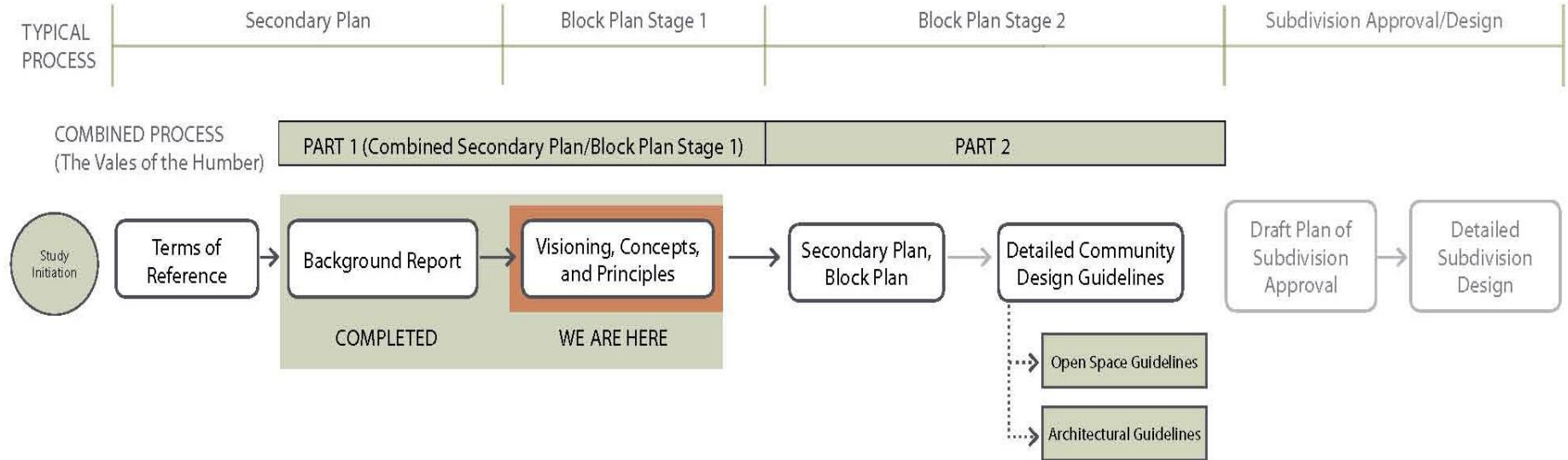
# Secondary Planning

## Step 2 – Completion of the Secondary Plan and Community Block Plan

- The second stage of the secondary plan/community block plan reports will focus on finalization of the secondary plan policies and preparation of block plan concept plan(s) and block plan principles to be incorporated into the secondary plan.
- Finalization of the secondary plan will be based on more detailed studies of the area which are reviewed by a Steering Committee.
- The City will undertake its best efforts to manage the two planning programs concurrently but require the community vision, planning principles and land use designations for the secondary plan to be endorsed by Council prior to proceeding with detailed block planning for the area.



# Secondary Planning



## INTEGRATED PLANNING PROCESS FOR VALES OF HUMBER

## Component Studies

Draft component studies to guide the development of a land use concept and implementing policies have been submitted:

- Built and Cultural Heritage Landscapes
  - Archaeological Assessment: Phase I
  - Commercial and Institutional Land Use Study
  - Community Design and Open Space Study: Part I
  - Master Environmental Servicing Plan: Phase I
  - Transportation Study and Collector Road EA: Phase II and II
  - Infrastructure Servicing Study: Phase I
- Studies under review by City staff and commenting agencies
  - Anticipate completion of this review by end of summer

## Planning Vision

To create a distinct residential community, characterized by its unique environment and cultural heritage features which will then be integrated into Brampton's broader urban structure through a desirable interface of lot sizes and densities.

The Planning Vision consists of the following elements:

- Protection/ enhancement of Natural Heritage System
- Minimum target of 1,000 upscale executive housing units
- Superior urban design, architectural treatment and streetscape to ensure an enhanced overall community appearance while promoting walkability and a strong sense of place
- Transition policies (buffer of appropriately sized lots to provide a desirable interface between the new community and existing area).

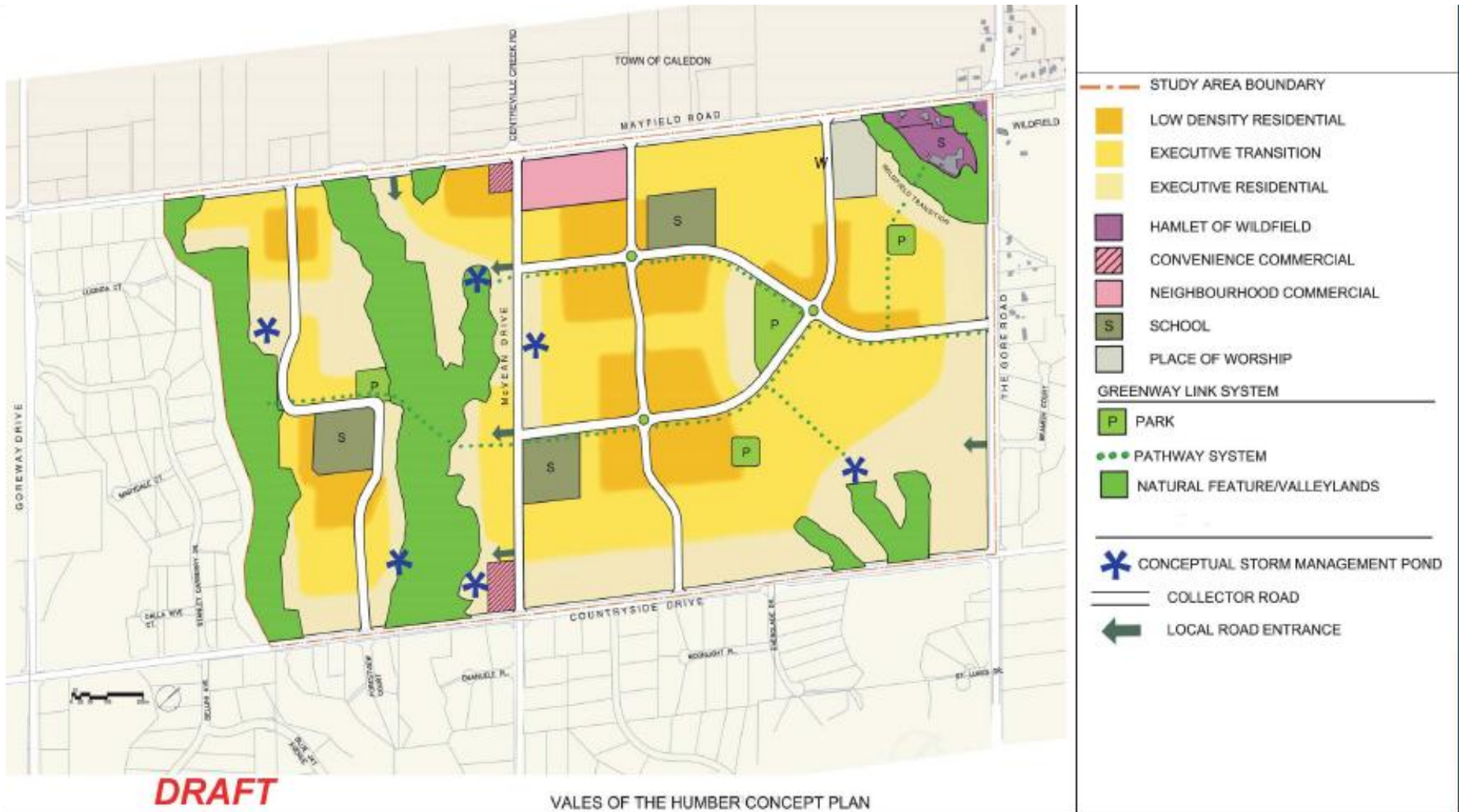
## Planning Vision

- Provide a Wildfield heritage buffer (allocate appropriate housing types and density transitions to promote and protect the built form of Wildfield; develop streetscape and built form policies to preserve and enhance its rural residential character);
- expansion of the existing St. Patrick Elementary School as well as three new public schools (2 junior schools and 1 middle school);
- Parks and pathways;
- Local area retail facilities located and designed to integrate with and complement the surrounding residential community.

## Landowners' Draft Land Use Concept

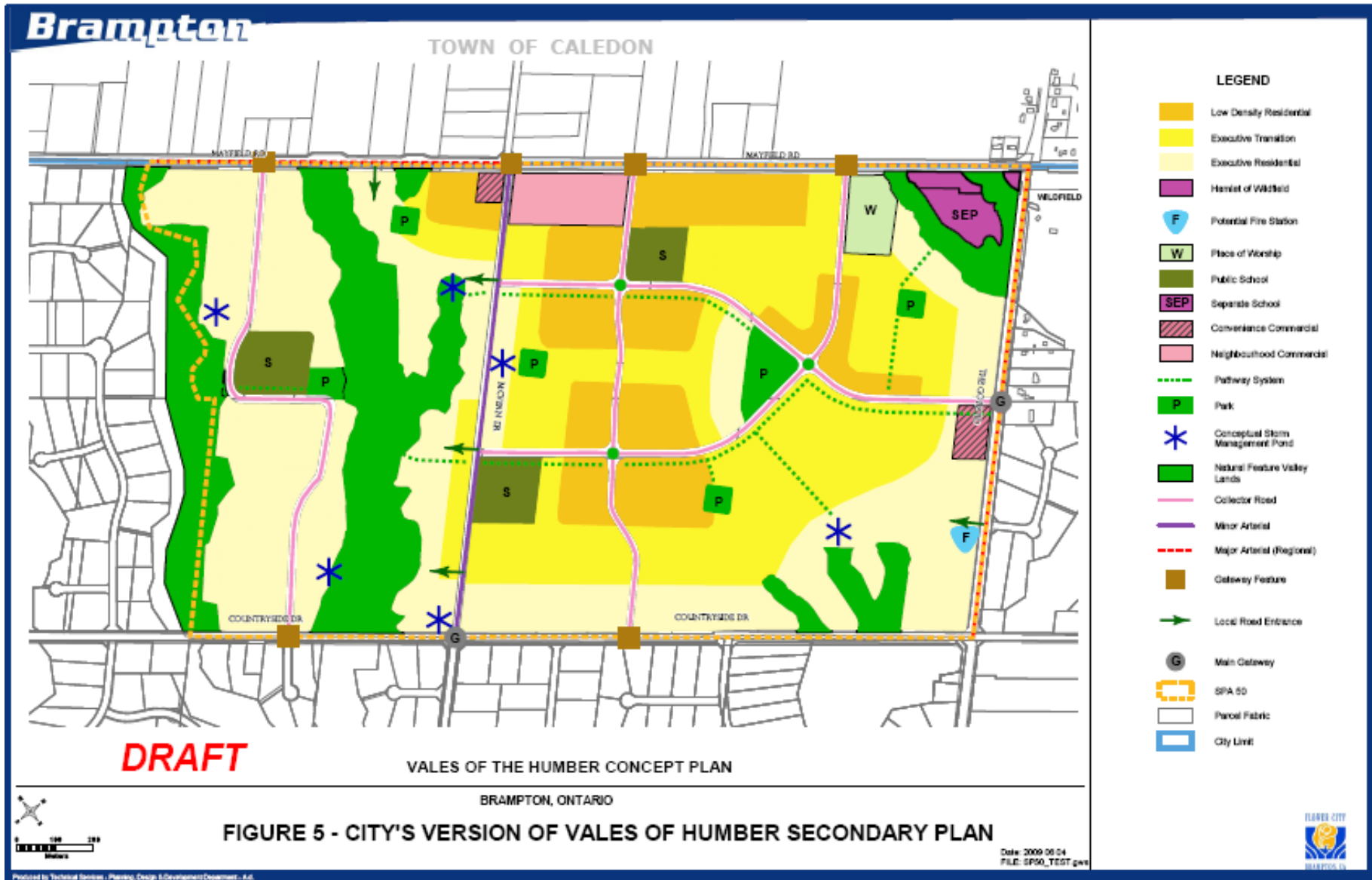
- A land use concept was prepared by the Landowner's Group that is designed to accommodate a capacity of 2,700 dwelling units (population of 9,990 plus 995 jobs) based on the Growth Plan density target of 50 people/jobs per hectare.
- Staff have prepared an alternative land use concept for assessment to reflect more closely the objectives of OP93-253 as well as the need to increase housing densities in strategic locations in accordance with the Growth Plan.
- The purpose of this public consultation is provide local area residents with a general understanding of the planning process and receive initial public input on the City's land use concept.

# Landowners' Group Draft Land Use Concept





# City of Brampton Draft Land Use Concept





## Next Steps

- Review of component studies by City staff and commenting agencies for Stage I expected to be complete by the end of Summer.
- assess public input and agency comments and refine the land use concept based on comments received from the circulation of the component studies and public consultation.
- Begin to undertake detailed land use planning to determine housing mix and lot patterns and frontages.
- Hold another open house before the end of 2009