



Council Meeting Minutes  
Tuesday, February 16, 2010  
9:30 a.m.  
Council Chambers, Town Hall

Mayor M. Morrison  
D. Beffort (Arrived at 9:45 a.m.)  
N. deBoer  
A. Groves  
G. McClure  
R. Paterak  
J. Payne (Absent – Municipal Business)  
A. Thompson  
R. Whitehead (Arrived at 9:36 a.m.)

Chief Administrative Officer: D. Barnes  
Director of Planning & Development: M. Hall  
Legislative Administrator: B. Karrandjas  
Director of Administration/Town Clerk: K. Landry  
Economic Development Officer: B. Roberts  
Treasurer: F. Wong

Other Staff Present Specific Items Only

Director of Public Works & Engineering: C. Campbell  
Director of Recreation & Property Services: E. Eglite  
Town Counsel/Director of Legal Services: N. Koltun  
Senior Policy Planner: T. Manley  
Manager of Policy: T. Salter  
Senior Development Planner/Urban Designer: J. Kelemen  
Senior Policy Planner: M. Williams  
Senior Policy Planner: K. Kurtz

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order at 9:34 a.m.

2. **APPROVAL OF AGENDA**

Moved by N. deBoer - Seconded by A. Thompson 2010-098

That the agenda for the February 16, 2010 Council Meeting be approved. Carried.

Moved by A. Thompson - Seconded by N. deBoer 2010-099

That Council convene into Council Workshop. Carried.

3. **DISCLOSURE OF PECUNIARY INTEREST**

Councillor McClure declared a pecuniary interest with respect to Item 4.1 as he is a property owner in the area. He did not partake in any discussion on this matter.

4. **COUNCIL WORKSHOP**

Councillor Groves assumed the role of Chair.

1. **Mayfield West Phase 2: Preferred Land Use Scenario.**

Tim Manley presented the following information:

Provincial Policy - The Growth Plan for the Greater Golden Horseshoe, 2006

Section 2.2.8. prescribes provincial policy direction applicable to settlement area boundary expansions:

"A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:

- a) sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available.”

Section 2.2.7.(2) prescribes provincial policy direction applicable to Designated Greenfield Areas:

“The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.”

Regional Policy - Region of Peel Official Plan Amendment Number 17

“Section 5.4.3.2.9 The boundary shown on Schedule “D” and designated in the legend “Study Area Boundary” is the area within which additional growth for Mayfield West beyond the 2021 population target is anticipated to occur. If additional growth to meet future population targets is allocated to the Mayfield West study area Council will direct it west of Highway 10 within the study area boundary.

Studies to confirm the exact land requirements and to confirm compliance with requirements at that time including such things as the Provincial Policy Statement, the Places to Grow Plan and the provisions of Section 7.9.2.8 of this plan, will be completed prior to adoption of any Official Plan Amendment to designate said lands in the Rural Service Centre of Mayfield West.”

The 9 Guiding Principles used to develop the preferred land use scenario:

- Achieve net ecological gain, when practical, possible and advisable.
- Adopt an integrated design process.
- Foster a local identity rooted in the spirit of the Town of Caledon.
- Establish the structure for a close knit small town that fosters self sufficiency.
- Achieve a range and mix of housing.
- Promote walking, cycling and transit opportunities.
- Maximize conservation and innovation (water, waste, energy).
- Ensure community connectivity and integration at all scales.
- Support adaptive change.

Project Background

Study area existing conditions and characterization determined by the Town’s technical consultant team in 2008/2009.

Three land use scenarios were prepared by Urban Strategies; scenarios responded to planning considerations, policy direction, guiding principles and preliminary feedback and direction provided by Council in May and June 2009.

Review, comment and evaluation of scenarios:

- Council Information Workshops (May 26 & June 22, 2009).
- Public Open House (June 25, 2009).
- Stakeholder Advisory Group (July 23, 2009).
- 28 submissions (agencies, stakeholders, landowners etc.).
- Town Departments.
- Town’s Technical Consultant Team.

The Planning considerations as part of the land use scenarios included :

- Total new residents – 13,738
- Total new jobs – 5,553
- Commercial opportunities
- Parks, arena, tournament park
- Schools
- Public open spaces

Council Feedback

Preliminary feedback provided by Council:

- ROPA 17 directs future growth to the west side of Highway 10 – all population growth allocated to Mayfield West Phase 2 hereinafter referred to as MW2 should be located west of Highway 10.

- An east-west road should be planned for west of Highway 10 and north of the Etobicoke Creek to provide a transportation connection between Mayfield West Phase 1 hereinafter referred to as MW1 and MW2.
- Must give due consideration to the planned role and function of Mayfield Road; need to limit the number of new access points on to Mayfield Road in order to maintain its arterial road function.
- Locate compatible land uses adjacent to the rail line; where possible, limit the need for large setbacks.
- With respect to the location of new employment lands:
  - As a first priority, maximize the opportunities north of and adjacent to the MW1 employment lands.
  - Consider the lands west of Highway 10, north of Etobicoke Creek.
- Provide a range and mix of employment types; higher density jobs.
- Provide convenient and safe access to community facilities in Valleywood e.g. library and fire hall.
- Give due consideration to the existing and potential future operations of Brampton Flying Club.

#### Technical Evaluation

The Town's team of technical consultants worked in partnership with the Community Design & Sustainability consultant to evaluate the 3 land use scenarios and identify key directions for the draft preferred land use plan.

- Environment.
- Water and wastewater servicing.
- Transportation.
- Commercial / retail needs.
- Agricultural impact.
- Noise and vibration.

#### Draft Preferred Land Use Plan

Tim Manley reviewed a series of slides outlining:

- An incremental 'build-out' of the Plan and identified key directions and findings of the technical evaluation.
- Location, scale and design for specific land uses e.g. employment lands, commercial lands and residential development.
- Ways to implement the 9 guiding principles.
- Some of the challenges to implementing the Plan.

The draft preferred land use plan was described as:

- A comprehensive plan, incorporating all planning considerations in a compact, transit supportive form.
- Addressing provincial and regional policy in a responsible and appropriate manner.
- Providing an excellent foundation for the successful implementation of the 9 guiding principles.
- Responding in a balanced manner to the findings and recommendations of the technical evaluation as well as stakeholder input.
- Allowing for some flexibility at the community design phase.

#### Significant Commercial & Retail Opportunities

##### Commercial/Retail Needs

- Potential market demand exists for approximately 935,000 sq. ft. of new commercial and retail development in Mayfield West, including regional scale large big box anchor retailers.
- Conventional forms of power centre development, such as Trinity Commons in Brampton, have peaked.
- Mixed use nodes and commercial corridor formats are gaining market share momentum.
- Design is paramount to achieving a close knit small town.
- Transit initiatives contribute significantly to the viability of mixed use nodes; commercial and employment centres.

## Optimizing Existing & Planned Infrastructure

### Water and Wastewater Servicing

- No significant constraints on water servicing.
- The natural heritage system and topography make wastewater servicing challenging in certain areas e.g. north of the Etobicoke Creek and Humber River valleys.
- Keeping new growth south of the Etobicoke Creek and Humber River valleys optimizes the use of existing and planned wastewater infrastructure to support growth in a compact and efficient form without the need for creek crossings and pumping stations.
- MW2 servicing plan needs to consider future phases.

### Land Use Compatibility

#### Noise and Vibration

- The preferred land use plan eliminates the placement of residential land uses directly adjacent to the rail corridor and in areas affected by the existing and potential future operations of the Brampton Flying Club.
- Recognizing that guiding principle #4 speaks to a "*mix of land uses in close proximity and well integrated*" location, scale and design strategies will be employed at the community design phase to manage noise and vibration issues.

### Transportation

- The location, scale, and range of land uses and development west of Highway 410 is significantly constrained without the reconfiguration of the Highway 410/10 interchange.
- A new east-west 'transit-spine' road is needed to support and connect development to Highway 410; there is insufficient capacity on Mayfield Road.
- Higher density mixed use commercial / employment node and transportation corridor will support higher order transit to the area.

### A Natural Edge for MW2

#### Environment

- Preferred land use plan reflects a high priority on the protection and enhancement of natural heritage system.
- The Etobicoke Creek and Humber River valleys create a natural, definable and distinct urban boundary.
- Limiting development south of valley system minimizes the natural/urban edge exposure.
- The Proposed Green Linkages create significant opportunities to protect and enhance isolated woodlots while introducing opportunities for new terrestrial, aquatic and wetland habitats.

### No Reasonable Alternatives

#### Agricultural Impact

- Regarding soil capability, there is no significant difference between the 3 land use scenarios.
- The Etobicoke Creek and Humber River valleys create a natural, definable and effective buffer between remaining agricultural operations and future urban growth.
- The length of the rural / urban interface is minimized, thus reducing 'edge' conflicts.
- There are no reasonable alternatives that avoid prime agricultural areas.

### Summary of Challenges to Implementing the Plan

- Highway 410/10 is a critical gateway – requires a significant reconfiguration of the existing interchange at Highway 410 / 10 – requires approval under the Environmental Assessment Act and considerable cost.
- Tournament Park is a recognized facility for the south west part of Caledon – requires the Town to acquire approximately 40 acres of property at a considerable cost.
- A range and mix of employment lands is desirable to offer choice and also achieve higher densities in employment areas – attracting small- to mid-sized office buildings to Mayfield West is not guaranteed.
- Significant farming operation outside and adjacent to the new proposed settlement boundary – raises minimum distance separation issues with proposed development to the south.

Working Land Budget

Full Ask  
 50 new residents + jobs per hectare

Community Amenities  
 Parks, Arena, Tournament Park 30 ha

Institutional  
 Schools, Peel Police Station 31 ha

Commercial  
 935,000 sq. ft. @ 25% coverage 45 ha

Employment  
 @ 24 employees / ha 117 ha

Residential  
 @ 89 new residents / ha 130 ha  
 Includes green linkages

Total Land Need 353 ha

Illustrated Land Budget  
 50 new residents + jobs per hectare

Community Amenities  
 Parks, Arena, Tournament Park 28 ha

Institutional  
 Schools, Peel Police Station 26 ha

Commercial  
 935,000 sq. ft. @ 25%-50% coverage 35 ha

Employment  
 @ average of 55 employees / ha 89 ha

Residential  
 @ 67 new residents / ha 172 ha  
 Includes green linkages

Total Land Need 350 ha

Review and comment period includes:

- This Council Information Workshop
- A Public Open House to be held on February 25, 2010 at the Brampton Christian School
- Town Department
- Town's Consultant Team

A recommended land use plan will be considered by Council for endorsement at a future Council Meeting.

Moved by A. Thompson – Seconded by G. McClure 2010-100

That Council rise out of Council Workshop. Carried.

**5. DELEGATIONS**

Moved by A. Thompson - Seconded by A. Groves 2010-101

That Council waive the procedural by-law to allow for a delegation. Carried.

1. Dave Ecclestone, Blue Print Hockey School re: Summer Ice – Caledon East Arena.

Moved by D. Beffort - Seconded by N. deBoer

2010-102

That the delegation of Dave Ecclestone, Blue Print Hockey School regarding summer ice, Caledon East arena, be received.

Carried.

6. **COUNCIL COMMUNICATIONS/INQUIRIES AND ANNOUNCEMENTS**

6.1 Council Inquiries:

- (i) Councillor Paterak requested the Town Clerk to provide information at the next meeting regarding the Town's policy on the use of town resources for election purposes.
- (ii) Councillor Groves referred to an article in the Toronto Star on February 16, 2010 regarding the tax increases within the Greater Toronto Area and inquired about the status on the education portion. Councillor Groves also inquired if Town staff had been contacted regarding the article. Fuwing Wong advised he was not contacted and clarified the percentage increase approved by the Town. Councillor Groves requested to be advised of the education component of the rate once it is known.
- (iii) Councillor Beffort thanked Council and staff for choosing to open the arenas on Family Day.
- (iv) Mayor Morrison requested that Council be advised of the Family Day Events in 2011 well in advance.

7. **REGULAR BUSINESS**

1. CS-2010-008 re: OMEX Insurance.

Moved by A. Thompson – Seconded by R. Paterak

2010-103

That Report CS-2010-008 regarding OMEX Insurance be received; and

That the Mayor and Town Clerk be authorized to renew the OMEX Insurance contract, with increased deductibles of \$10,000 for Errors and Omissions and the \$25,000 for all other coverages, at a 2010 cost of \$610,229 (inclusive of PST), funded from the Town's operating budget; and

That future budget insurance savings be allocated to the Insurance Reserve Fund.

Carried.

2. RPS-2010-006 re: Summer Ice – Caledon East Arena.

Moved by N. deBoer - Seconded by A. Thompson

2010-104

That Report RPS-2010-006 regarding Summer Ice Caledon East Arena be received.

Carried.

NOTE: Staff to report back to Council regarding the results of the noise mitigation study.

8. **PUBLIC QUESTION PERIOD**

9. **BY-LAWS**

Moved by R. Paterak – Seconded by N. deBoer

2010-105

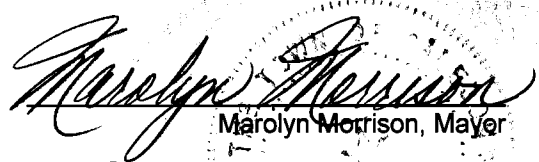
That the following by-law be taken as read three times and finally passed in open council:

2010-021 To confirm the proceedings of the February 16, 2010 Council Meeting.


Carried.

10. **ADJOURNMENT**

On verbal motion moved by Councillor Beffort and seconded by Councillor Paterak, Council adjourned at 2:29 p.m.



Marilyn Morrison, Mayor



Karen Landry, Town Clerk

