



# ALLOA COMMUNITY

## Vision Presentation



# CONTENTS

1

Alloa Site  
Context

2

Introduction  
to Alloa

3

Official Plan  
Five Lenses

4

Official Plan  
Strategic Pillars

5

Community Vision

6

Alloa Land  
Use Plan

7

Higher Density  
& Unit Mix

8

Alloa Population  
Projections

9

Public  
Framework

10

Road Hierarchy

11

Transit Network

12

Integrated  
Mobility  
Network

13

Community  
Feature Highlights

14

Agri-Sci Innovation  
Campus

15

Central Park

16

The Village Hamlet

17

Built Form  
Character

18

Climate Resiliency  
& Sustainability

19

Alloa Community  
Checklist

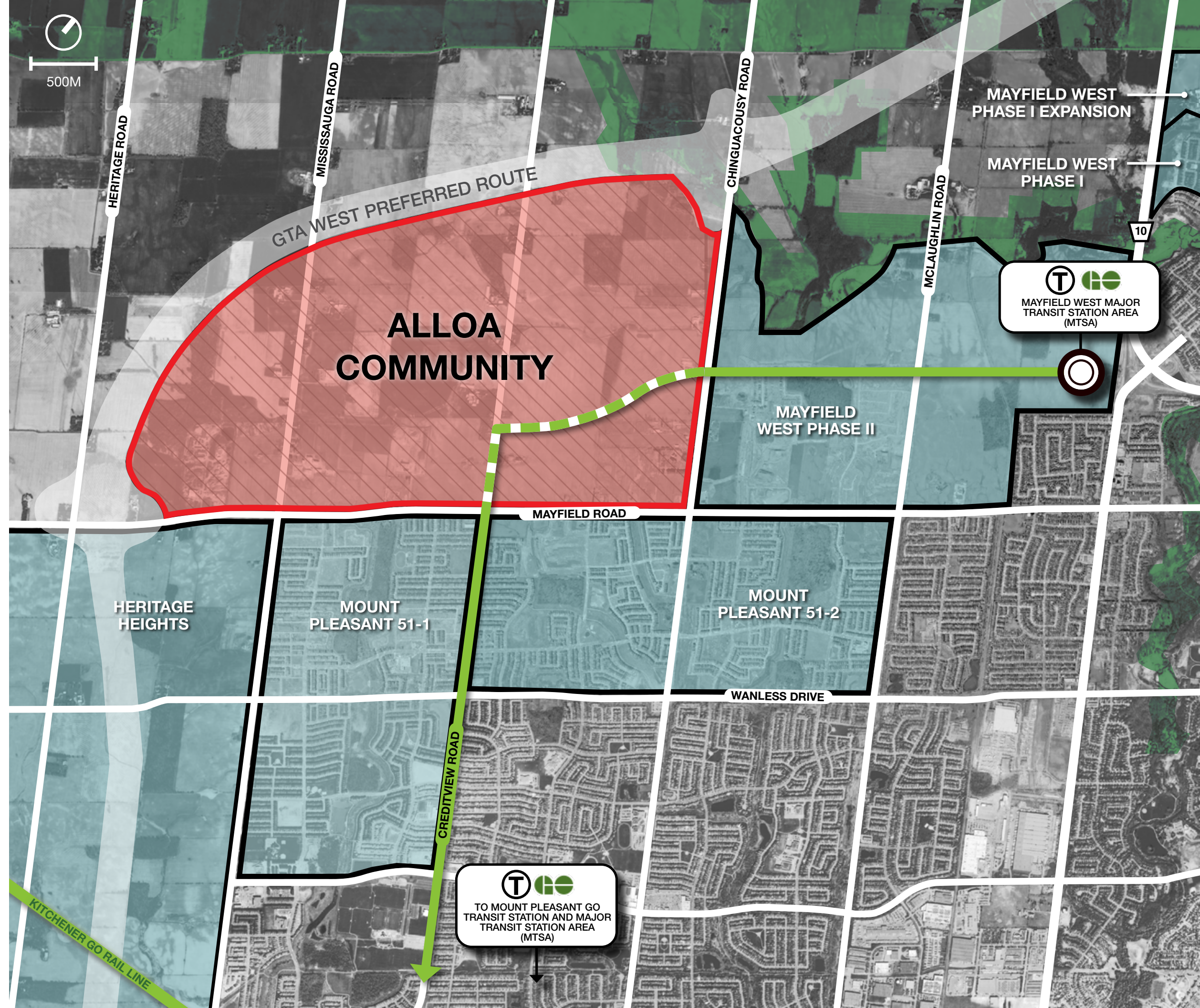
20

Alloa Community  
Home Runs



# ALLOA SITE CONTEXT

*Alloa provides a logical progression of growth that is integrated as the extension of existing communities within the Mayfield West settlement area where it will strategically expand land uses, road and block patterns and connections to open space systems found within this expansion area; all essential ingredients in achieving the objectives set out for Caledon by the Town and Region in growth, change and preservation.*







ALLOA PUBLIC SCHOOL

MALALA YOUSAFZAI PUBLIC SCHOOL



MOUNT PLEASANT RECREATIONAL TRAIL

CREDITVIEW PARK



PLANNED MAYFIELD WEST MTSA



CONCEPTUAL RENDERING OF TRANSIT CONNECTION ALONG SPINE ROAD



CASSIE CAMPBELL COMMUNITY CENTRE

TO MOUNT PLEASANT GO TRANSIT STATION AND MTSA

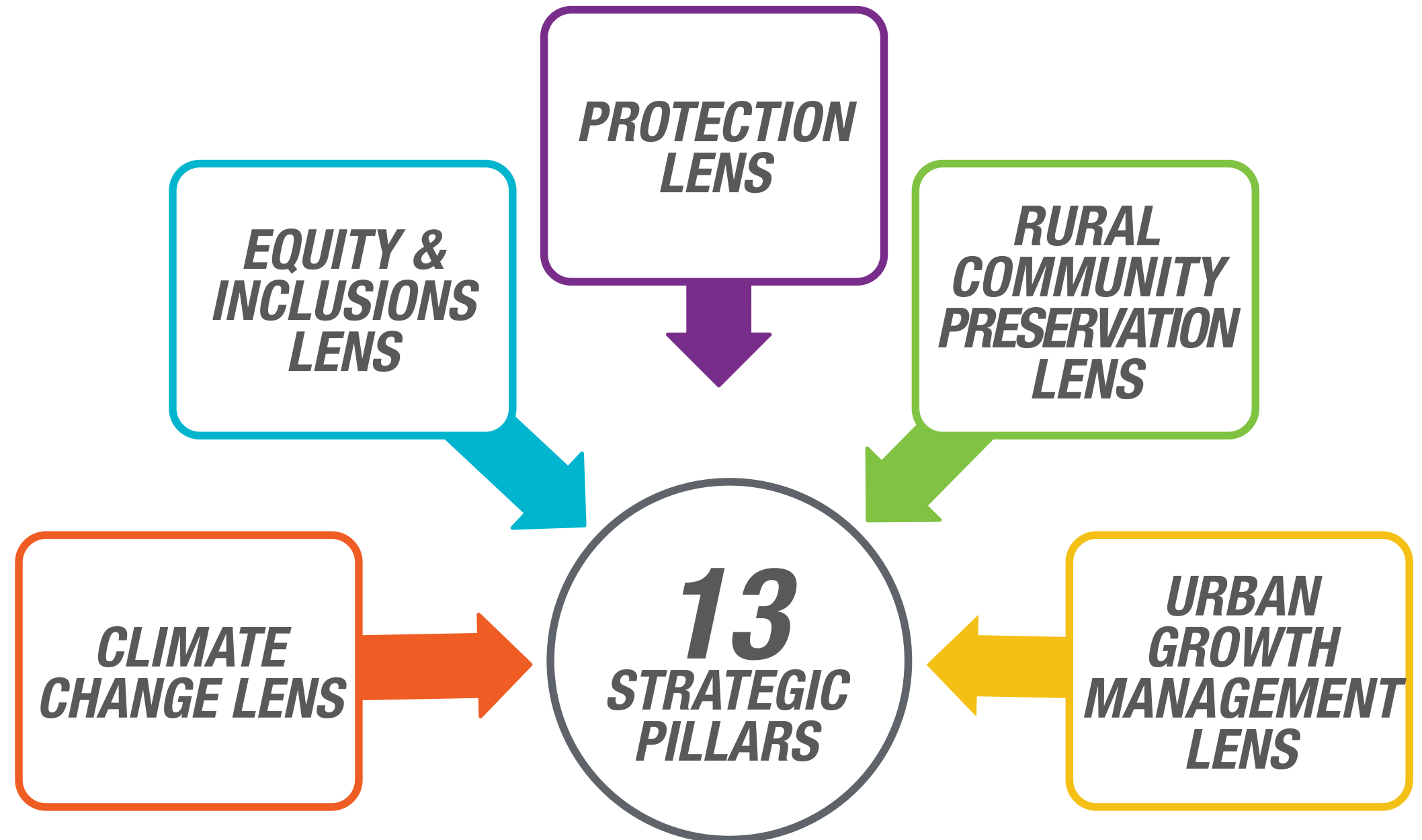




# OFFICIAL PLAN FIVE LENSES

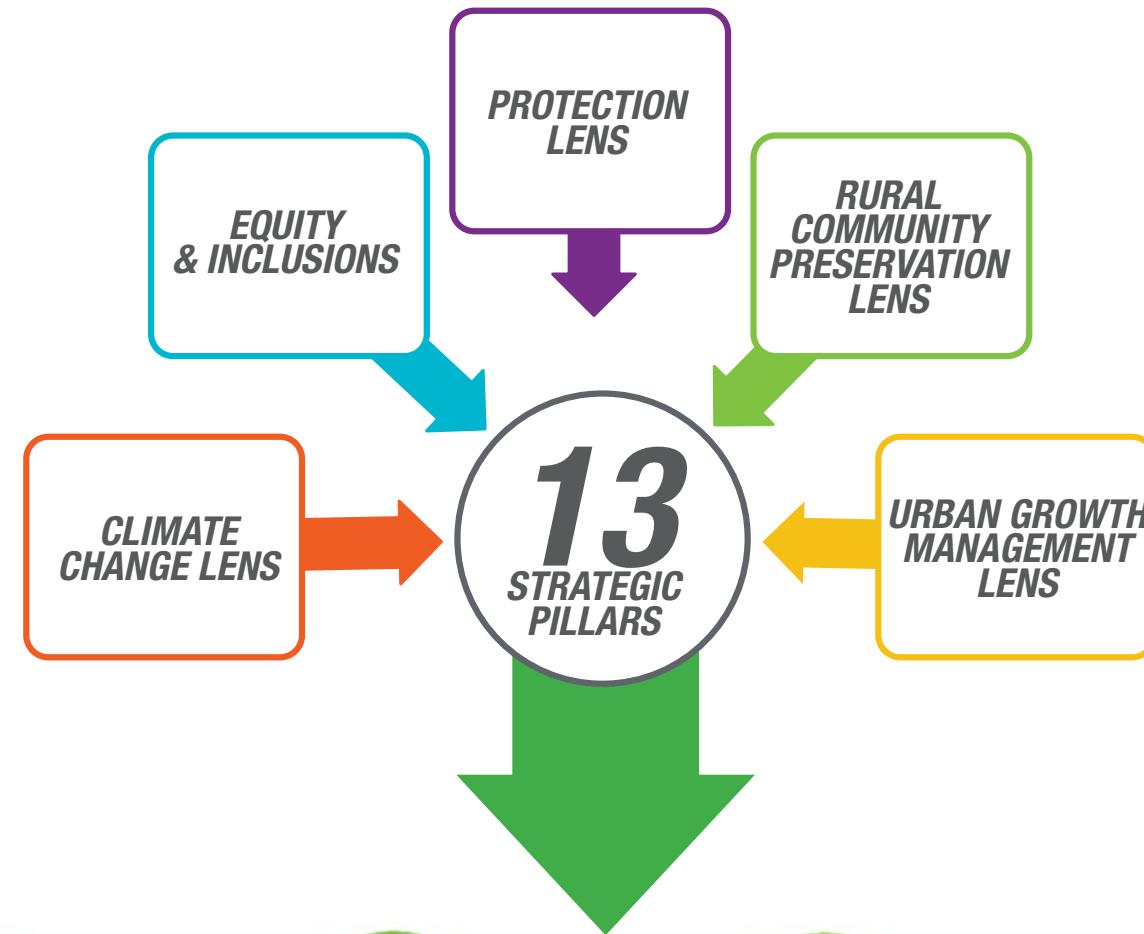
*The Official Plan is Caledon's long-term plan to manage land use growth, change and preservation to the year 2051. It establishes the collective vision for Caledon in 2051 and sets out strategies and policy directions that allow the vision to be achieved.*

*The Plan has been prepared through the view of five lenses that will shape the future of Caledon. These lenses, along with 13 strategic pillars, have been integrated into the design and development of the Alloo Community.*





# OFFICIAL PLAN STRATEGIC PILLARS



**PILLAR #1**  
Address Climate Change in Everything We Do

**PILLAR #2**  
Protect our Agricultural Lands

**PILLAR #3**  
Preserve our Environmental Areas

**PILLAR #4**  
Conserve our Cultural Heritage

**PILLAR #5**  
Manage our Aggregate Resources

**PILLAR #6**  
Protect and Nurture our Rural Communities

**PILLAR #7**  
Manage and Support Growth for Our Long-term Benefit

**PILLAR #8**  
Create Healthy and Complete Neighbourhoods

**PILLAR #9**  
Design Great Urban Places

**PILLAR #10**  
Create High Quality Mobility Options

**PILLAR #11**  
Pursue Housing Affordability

**PILLAR #12**  
Support Strategic and Innovative Economic Opportunities

**PILLAR #13**  
Strategically Manage our Civic Infrastructure



# COMMUNITY VISION

*As the logical extension of the Mayfield West community, Alloa will supply new residential housing with the goal to promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods in the Town of Caledon.*

*The following guiding principles have been formulated to provide coordinated approach and insight into the overall community framework/structure, theming refinement, preliminary open space concepts and built form character.*

**PROTECTING  
& ENHANCING  
THE EXISTING  
NATURAL  
FEATURES &  
ENVIRONMENTAL  
RESOURCES**



**PEDESTRIAN  
FRIENDLY  
STREETSCAPES &  
PLACEMAKING**



**HOUSING  
CHOICE &  
DIVERSITY OF  
HOUSING TYPES**



**COMPATIBILITY  
WITH THE  
ADJACENT  
EXISTING  
COMMUNITY**



**INTEGRATED  
ACTIVE &  
PASSIVE PARKS  
WITH OPEN  
SPACES**



**ATTRACTIVE  
BUILT FORM**



**TRANSIT  
INTEGRATED  
DEVELOPMENT**



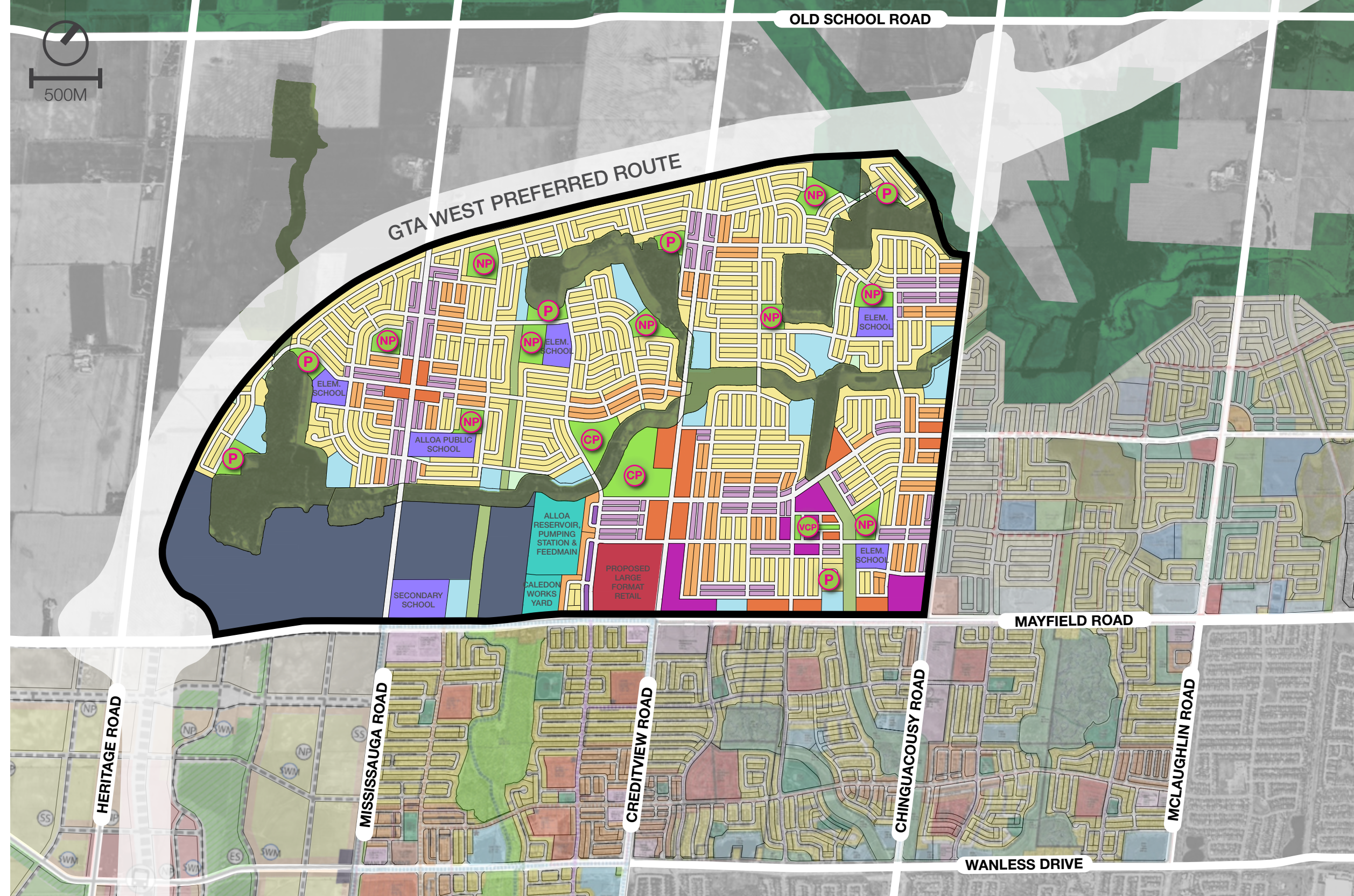
**LOW IMPACT  
DEVELOPMENT**





# ALLOA LAND USE PLAN

*As the next logical step in the development of Mayfield West Phase 2, the Alloa Community will be appropriately integrated as a mixed-use community at the interface with the existing low density residential land uses. The existing block configuration in the surrounding area functions as the major building components for establishing Alloa's built form, and streetscape features.*



## LEGEND

ALLOA COMMUNITY BOUNDARY	MID-RISE DENSITY BLOCKS	GREEN CORRIDOR
COMMERCIAL	SINGLE DETACHED RESIDENTIAL	VISTA
MIXED USE	STANDARD TOWNHOUSE	SWM POND
MUNICIPAL LANDS	REAR LANE TOWNHOUSE	COMMUNITY PARK
INSTITUTION	DUAL FRONTAGE TOWNHOUSE	NEIGHBOURHOOD PARK
EMPLOYMENT	GREENBELT	PARKETTE
	NATURAL HERITAGE SYSTEM	VILLAGE CORRIDOR PARK



## PILLAR #8: CREATE HEALTHY AND COMPLETE NEIGHBOURHOODS



**PILLAR #1:**  
ADDRESS CLIMATE  
CHANGE IN  
EVERYTHING WE DO



**PILLAR #7:**  
MANAGE AND SUPPORT  
GROWTH FOR OUR LONG-  
TERM BENEFIT



**PILLAR #9:**  
DESIGN GREAT  
URBAN PLACES

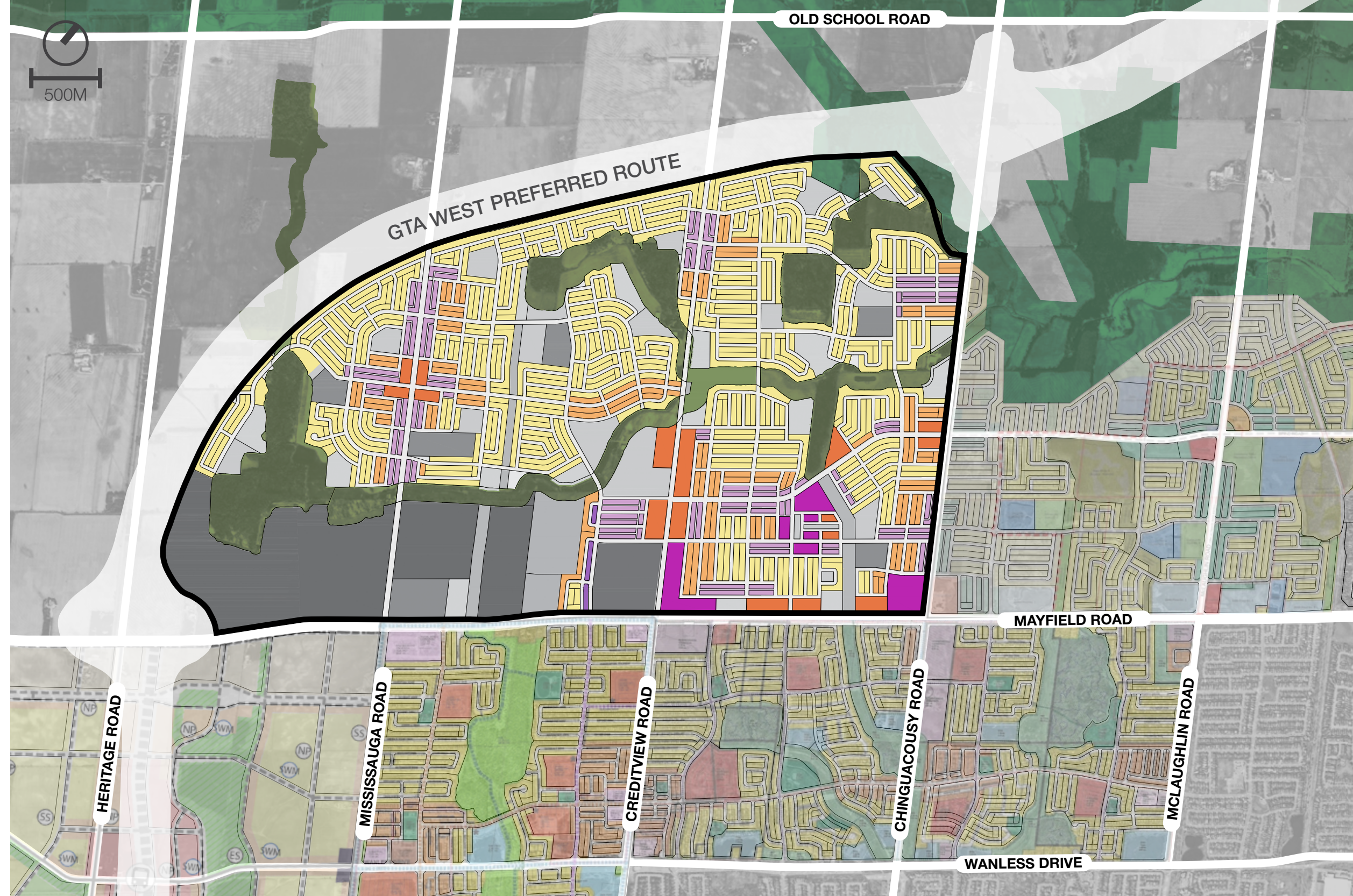


# HIGHER DENSITY & UNIT MIX

*Alloa will strategically add density with a variety of building types and a range of densities.*

*Intended to accommodate affordable housing, the distribution of density ensures there are enough people in a neighbourhood to support:*

- Local schools
- Health / Community services
- Local shops / restaurants
- Public transit services



## LEGEND

	ALLOA COMMUNITY BOUNDARY		STANDARD TOWNHOUSE
	MIXED USE		REAR LANE TOWNHOUSE
	MID-RISE DENSITY		DUAL FRONTAGE TOWNHOUSE
	SINGLE DETACHED RESIDENTIAL		GREENBELT
			NHS



## PILLAR #11: PURSUE HOUSING AFFORDABILITY



**PILLAR #9:** DESIGN GREAT URBAN PLACES



**PILLAR #7:** MANAGE AND SUPPORT GROWTH FOR OUR LONG-TERM BENEFIT



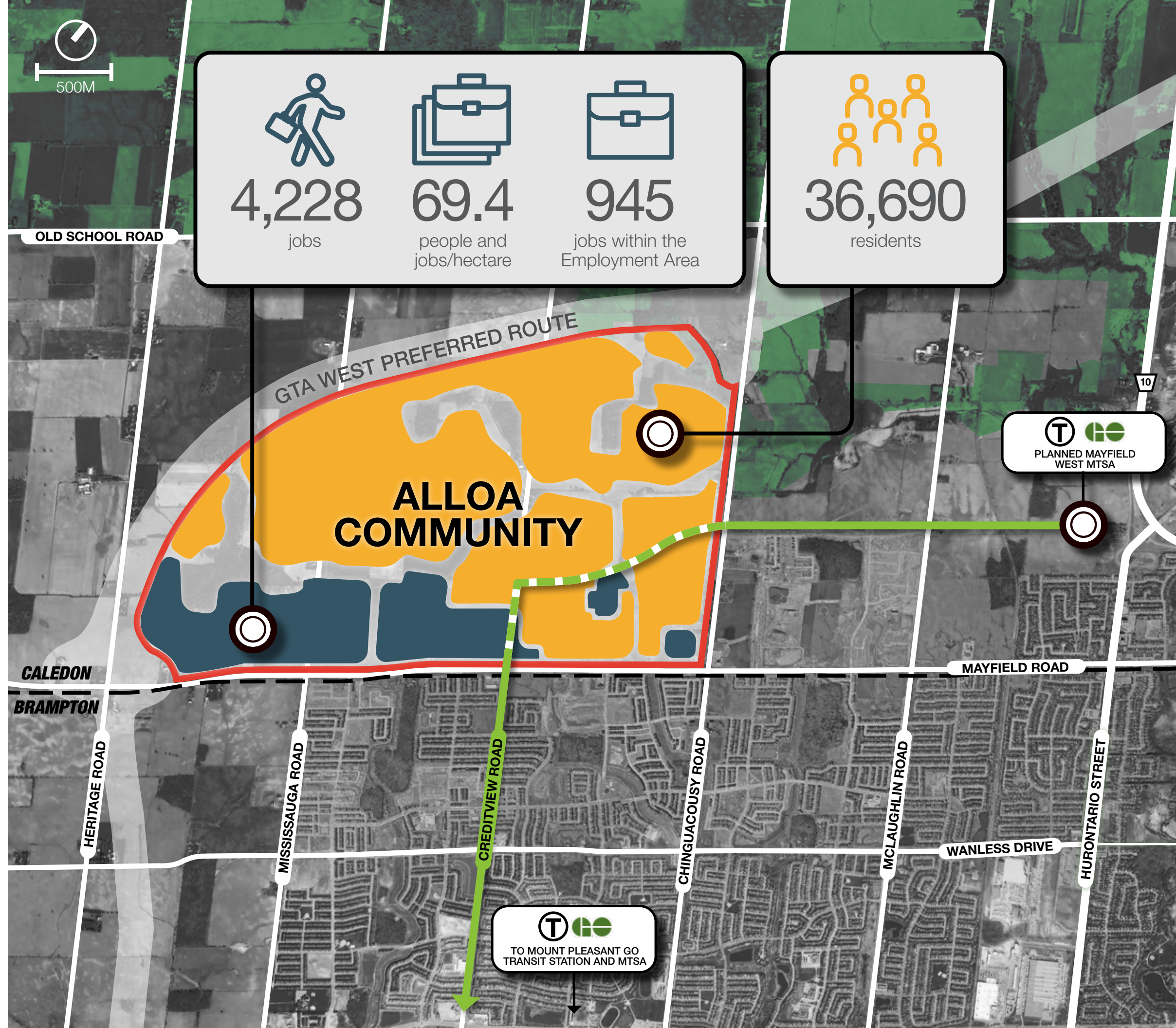
**PILLAR #8:** CREATE HEALTHY AND COMPLETE NEIGHBOURHOODS



# ALLOA POPULATION PROJECTIONS

*As the next critical growth area beyond the Mayfield West expansion, the Alloa Community will generate new employment opportunities and emerging businesses, while supporting and creating growth opportunities for the existing business community.*

*Employment, economic vitality and creating a community that provides the best conditions for the success of small businesses are an essential part of Alloa's innovative master plan.*

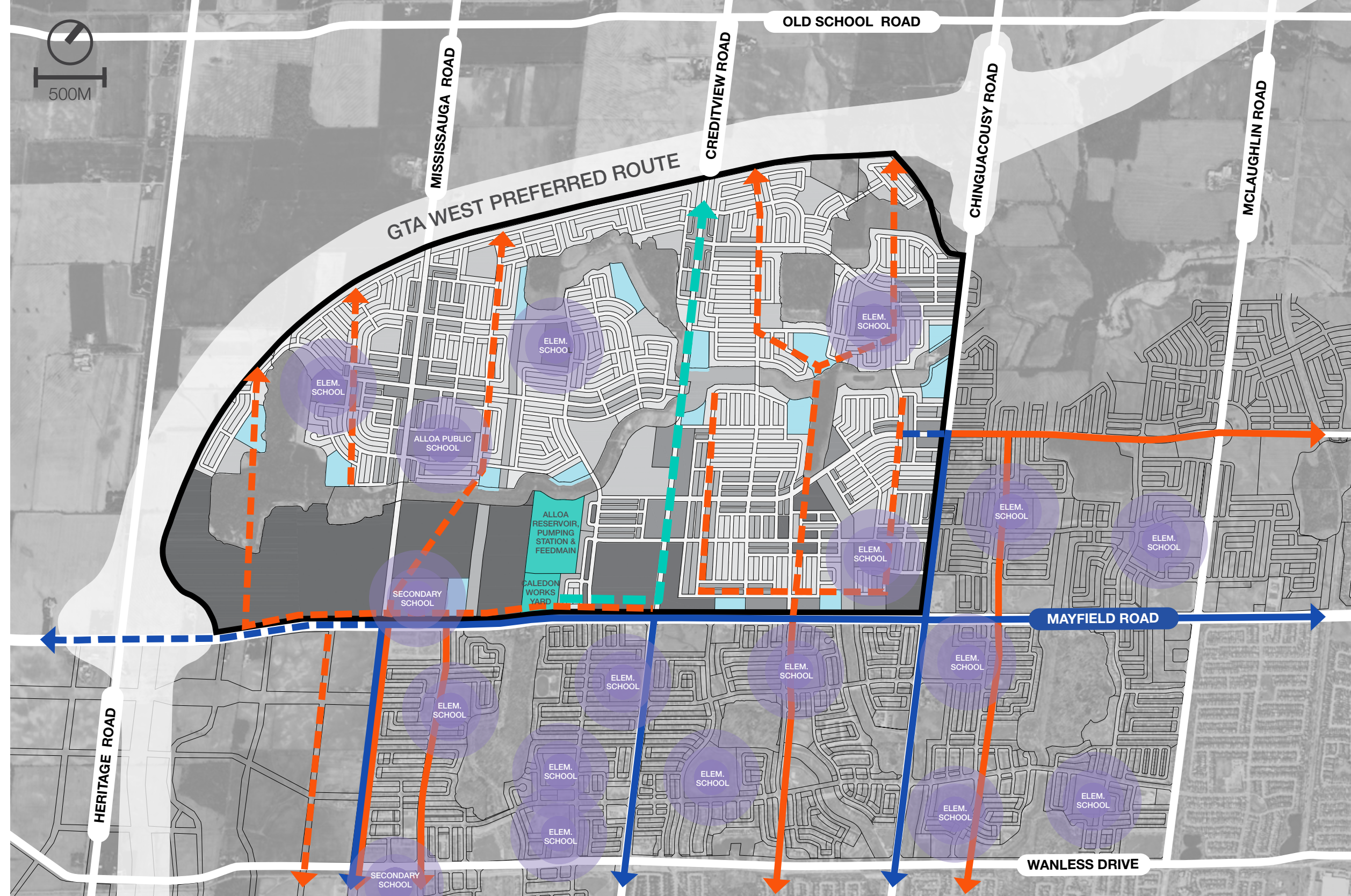




# PUBLIC FRAMEWORK

*With existing infrastructure at its doorstep, Alloo leverages the considerable investment into the public framework to boost growth while strengthening strategic use of civic infrastructure with little to no financial burden on the Region of Peel.*

*Alloo also considers the longevity of infrastructure by supporting integrated sustainable initiatives, including promoting renewable energy, and by supporting active transportation and green vehicles.*



**PILLAR #13:**  
STRATEGICALLY  
MANAGE OUR CIVIC  
INFRASTRUCTURE

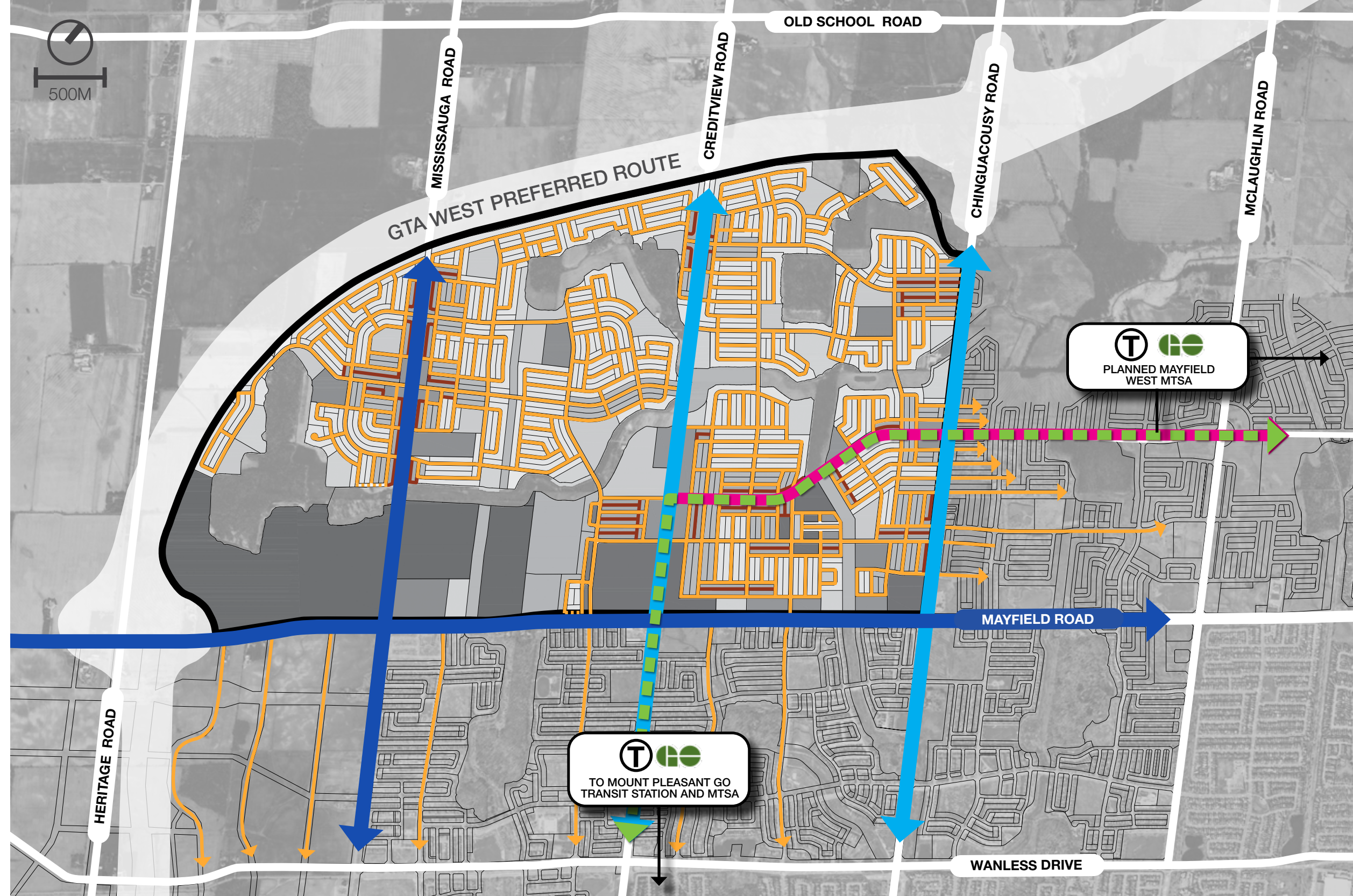
**PILLAR #8:**  
CREATE HEALTHY  
AND COMPLETE  
NEIGHBOURHOODS

**PILLAR #7:**  
MANAGE AND SUPPORT  
GROWTH FOR OUR  
LONG-TERM BENEFIT



# STREET HIERARCHY

*Alloa has adopted a complete street approach to planning and design of the road hierarchy and transportation system to help facilitate high quality transit service and convenient and efficient transportation options, thereby increasing energy conservation and reducing private automobile use and its associated GHG emissions.*



## LEGEND

- |  |                               |  |                                      |
|--|-------------------------------|--|--------------------------------------|
|  | ALLOA COMMUNITY BOUNDARY      |  | LOCAL STREET                         |
|  | HIGH CAPACITY ARTERIAL STREET |  | LANEWAY                              |
|  | COLLECTOR STREET              |  | PLANNED GO TRANSIT & MTSA CONNECTION |
|  | SPINE ROAD                    |  |                                      |



**PILLAR #10:**  
CREATE HIGH  
QUALITY MOBILITY  
OPTIONS



**PILLAR #8:**  
CREATE HEALTHY  
AND COMPLETE  
NEIGHBOURHOODS

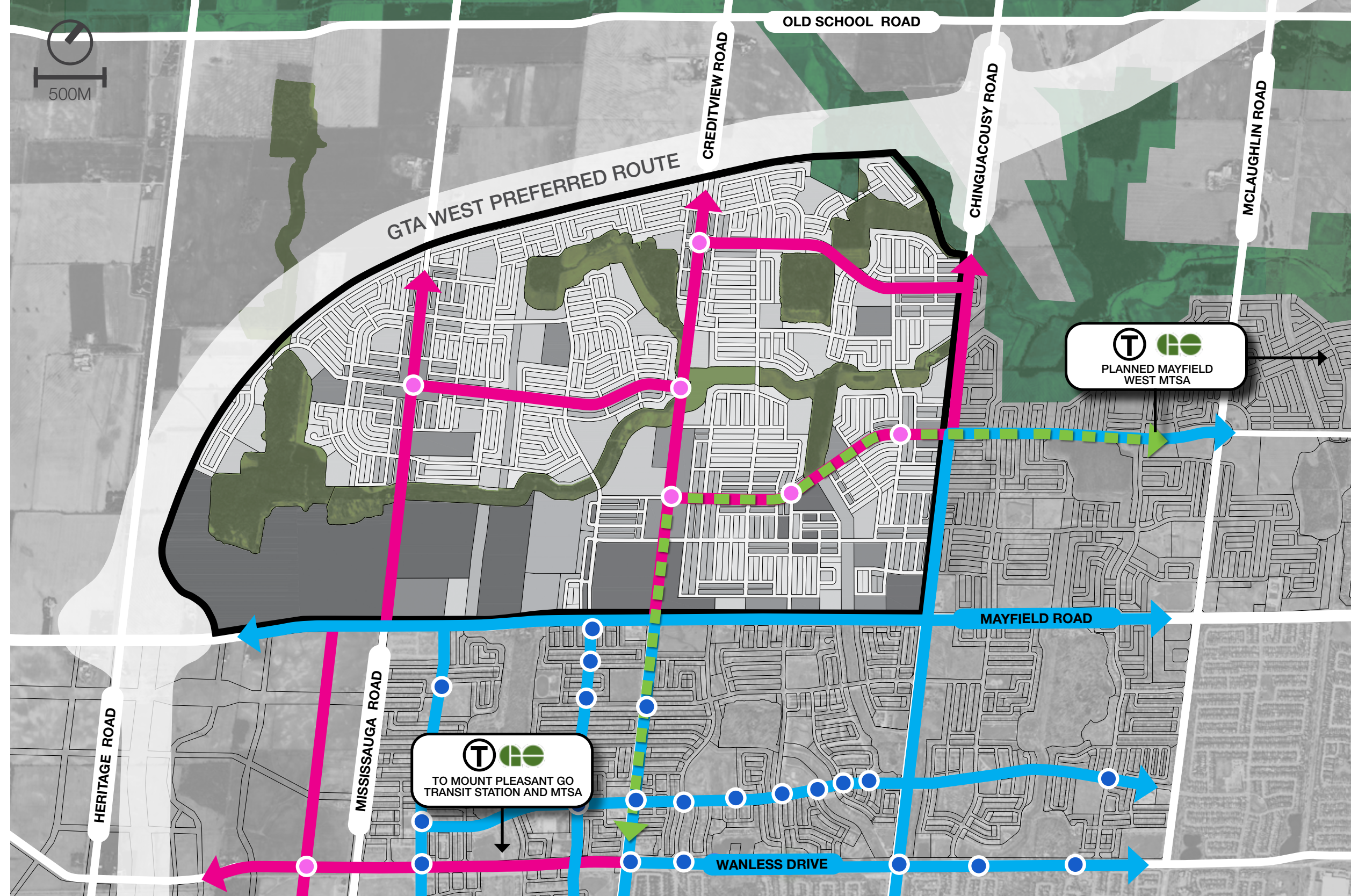


**PILLAR #9:**  
DESIGN GREAT  
URBAN PLACES



# TRANSIT NETWORK

*Alloa will extend the public transit network, which results in a well-defined and connected hierarchy of streets beyond Mayfield West Phase II and Mount Pleasant. This grid configuration facilitates all modes of movement and circulation, thereby supporting accessibility and transit ridership, mitigating changes in climate, facilitating energy conservation and emission reductions and finally promote a safe and active lifestyle for the residents and visitors alike.*



## LEGEND

- ALLOA COMMUNITY BOUNDARY
- EXISTING BRAMPTON TRANSIT STOP
- FUTURE BRAMPTON TRANSIT STOP
- EXISTING TRANSIT ROUTE
- FUTURE TRANSIT ROUTE
- GO TRANSIT CONNECTION



## PILLAR #10: CREATE HIGH QUALITY MOBILITY OPTIONS



**PILLAR #7:**  
MANAGE AND SUPPORT  
GROWTH FOR OUR LONG-  
TERM BENEFIT



**PILLAR #13:**  
STRATEGICALLY MANAGE  
OUR CIVIC INFRASTRUCTURE



**PILLAR #8:**  
CREATE HEALTHY AND  
COMPLETE NEIGHBOURHOODS

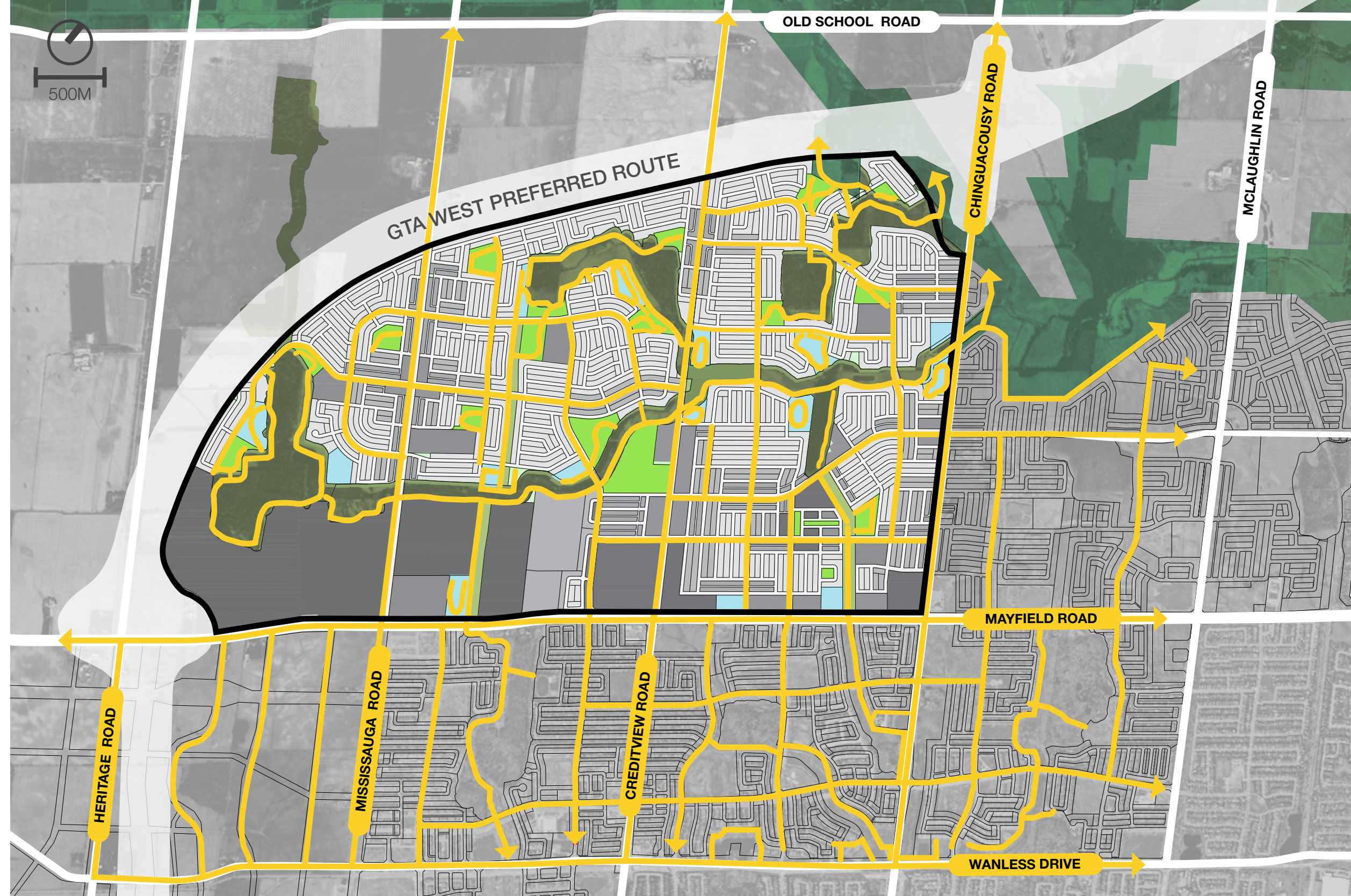


# INTEGRATED MOBILITY NETWORK

*Quality public spaces that are animated and delightful year-round support meaningful social interaction and improve physical and mental health.*

*The location of the open space system coupled with the active transportation network, extends access into an integrated system of:*

- Multi-use Pathways
- Bike Lanes
- Green System Trails
- Public Transit
- Shops & Services



## LEGEND

ALLOA COMMUNITY BOUNDARY

GREENBELT

NHS

GREEN CORRIDOR

VISTA

SWM POND

PARK

INTEGRATED MOBILITY NETWORK  
(INCL. MULTI-USE PATHWAYS, BIKE  
LANES & GREEN SYSTEM TRAILS)



## PILLAR #8: CREATE HEALTHY AND COMPLETE NEIGHBOURHOODS



**PILLAR #1:**  
ADDRESS CLIMATE  
CHANGE IN  
EVERYTHING WE DO



**PILLAR #3:**  
PRESERVE OUR  
ENVIRONMENTAL AREAS



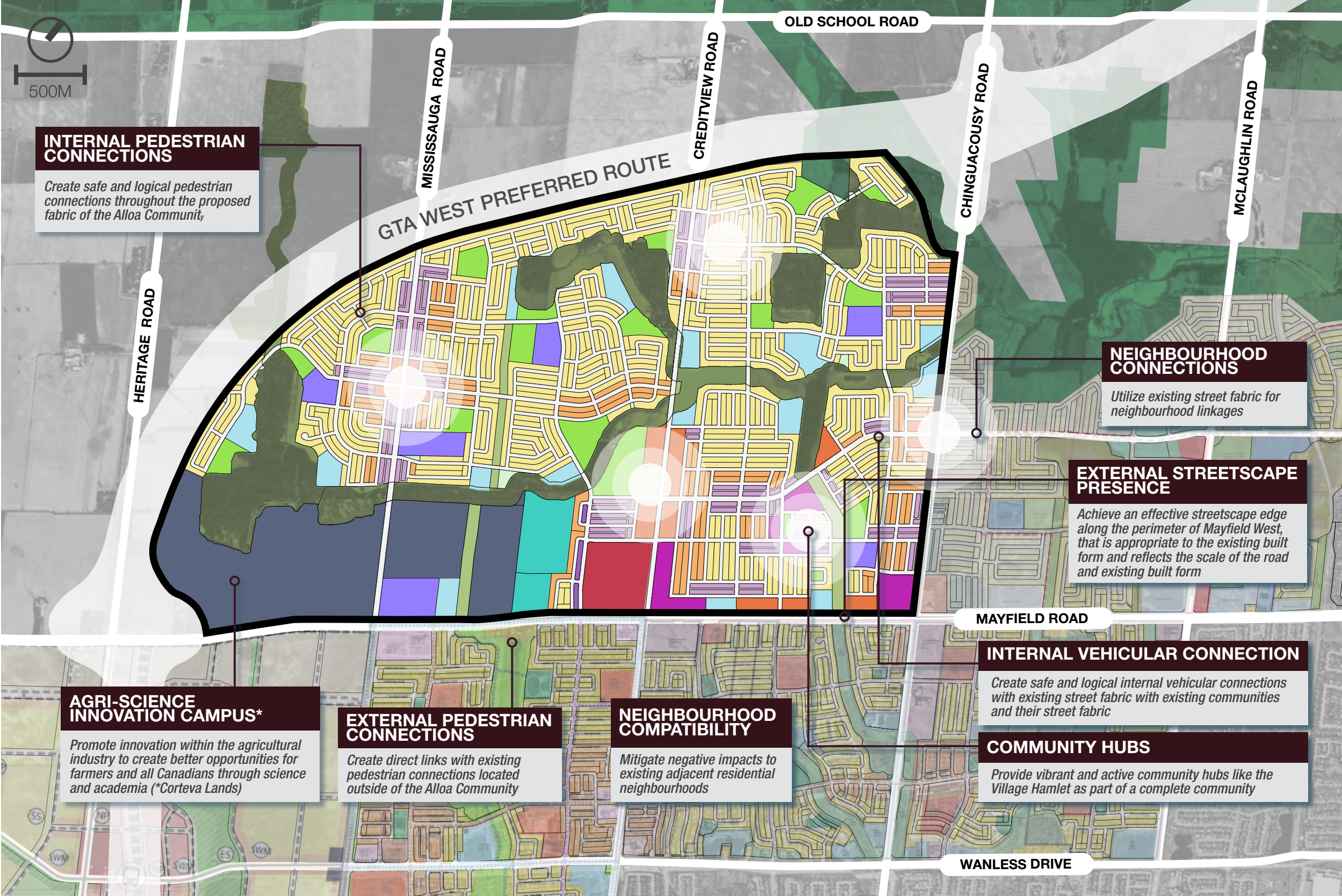
**PILLAR #10:**  
CREATE HIGH QUALITY  
MOBILITY OPTIONS



# COMMUNITY FEATURE HIGHLIGHTS

Through innovative master plan design and placemaking efforts, Alloo will connect to the multi-modal and active transportation system, and integrate the land uses thereby extending Caledon’s neighbouring areas and supporting Town’s economic progress and long-term prosperity.

With a “shop smart, work close and live easy” mantra, Alloo will be home to a true sense of community living, where you can live freely without going far.



LEGEND

- ALLOA COMMUNITY BOUNDARY
- VILLAGE HAMLET OPPORTUNITY LOCATIONS



## PILLAR #7: MANAGE & SUPPORT GROWTH FOR OUR LONG-TERM BENEFIT

- PILLAR #1:** ADDRESS CLIMATE CHANGE IN EVERYTHING WE DO
- PILLAR #8:** CREATE HEALTHY AND COMPLETE NEIGHBOURHOODS
- PILLAR #9:** DESIGN GREAT URBAN PLACES
- PILLAR #10:** CREATE HIGH QUALITY MOBILITY OPTIONS
- PILLAR #11:** PURSUE HOUSING AFFORDABILITY
- PILLAR #12:** SUPPORT STRATEGIC AND INNOVATIVE ECONOMIC OPPORTUNITIES



# AGRI-SCIENCE, CORTEVA

*Delivered with assistance from the Town of Caledon, the Agri-Science Innovation Campus will be a model of innovative city-building; championing office and next-generation employment uses alongside the residential, retail, and cultural offerings, all connected to local and regional transit.*

*This Alloo-specific opportunity will also highlight the land's long history as a predominantly agricultural community and be a reminder of its legacy for future generations.*



**PILLAR #2:**  
PROTECT OUR  
AGRICULTURAL LANDS



**PILLAR #4:**  
CONSERVE OUR CULTURAL  
HERITAGE



**PILLAR #6:**  
PROTECT AND NURTURE OUR  
RURAL COMMUNITIES



**PILLAR #7:**  
MANAGE AND SUPPORT GROWTH  
FOR OUR LONG-TERM BENEFIT



**PILLAR #12:**  
SUPPORT STRATEGIC & INNOVATIVE  
ECONOMIC OPPORTUNITIES



*Located as part of the Corteva Lands, the Agri-Science Innovation Campus provides the opportunity to strategically integrate a variety of employment uses (tech industries, office, light industrial) and potential education facilities within a sustainably focused district.*





# CENTRAL PARK

*By promoting the local identity rooted in the spirit of the Mayfield West Secondary Plan and the Town of Caledon, the Central Park, located in the first phase of Alloa Community, will be a significant four-season amenity that will boast a large green space for kids to play with their neighbourhood friends and adults to explore the trails present with the Greenbelt lands and the extensive Natural Heritage System.*



*Through its arrangement of forms and expression of function and materials, Alloa's built form character will convey ideas and attitudes, not only about the building's purpose, but also about the values of the community and the value of their users.*



**PILLAR #1:**  
ADDRESS CLIMATE CHANGE  
IN EVERYTHING WE DO



**PILLAR #3:**  
PRESERVE OUR  
ENVIRONMENTAL AREAS



**PILLAR #6:**  
PROTECT AND NURTURE  
OUR RURAL COMMUNITIES



**PILLAR #8:**  
CREATE HEALTHY  
AND COMPLETE  
NEIGHBOURHOODS





# THE VILLAGE HAMLET

*Mixed-use nodes like Alloa's Village Hamlet are fundamental to creating a transit-oriented, walkable urban community. The Village Hamlet will offer quality place-making that supports livability, urban vitality and sustainability.*

*The variety of functions and amenities within the Village Hamlet is intended to attract people from the surrounding neighbourhoods.*



*Community nodes like the Village Hamlet will improve the livability in new developments, helping progressive communities move toward healthier, more active and more sustainable environments where people can “shop smart, work close and live easy”.*



**PILLAR #7:**  
MANAGE AND SUPPORT GROWTH  
FOR OUR LONG-TERM BENEFIT



**PILLAR #8:**  
CREATE HEALTHY AND  
COMPLETE NEIGHBOURHOODS



**PILLAR #9:**  
DESIGN GREAT URBAN PLACES



**PILLAR #12:**  
SUPPORT STRATEGIC AND INNOVATIVE  
ECONOMIC OPPORTUNITIES





# BUILT FORM CHARACTER

*Alloa Community will offer high quality built form that supports the established character of Mayfield West Secondary Plan area, including utilization of architectural styles and treatments that promote vibrant pedestrian environments and help foster a distinct identity for the community as an attractive, cohesive and sustainable place to live, work and play.*



**PILLAR #4:**  
CONSERVE OUR CULTURAL HERITAGE



**PILLAR #7:**  
MANAGE AND SUPPORT GROWTH  
FOR OUR LONG-TERM BENEFIT



**PILLAR #8:**  
CREATE HEALTHY AND  
COMPLETE NEIGHBOURHOODS



**PILLAR #9:**  
DESIGN GREAT URBAN PLACES



**PILLAR #11:**  
PURSUE HOUSING  
AFFORDABILITY



*Through its arrangement of forms and expression of function and materials, Alloa's built form character will convey ideas and attitudes, not only about the buildings purpose, but also about the values of the community and the value of their users.*





# CLIMATE RESILIENCY & SUSTAINABILITY

*Situated at the intersection of the Green Belt, Natural Heritage System and several stormwater ponds, parks, and open spaces designed within the framework of the community, as well as existing and planned public transit infrastructure, Alloa is strategically set up with armature to mitigate and adapt to the impacts of climate change.*



**PILLAR #1:**  
ADDRESS CLIMATE CHANGE  
IN EVERYTHING WE DO



**PILLAR #3:**  
PRESERVE OUR  
ENVIRONMENTAL AREAS



**PILLAR #7:**  
MANAGE AND SUPPORT GROWTH  
FOR OUR LONG-TERM BENEFIT



**PILLAR #13:**  
STRATEGICALLY MANAGE OUR  
CIVIC INFRASTRUCTURE



*Alloa will achieve the Town of Caledon's goals to mitigate the effects of climate change, and will ensure that critical infrastructure including parks and open spaces, water bodies, buildings, and underground services can withstand the stresses and shocks of future climate change impacts.*





# ALLOA COMMUNITY CHECKLIST

*\*Based on the 13 strategic pillars for the Future Caledon Official Plan (2022)*

## WE ACHIEVE...

- ☒  *Pillar #1: Address Climate Change in Everything We Do*
- ☒  *Pillar #2: Protect our Agricultural Lands*
- ☒  *Pillar #3: Preserve our Environmental Areas*
- ☒  *Pillar #4: Conserve our Cultural Heritage*
- ☒  *Pillar #5: Manage our Aggregate Resources*
- ☒  *Pillar #6: Protect and Nurture our Rural Communities*

- ☒  *Pillar #7: Manage and Support Growth for Our Long-term Benefit*
- ☒  *Pillar #8: Create Healthy and Complete Neighbourhoods*
- ☒  *Pillar #9: Design Great Urban Places*
- ☒  *Pillar #10: Create High Quality Mobility Options*
- ☒  *Pillar #11: Pursue Housing Affordability*
- ☒  *Pillar #12: Support Strategic and Innovative Economic Opportunities*
- ☒  *Pillar #13: Strategically Manage our Civic Infrastructure*



# ALLOA COMMUNITY **HOME RUNS!**



**LEVERAGE MUNICIPAL INVESTMENT** IN EXISTING INFRASTRUCTURE

GREATER RATIO OF **AFFORDABLE HOUSING** IN  
NEIGHBOURHOOD NODES & MEDIUM DENSITY AREAS

EMPLOYMENT LANDS IN WEST CALEDON, **INTEGRATED**  
INTO A TRUE '**COMPLETE COMMUNITY**'

PROVIDE THE **MISSING LINK** IN A SIGNIFICANT  
MTSA TRANSIT ROUTE

**IMMEDIATE HIGHER DENSITY**  
ALONG MTSA TRANSIT ROUTE