

Staff Report 2023-0622

Meeting Date: November 21, 2023

Subject: Mayfield West Community Wide Development Staging and Sequencing Plan – Phase 2 Stage 2

Submitted By: Adam Wendland, Acting Manager of Development, Planning Department

RECOMMENDATION

That the Chief Planner and Commissioner, Engineering, Public Works and Transportation be delegated authority to finalize and approve the Mayfield West Phase 2, Stage 2 Community-Wide Development Staging and Sequencing Plan (DSSP) in accordance with the principles set out in Staff Report 2023-0622; and

That no plans of subdivision be registered in the Mayfield West Phase 2, Stage 2 Secondary Plan area until the approved Development Staging and Sequencing Plan (DSSP) is executed and is in full force and effect.

REPORT HIGHLIGHTS

- The Mayfield West Phase 2 Stage 2 Secondary Plan Area is generally bound by Chinguacousy Road to the west, the Greenbelt Plan Area to the north, limit of the Mayfield West Phase 2 Stage 1 boundary to the east and south, and Mayfield Road to the South. Stage 2 has a total area of 158.9 hectares (392.7 acres) with approximately 105.5 hectares (260.7 acres) as net developable (Schedule A).
- The subject lands are in the Region of Peel's Mayfield West Rural Service Centre settlement Area and have been rezoned to various urban land uses by way of a Minister's Zoning Order (Ontario Regulation 362/20).
- The Stage 2 DSSP focuses on an update to the Affordable Housing Plan, anticipated schedule of residential and non-residential development, and update to timing and schedule of infrastructure previously conditionally approved in the Stage 1 DSSP.
- The Town has been processing various draft plan of subdivision applications in the Stage 2 area.

DISCUSSION

The purpose of this report is to:

- Seek delegated authority to the Chief Planner and Commissioner, Engineering, Public Works and Transportation to finalize and approve the Mayfield West Phase 2, Stage 2 Community-Wide Development Staging and Sequencing Plan (DSSP) in accordance with the principles contained within this Staff Report.

Minister Zoning Order Ontario Regulation 362/20

In July of 2020 the majority of lands in Phase 2 Stage 2 were subject to a Minister's Zoning Order (MZO) which rezoned the lands to various urban land uses under Ontario Regulation 362/20 (O. Reg. 362/20). The MZO was subsequently amended by Ontario Regulation 514/22 (O. Reg. 514/22) which applies the Town's "R2-614" Zoning standards for detached and semi-detached dwellings within the Low Density Residential Zone.

Region of Peel Official Plan Amendment No. 34

On September 10, 2020, Peel Regional Council adopted Regional Official Plan Amendment No. 34 (ROPA 34) to include the Stage 2 area into the Region's Mayfield West Rural Service Centre settlement area. The Ministry of Municipal Affairs and Housing approved ROPA 34 on January 21, 2021.

Local Official Plan Amendment 255

The Phase 2 Stage 2 area was also subject to a Local Official Plan Amendment (LOPA 255) which brought the lands into the Town's Mayfield West Rural Service Centre settlement area and re-designated the lands from Prime Agricultural to various urban land use designations. LOPA 255 was approved by Town Council on October 26, 2021.

Mayfield West Phase 2 Secondary Plan

The Mayfield West Phase 2 Stage 2 Secondary Plan is generally bound by Chinguacousy Road to the west, the Greenbelt Plan Area to the north, limit of the Mayfield West Phase 2 Stage 1 boundary to the east and south, and Mayfield Road to the south. Stage 2 has a total area of 158.9 hectares (392.7 acres) with approximately 105.5 hectares (260.7 acres) as net developable.

The Secondary Plan is contained within Section 7.14 of the Town Official Plan and provides for the overall policy framework for the community. The Town has received and has been processing numerous draft plan of subdivision applications for the lands within the community. Generally speaking, lands to the east located in Mayfield West Phase 2 Stage 1 are complete, under construction, and/or draft approved.

Community-Wide Development Staging and Sequencing Plan (DSSP)

The Secondary Plan contains numerous policy directives which require that a Community-Wide DSSP be approved by Council to achieve the population and employment targets, as well as the planning and design vision, goals and objectives for the Plan Area. Section 7.14.4.3 of the Official Plan specifies the requirements of the Community-Wide DSSP to ensure that the development, staging and sequencing occurs in an orderly, timely and cost-effective manner:

- a) Infrastructure (i.e. roads, intersection improvements, services, stormwater management and public utilities);
- b) Public transit service including routes, transit stop locations, and proposed transit station;
- c) Schools;

- d) Community facilities (i.e. parks, trails, recreational facilities);
- e) Affordable housing sites; and,
- f) Natural heritage system

More specifically the DSSP for Phase 2 Stage 2 is to:

- a) Guide the Town's review of development applications in the context of the Stage 2 population and employment allocation;
- b) Outline the anticipated range and mix of housing density and population within the Plan area;
- c) Demonstrate how the Stage 2 population and employment targets will be achieved;
- d) Provide the anticipated schedule and timing of development; and
- e) Provide an update where the timing and schedule of infrastructure has or is expected to deviate from the previously conditionally approved DSSP.

While the Mayfield West Landowner Group Inc. has prepared the DSSP, the document has been updated in consultation with the Town and various external agencies including the Region of Peel, Conservation Authorities, School Boards, City of Brampton, Orangeville Railway and Development Corporation, and transit providers. Section 7.14.4.1.6 of the Official Plan requires that the Community-Wide DSSP be approved by the Town prior to registration of the first plan of subdivision or approval of the first site plan in the Plan Area.

Affordable Housing – Region of Peel

A total of 2.9 hectares (7.2 acres) of land is required to be gratuitously dedicated by the Landowners Group to fulfill the affordable housing requirement in the Mayfield West Secondary Plan. Of these 2.9 hectares, 2.5 hectares are to be conveyed to the Region of Peel and approximately 0.4 hectares to Habitat for Humanity (Schedule B).

As it related to the Region of Peel, 2.14 hectares (5.29 acres) have been approved and will be gratuitously conveyed concurrently with the registration of the associated plans of subdivision these lands are located. The remaining land dedication requirement (of approximately 0.36 hectares) is to be satisfied through payment of cash-in-lieu. This approach has been accepted by the Region of Peel and the amount is to be determined by way of a market appraisal report to the satisfaction of Peel.

Chinguacousy Road Intersection Improvements

Under LOPA 255, the DSSP for Mayfield West Phase 2 Stage 2 must recognize required improvements of Chinguacousy Road extending from Mayfield Road to the northerly limit of the Stage 2 lands. The construction of intersection improvements along Chinguacousy Road will be undertaken concurrently with the servicing of the abutting subdivisions as part of the draft plan of subdivision applications.

The Town is also undertaking a Schedule 'C' Municipal Class Environmental Assessment (Class EA) for Chinguacousy Road to consider the improvement needs that will provide opportunity to increase corridor capacity corresponding with the forecasted growth and traffic demands identified in the Town-wide Transportation Master Plan.

Hurontario Street Connection Schedule

Whereas the previously conditionally approved DSSP estimated the completion of required Hurontario Street connection works in 2024, an updated schedule now shows completion of construction works in 2026:

- a) It is being anticipated that completion of detailed design will occur in 2023 and construction of the connection will commence in 2024, with completion in early 2026 subject to Ministry of Transportation (MTO) approval.

Delivery of Public Transit

The previously conditionally approved DSSP shows a number of potential transit routes and approved transit stop locations along the Spine Road (Tim Manley Avenue) and McLaughlin Road. These transit stop locations have been refined and approved by Brampton Transit as part of this DSSP for the Phase 2 Stage 2 area. The timing to construct the approved transit stop platforms will be concurrent with sidewalk construction for each respective subdivision these locations fall within.

Development Zones and Residential Unit Mix/Job Allocation

LOPA 255 sets out a population target of 7,602 people and a population-related job target of 549 (having a combined density target of 77.3 ppj/ha). To ensure that the target population is achieved, through processing of development applications the Town will ensure that each of the plans generally conform to the population estimate for each development zone within which it is located, identified in the DSSP for Stage 2 Phase 2. In doing so, the Town can ensure the overall population target of the Mayfield West Phase 2 Secondary Plan is maintained.

Strategic Plan 2023-2035

Community Vitality and Livability

ATTACHMENTS

Schedule A: Mayfield West Phase 2 Stage 2 Land Map

Schedule B: Affordable Housing Plan (Mayfield West Phase 2 Total Area)