

Memo

Date: November 19, 2019

To: Alexis Alyea

From: Stephanie McVittie

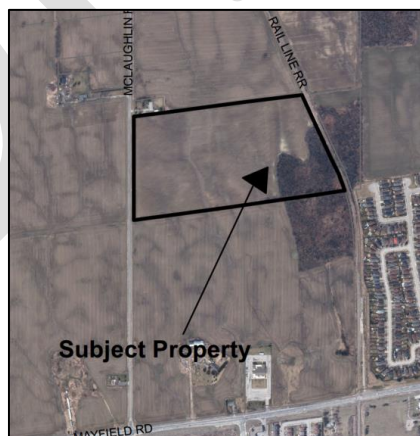
Subject: **Land Dedication Requirements for 0 McLaughlin Road
Part of Lot 19, Concession 1 WHS (Chinguacousy), designated as Part 1 on Plan 43R-15230**

The purpose of this memo is to provide background information to support expropriation of lands located at 0 McLaughlin Road, being legally described as Part of Lot 19, Concession 1 WHS (Chinguacousy), designated as Part 1 on Plan 43R-15230. Expropriation of the lands is required for the purposes of a new east-west collector road (Tim Manley Avenue), road widening of McLaughlin Road, lands for a village square, Town recreation facility and servicing connection block, a public secondary school block being acquired on behalf of the Peel District School Board and a buffer block from the railway line.

Property Information

The subject property is municipally known as 0 McLaughlin Road and is legally described as Part of Lot 19, Concession 1 WHS (Chinguacousy). The property is located on the east side of McLaughlin Road, west of the existing railway (owned by Orangeville Railway Development Corp.) and north of Mayfield Road. The property is approximately 17.19 ha (42.47 ac) in size with frontage of approximately 308 m (1,009 ft) on McLaughlin Road. The property is currently vacant and used for agricultural purposes.

Figure 1: Location Map



Background and Previous Council Direction

The property is located within the Mayfield West Phase 2 Secondary Plan, as illustrated on Schedule "B-2" in the Town's Official Plan. The property is designated Open Space Policy Area, Institutional, Environmental Policy Area and Medium Density Residential. The schedule also identifies a new east-west collector road at the northern limit of the property and the existing railway on the eastern limit of the property.

Figure 2: Excerpt from Official Plan, Schedule "B-2", Mayfield West Phase 2 Secondary Plan



In the Official Plan, Section 7.14, Mayfield West Phase 2 Secondary Plan, contains policies and more specific direction for the land uses and designations within the plan area. Each of these land use designations and the intended use of land for the subject property are explained in further detail below.

Future East-West Collector Road and McLaughlin Road Widening

In accordance with Section 7.14.15.2.2 of the Official Plan, the following road improvements and new road construction shall be completed prior to registration of the first plan of subdivision or approval of the first site plan application in the secondary plan:

- a) Widening of McLaughlin Road from Mayfield Road to the northerly limit of the Mayfield West Phase 2 Secondary Plan; and,
- b) Construction of the new east-west collector Town road, known as Tim Manley Avenue, which will eventually run from Chinguacousy Road east to the Highway 410/Hurontario Street interchange.

A Municipal Class Environmental Assessment (EA) for these works was completed and filed for approval at the Ministry of Conservation and Parks (MECP). The EA Study is currently being reviewed by the Minister including the Part II order request received by the MECP. Pending approval of the EA, the design identifies that approximately 0.24 ha (0.60 ac) of the subject property along McLaughlin Road is required for the widening of McLaughlin Road and associated daylight triangle, and a 170 m² (1,830 ft²) of the subject property in the north-east corner is required for the establishment of Tim Manley Boulevard.

Beyond the extent of the limit of both McLaughlin Road and Tim Manley Boulevard, the Town will also need to acquire lands or an easement for grading and construction purposes along these roads being approximately 15 m (49.2 ft) in width and an area of approximately 1.10 ha (2.72 ac).

North-South Servicing Block

As a result of detailed design engineering reviews for the proposed Tim Manley Avenue, McLaughlin Road and surrounding draft plan of subdivisions, it has been determined that a stormwater servicing block, approximately 12 m (39.4 ft) wide is required on the property. The north-south oriented stormwater servicing block is required in the general area of the boundary between the recreation facility site and the secondary school site. The block will be used to convey stormwater flows from Tim Manley Avenue south to a stormwater management pond in the A-Major subdivision (located to the south of the subject property, File No. 21T-17001C). Although the storm sewers were initially proposed to run west along Tim Manley Avenue, then south along McLaughlin Road, the proposed storm sewer location has recently been changed to be located within this servicing block, greatly reducing the cost of infrastructure.

Beyond the extent of the limit of the servicing block, the Town will also need to acquire lands or an easement for grading and construction purposes along both the east and west sides of the servicing block, with a minimum width of 2 m (6.7 ft) on each side of the block.

Urban Village Square, Open Space Policy Area

As per Section 7.14.9.4, an Urban Village Square is to be located in the north-west corner of the property at the intersection of the future east-west collector road (Tim Manley Avenue) and McLaughlin Road, within the Open Space Policy Area land use designation. The square, being approximately 0.21 ha (0.52 ac) is intended to be owned by the Town and developed to provide a central public green space and serve as a key gathering place for residents and visitors to the area.

Town Recreation Facility, Open Space Policy Area

The majority of the Open Space Policy Area designation on the site is intended for a future Town recreation facility. Section 7.14.10 of the Town's Official Plan contains policy direction for the recreation facility and identifies that the facility is to be located on lands at the south-west corner of Tim Manley Avenue and McLaughlin Road on a 5.30 ha (13.06 ac) site, with a lot size, configuration and frontage acceptable to the Town. Through the Mayfield West Phase 2 Financial Agreement (dated November 10, 2015), the unencumbered lot size required for the recreation facility was reduced to 4.85 ha (11.98 ac) in accordance with the parkland dedication requirements for the secondary plan.

Public Secondary School, Institutional

The portion of lands designated institutional are intended for a public secondary school. As per Section 7.14.8.3, the secondary school site is to be approximately 6.8 ha (16.8 ac) in size, with a lot size, configuration and frontage acceptable to the School Board. The Official Plan (7.14.18.4) provides further direction in requiring that frontage is to be on a road with a minimum of 23 m right-of-way or a minimum 10 m paved roadway.



Joint Use of the Recreation Facility and Public Secondary School

The objectives of the Secondary Plan speak to ensuring community connectivity and integration at all scales. The Town intends on developing and integrating the Urban Village Square with the future recreation facility. Furthermore, Sections 7.14.8.6 and 7.14.9.3 of the Plan indicate that school sites are encouraged to develop in conjunction with adjacent community parks and/or future recreation facilities in a campus setting to facilitate joint land use. The Town and School Board have been exploring options for joint use between the recreation facility lands and the secondary school lands.

The Mayfield Station Landowners Group Inc. has submitted facility fit plans which demonstrates how the requirements for the urban village square, recreation facility, servicing block and secondary school can be achieved on site. Based on the facility fit plans submitted to date, and in keeping with the intent of the Official Plan, the Town and School Board have reviewed the plans and have agreed to develop the lands as a joint use facility. To this end, the Town will work with the Peel District School Board to secure the lands, being 6.8 ha (16.8 ac) in size, for the school site on their behalf as part of the joint use facility to support the Town's recreation facility.

Railway Buffer Block

The north-east corner of the subject property is intended to have a buffer block from the adjacent railway line between Tim Manley Avenue and the northerly limit of the woodlot/wetland block. The buffer block is intended for both noise and safety mitigation measures between the railway and neighbouring school. As a result, the Town is looking to expropriate the buffer block with a minimum width of 15 m (49.2 ft) in keeping with the buffer block provided in the Shanontown subdivision to the north, File No.: 21T-17008C.

Environmental Policy Area

The portion of lands designated Environmental Policy Area protect the woodland and wetland located in the south-east corner of the subject property. The limits of the wetland and woodland have been staked with both the Toronto and Region Conservation Authority (TRCA) and the Ministry of Natural Resources and Forestry and are reflected in the final environmental report for the Mayfield West Phase 2, Stage 1 area. As a result of this staking, the limit of the Environmental Policy Area (as illustrated in the Official Plan), has been refined. It is intended that this portion of the subject lands be dedicated to the TRCA. These lands are not included in the proposed expropriation and are intended to be dedicated to the TRCA at a later date.

Medium-Density Residential

The south-west corner of the subject property is designated Medium Density Residential. In accordance with Section 7.14.5.3, these lands may be developed for townhouses, rear-lane townhouses, stacked townhouses and back-to-back townhouses up to four storeys in height. These lands are not included in the proposed expropriation.

Land Acquisition of the Subject Property

In accordance with the Official Plan policies noted above, and through the EA process and the detailed design work of the Mayfield West Phase 2, Stage 1 Secondary Plan and associated subdivisions, it has been determined that land is required for:



- The widening of McLaughlin Road and daylight triangle being approximately 0.24 ha (0.60 ac) in size;
- The development of the new east-west collector road, known as Tim Manley Avenue, being approximately 170 m² (1,830 ft²) in size;
- Land or an easement for grading and construction purposes along the limits of McLaughlin Road and Tim Manley Avenue being approximately 15 m (49.2 ft) in width and an area of approximately 1.10 ha (2.72 ac);
- The establishment of a north-south servicing block for stormwater conveyance being approximately 12 m (39.4 ft) wide and associated construction easements being minimum width of 2 m (6.7 ft) on each side of the block;
- The development of the urban village square, recreation facility and the public secondary school, as a joint use facility, being a minimum of 11.86 ha (29.31 ac) in size (unencumbered); and,
- A railway buffer block with a minimum width of 15 m (49.2 ft) between Tim Manley Avenue and the northern limit of the woodlot/wetland block.

Stephanie McVittie

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