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Report

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

Date: November 2, 2007

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

File: P26 S50

DATE: November 19, 2007

Subject: **STATUS REPORT**

Vales of Humber Secondary Plan Area (Area 50)
Initiation of Secondary and Block Planning Programs

Contact: David Waters, Manager, Land Use Policy (905-874-2074)

OVERVIEW:

- The Vales of Humber is about 500 acres and is bounded by Mayfield Road to the North, Countryside Drive to the south, the Gore Road to the east and a tributary of the West Humber River to the west.
- The Vales of Humber was identified as a new secondary plan area with the approval of OP93-253 in 2005. This amendment designates the Vales of Humber as Residential and this area is identified as an Upscale Executive Housing Special Policy Area in the Official Plan.
- Policies in the OP with respect to the Vales of Humber provide for secondary planning to be undertaken concurrently with block planning.
- The overall secondary plan process for the Vales of Humber will be coordinated by the City. Funding for the studies and related administration will be the responsibility of the Landowners Group.
- The City will endeavour to undertake the planning for the Vales of Humber along the lines of the timelines proposed by the Trinison Management.
- All secondary planning exercises must be subject to growth management considerations such as the coordination of infrastructure and staging/sequencing timing in accordance with approved Council policy.

RECOMMENDATIONS

1. THAT the staff report dated November 2, 2007 and entitled "Status Report – Vales of Humber Secondary Plan Area, Initiation of Secondary and Block Planning Programs" and attachments (File: P26 S50) be received;

2. THAT staff resources be allocated to begin working on the planning program for the Vales of Humber in accordance with the timelines of the 2007 Development Outlook Strategy and that staff apply their best efforts in completing this program along the lines of the timelines proposed by Trinison Management in their submission to the City (see Appendix A);
3. THAT the Vales of Humber Landowners' Group be responsible for the funding and related administration of all the component studies identified herein that are required for secondary and block planning;
4. THAT Planning, Design & Development Committee appoint a minimum of two Council members to participate on the study steering committees; and,
5. THAT the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel, Town of Caledon and the Toronto Region Conservation Authority for their information.

BACKGROUND

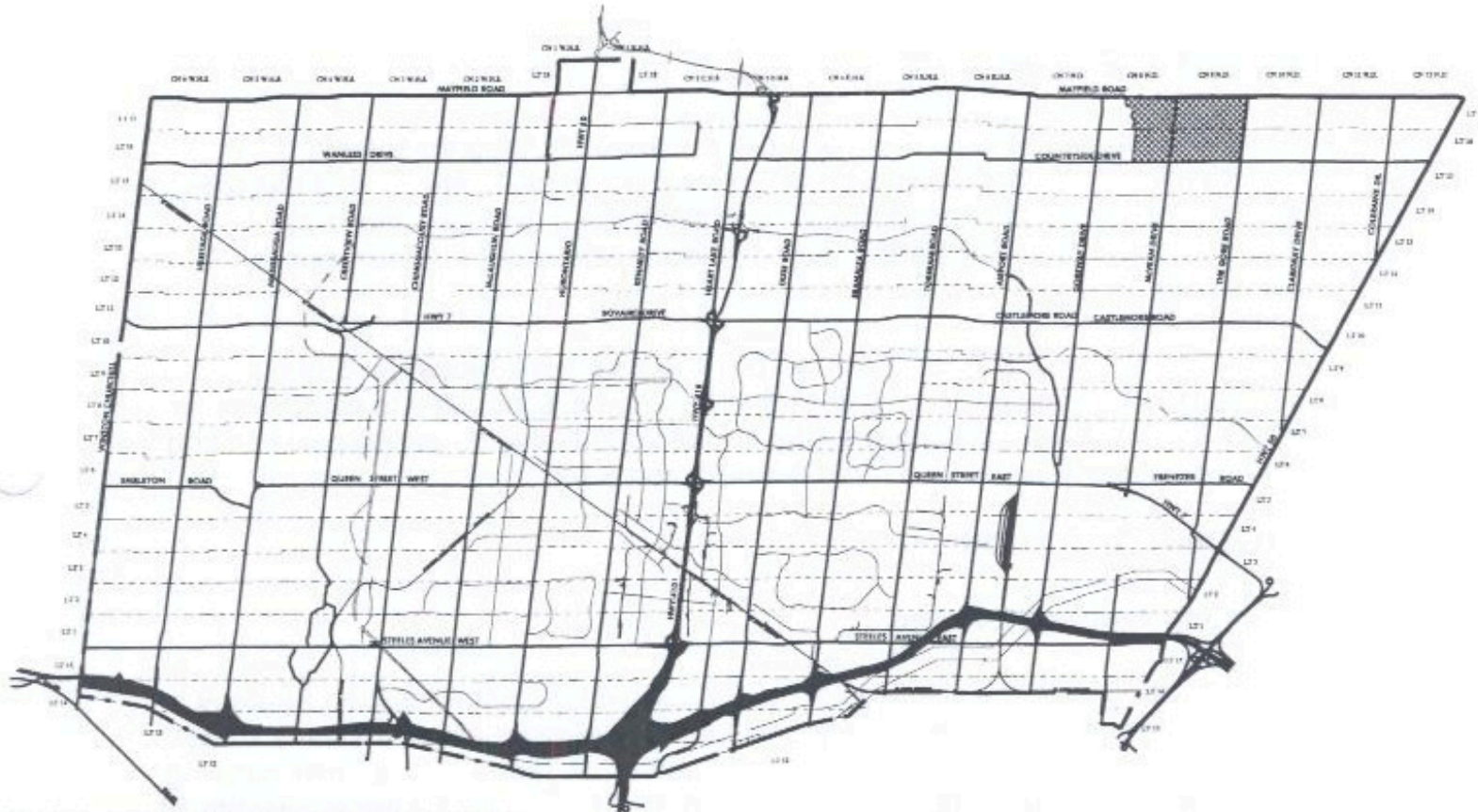
The Vales of Humber Secondary Plan area is about 500 acres and is bounded by Mayfield Road to the North, Countryside Drive to the south, The Gore Road to the east and Tributary 'A' of the West Humber River to the west. The Toronto Gore Rural Estate Area in North East Brampton abuts the Vales Humber to the east, west and south (see Figure 1).

The Hamlet of Wildfield is located in the area of Mayfield Road and The Gore Road and is referenced in the City's Official Plan as one of a number of historical settlement areas. The lands north of Mayfield Road are part of the Town of Caledon and currently designated Agricultural in their Official Plan.

OP93-253

In October 2005, City Council adopted Official Plan Amendment OP93-253 to redesignate the Vales of Humber area from rural estate development on private septic services to an urban form of housing on full municipal services. 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" on Schedule 'A1' to the 1993 Official Plan with an upscale housing unit requirement of 1,000 units.

Extensive public consultation was undertaken as part of the adoption of OP93-253 that included three public information meetings and a statutory public meeting. The major issues raised by local area residents at the public sessions included compatibility of the proposed executive residential area with the adjacent estate residential area, maintaining the rural identity, protection of the



 VALES OF HUMBER SECONDARY PLAN (AREA 50)



**FIGURE 1 - LOCATION MAP
VALES OF HUMBER SECONDARY PLAN**

remaining two acre estate lots, traffic congestion, and the need for public input in the detailed secondary planning/block planning of the Vales of Humber area.

In addressing these concerns, OP93-253 outlines fundamental planning policies with respect to community design, land use and growth management to guide the preparation of a secondary plan for the area. To promote the protection of the historic area of Wildfield, the secondary plan for the Vales of Humber will contain policy statements to establish transition zones and buffer areas between the new community and the existing Hamlet. Based on the relatively small size of the secondary plan area, Section 4.1.2.9.3 of OP93-253 provides for secondary planning for the Vales of Humber to be undertaken concurrently with the preparation of a block plan.

Public Participation

In order to address the concern of residents about the degree of their participation in the detailed secondary planning and block planning of this area, they will be provided the opportunity to provide input over and above the standard forms of public participation (i.e. open houses or statutory public meetings).

According to the City of Brampton's 2007 Development Allocation Strategy, secondary planning for the Vales of Humber area is scheduled to commence in mid 2007 and to be completed by the end of 2008 including the preparation and approval of block plans for Sub Areas 50-1 and 50-2.

CURRENT SITUATION

Planning Program Initiated

In accordance with the timelines of the 2007 Development Allocation Strategy, the Landowners Group headed by Trinison Management are in the early stages of the planning program for the Vales of Humber. A terms of reference outlining a two step planning process has been submitted to the City for the completion of the following component studies and the preparation of the secondary plan and block plan for the Vales of Humber (see Appendix A):

- Community Design and Open Space;
- Commercial and Institutional Land Use;
- Cultural Heritage;
- Master Environmental Servicing Plan and Functional Servicing Report;
- Transportation;
- Preliminary Noise Assessment;
- Infrastructure Servicing;
- Growth Management, Staging and Sequencing Analysis; and,
- Landowner Cost Sharing Agreement(s).

Step 1 – Approval of the Secondary Plan Concept

Trinision Management advises that the first stage of the above-noted reports will lead to the development of a planning vision and related principles and the preparation of a secondary plan 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 secondary plan land use concept will be developed in consultation with local area residents and address interface, transition areas and buffers between the new community and the existing rural estate residential area and the Hamlet of Wildfield.

Step 2 – Completion of the Secondary Plan and the 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 community block plan concept plan(s) and block plan principles to be incorporated into the secondary plan.

Overall, staff generally concur with the work program structure and range of component studies proposed by Trinision Management in their submission. In accordance with the policies of OP93-253, 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.

Project Management

The overall planning program for the Vales of Humber will be managed by the City and steering committees will be established to oversee each component study. A coordination team of City staff will be established that will meet with the Landowners' Group on a regular basis to report on the progress of planning and resolve specific issues or concerns.

The steering committees will be comprised of City staff and include representatives from the relevant commenting agencies. Local area residents will be provided the opportunity to provide input as the component studies progress.

Funding for each component study will be the sole responsibility of the Vales of Humber Landowners' Group, including consultant selection, administration and project management.

NEXT STEPS

According to the timelines of the Trinision Management submission, the component studies are proposed to be completed by late 2007/early 2008. By

February 2007, Trinison expects Council to endorse a secondary plan concept and give direction to begin detailed block planning. By the end of next summer, Trinison anticipates the required block planning studies to be finished along with completion of the mandatory public consultation requirements. Trinison has indicated in their submission to the City that an official plan amendment will be presented to Council for adoption in Fall 2008 and that block planning will be completed around the same time.

In general, the above noted timelines are optimistic. Nonetheless, the City will endeavour to undertake the planning for the Vales of Humber along the lines of the timelines proposed by Trinison Management. However, all secondary planning exercises must be subject to growth management considerations such as the coordination of infrastructure and staging/sequencing timing.

Respectfully submitted,

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Commissioner, Planning
Design & Development

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Attachment:
Appendix A: Trinison Management Submission

ATTACHMENT 1:

**CITY OF BRAMPTON
VALES OF HUMBER
SECONDARY PLAN AREA 50**

**TERMS OF REFERENCE FOR SECONDARY/
COMMUNITY BLOCK PLAN PROCESS**

OCTOBER, 2007

1.0 Commencement of the Secondary Plan/ Community Block Plan Process

The Vales of Humber (Secondary Plan Area 50) comprise approximately 208.9 hectares (516 acres) in Northeast Brampton and are bounded to the west by a tributary of the West Humber River (Tributary A), to the north by Mayfield Road, to the east by The Gore Road, and to the south by Countryside Drive (See Figure 1). The lands are within the area described as Lots 16 and 17, Concession 8 and 9 N.D. in the Geographic Township of Toronto Gore, now in the City of Brampton.

On October 12, 2005, City Council adopted an Official Plan Amendment (OP 93-253) to redesignate the Vales of Humber lands (Secondary Plan Area 50), from Estate Residential to Residential and to identify the subject lands as a new secondary plan area. OP 93-253 also identifies the Vales of Humber area as Upscale Executive Housing Special Policy Area 4A and allocates an upscale housing unit requirement of 1,000 units within the total community.

The 2006 City of Brampton Official Plan consolidated OP 93-253 with other City-wide policy objectives, and is detailed in Policy Section 4.1.2.9 entitled Vales of Humber Upscale Executive Housing Special Policy Area 4A. Section 4.1.2.9 outlines specific policy objectives for the Vales of Humber Secondary Plan area. Due to the unique characteristics of the Vales of Humber Secondary Plan area, it is surrounded by the Toronto Gore Rural Estate Area in the City of Brampton Official Plan on the south, west and east limits of the Secondary Plan area, its' relative proximity to the Village of Wildfield located in the Town of Caledon, it is envisaged that this area will be planned in a comprehensive manner while respecting existing community features.

In April, 2007, the City of Brampton's 2007 Development Allocation Strategy report was presented to Planning, Design and Development Committee. With respect to the Vales of Humber Secondary Plan area, it was noted under Appendix 6 (see Attachment 2), that the City intended to commence the Secondary Plan Work Program for this area in mid 2007 (Priority B), with a target completion date of end of 2008 together with the preparation and approval of Community Block Plans 50-1 and 50-2. The Vales of Humber Secondary Plan Amendment shall be approved through the undertaking and completion of a study process which integrates Secondary Planning (OP Policy Section 5.4) and Community Block Planning (OP Policy Section 5.5) processes, so that the requirements under both processes are met concurrently, as indicated under Policy 4.1.2.9.3 of the 2006 City of Brampton Official Plan.

2.0 Secondary/ Block Plan process for Vales of Humber

In order to ensure that both the Secondary and Block Planning processes are completed concurrently by end of 2008, the studies will be prepared to ensure that adequate levels of detail are completed at the appropriate time prior to approval of the Official Plan Amendment (which will provide approval to the Secondary Plan Policies, and Land Use Schedules as well as Community Block Plan Concept Plans for Blocks 50-1, and 50-2).

This will be completed by breaking the concurrent Secondary Plan/ Block Plan program into 2 parts:

Part 1 – Approval of the Secondary Plan Concept

The first part of the following reports will lead to the preparation of a Secondary Plan Land Use Concept for the Vales of the Humber and draft Secondary Plan policies based on a comprehensive understanding of key structural requirements such as the community design vision, protection and enhancement of natural features and functions, identifying general locations for parks/ open space and stormwater management ponds, transportation infrastructure requirements (arterial and collector roads), external and internal water and wastewater servicing infrastructure requirements, and institutional/ commercial requirements. The Secondary Plan Land Use Concept shall be developed in consultation with local area residents with a consideration for existing adjacent community features such as the Toronto Gore Rural Estate, and the Village of Wildfield. Prior to completion of Block Planning, a vision, planning principles and land uses of the secondary plan will be presented and endorsed by council resolution

Part 2 – Completion of the Secondary Plan and Community Block Planning

The second part of the Secondary Plan/ Community Block Plan reports will focus on finalization of the Secondary Plan policies and preparation of Community Block Plan Concept Plan(s) and Block Plan Principles to be incorporated into the Secondary Plan. In support of the Secondary Plan and Block Plan, detailed reports will be prepared including: Block Plan Design Guidelines, Master Environmental Servicing Plan, Infrastructure Servicing Study, Cultural Heritage Study, Commercial Institutional Study, Noise Assessment, Transportation Study, Growth Management Staging and Sequencing Analysis, and confirmation of the completion of Vales of Humber Landowner Cost Sharing Agreement.

The completion of Parts 1 and 2 will result in the completion of a Draft Official Plan Amendment which will include the endorsement of the component studies prepared as part of this process.

2.1 Supporting Studies required for Vales of Humber Secondary Plan / Block Plan Process

In order to address the 2-part process outlined in Section 2.0 above, the following component studies will be completed:

1. **Community Design Guidelines and Open Space Study** - This study will build upon the City's Executive Housing Guidelines and principles to create a vision that will be unique to this area. The study will be broken into 2 parts:
 - a. Part 1 will build upon the Executive Housing vision for the area through the preparation of community design and open space principles which will be used in the preparation of Secondary Plan Policies for the Vales of Humber Area.

- b. Part 2 will focus on the creation of a set of Upscale Executive Block Plan Design Guidelines/ Open Space Guidelines which will build on the City's Executive Community Design Guidelines and the Secondary Plan Urban Design Principles, so there is an overall executive vision for the area to be applied to projects at Draft Plan Approval stage and to guide the subsequent Architectural Control process at the Building Permit stage.
- 2. **Master Environmental Servicing Plan (MESP)** – in order to build upon the West Humber Subwatershed Study and other requisite studies completed by TRCA regarding the Humber Watershed, the Master Environmental Servicing plan will examine environmental, stormwater and servicing issues by undertaking the following:
 - a. Part 1 of the MESP will build upon historical data/ baseline monitoring, and will characterize existing conditions for the Vales of Humber area. This will be completed through the completion of field investigations to characterize hydrology, hydraulics/ floodplain mapping, geology/ hydrogeology, fluvial geomorphology, aquatic habitats, and terrestrial habitats. This information will be analyzed to prepare Opportunities and Constraints Mapping to identify a Natural Heritage System, which will incorporate features for preservation and enhancement and a stormwater management concept to be used in advancing the preparation of the Secondary Plan land use concept.
 - b. Part 2 will delineate the natural heritage system, address buffer/setback requirements, coordinate the location of a trail system within/adjacent to valleys, identify environmental impacts, mitigative and enhancement measures and further define the proposed stormwater management concept including facility locations, functions and sizing. The Part 2 work will be co-ordinated with the Infrastructure Servicing Study and Transportation report. This will be achieved through the analysis of the Secondary Plan/ Block Plan Land Use concepts.
- 3. **Transportation Study** - The transportation report will build upon the City's Transit and Transportation Master Plan, and also be sympathetic with the Region's previous transportation work. The Transportation Study shall be co-ordinated with the other Secondary Plan studies proposed for Vales of Humber by using an integrated approach, to address Environmental Assessment requirements through the Secondary Plan process. The Transportation Study shall be divided into two parts.
 - a. Part 1 will examine existing and planned Transportation infrastructure, gather existing traffic data, and examine transportation and transit and other modes of transportation, identify constraints/ opportunities for the Vales of Humber area. In addition, Part 1 will build upon the City's Transportation modeling/ methodology and complete a screenline analysis for existing conditions, projected conditions at first occupancy, and full buildout scenario. This stage will identify the arterial and collector road requirements for the secondary plan area including general parameters of road widths.
 - b. Part 2 of the Transportation Study will build upon the Land Use Concept prepared in Part 1 and finalize a Transportation Plan for the area, go into detail regarding staging and sequencing of internal transportation infrastructure for the local roads internal to the community, and make specific recommendations on arterial and collector road lane requirements, intersections spacing, local road standards and timing.

4. **Infrastructure Servicing Study (ISS)** – In order to identify the existing water and wastewater requirements for the Vales of Humber Secondary Plan, the Infrastructure Servicing Study will be undertaken to complete the following.
 - a. Part 1 of the Study will examine existing and planned water and wastewater infrastructure for the Vales of Humber area and will identify infrastructure and utilities constraints in the area. Based on this information, a preliminary conceptual design of trunk infrastructure will be prepared and will be overlaid on the opportunities/ constraints mapping (MESP) and transportation work as part of the Secondary Plan Land Use Concept and draft Secondary Plan Policies.
 - b. Part 2 of the Study will include a site grading plan, water and wastewater internal servicing plans, and external water and wastewater servicing requirement (including staging and sequencing). This information will be prepared in support of the Community Block Plans in conjunction/ co-ordination with the MESP and Transportation Study.
5. **Noise Report** – A noise report will be completed as part of the Secondary/ Community Block Plan process which will identify and recommend specific attenuation measures to be incorporated into Vales of Humber.
6. **Commercial and Institutional Study** – This study will be undertaken to address the potential for neighbourhood commercial uses and institutional uses that will be integrated into the Vales of Humber Secondary Plan area while being sensitive to the existing character of the area. The study will examine/ delineate a Trade area of existing/ future competitive retail facilities surrounding the Study Area and determine the amount of additional retail space that can be supported within the Secondary Plan Area. In addition, this study will examine existing and anticipated institutional needs for the area.
7. **Cultural Heritage Study** – This study will combine the review and identification of both Built Heritage Resources and Archaeological Resources in the area and through Stage 1 will provide recommendations via an implementation strategy. The results of this study will include policies for the Secondary Plan, and an Implementation Strategy for any identified Built Heritage (i.e. Heritage Impact Statement if applicable) and/ or Archaeological Resources (including Phase 1 Archaeological Studies, which will provide recommendation on which locations to undertake further work if required).
8. **Growth Management and Staging/ Sequencing Report** – This report will determine the staging and sequencing of the community, its community facilities and the required infrastructure including transportation networks, community and open space uses, commercial and institutional uses, water and wastewater infrastructure.
9. **Landowner Cost Sharing Agreement(s)** – Parallel to the Secondary Plan and Block Plan Process, cost sharing agreements will be completed by the Vales of Humber landowners group so that there are sufficient arrangements in place to deliver and stage internal infrastructure required to service the Vales of Humber area. Secondary Plan policies establishing the framework of those agreements and the requirements to enter into the agreements will be included in the Secondary Plan policies.

The completion of the above studies will result in the completion of a concurrent Secondary Plan/ Block Plan process. As a result, the Vales of Humber secondary plan area can be approved in 2008 through one Official Plan Amendment which will approve the Secondary Plan Land use schedule and also include Community Block Plan schedule(s) to address the internal Land Use Concepts and satisfy policy 4.1.2.9.3 of the City of Brampton 2006 Official Plan.

3.0 Schedule of Studies

Below is a proposed outline for the Vales of Humber Secondary Plan/ concurrent Block Planning program. Please note that the process below will be dependent on City resources and other planning area priorities outlined in the City's 2007 Development Outlook Report.

<u>Timeline</u>	<u>Steps</u>
November 2007	Status report to Planning Committee requesting commencement of Vales of Humber Secondary Plan/ Community Block Plan process, outline detailed workplan, and establish Steering Committee
Fall 2007/ Winter 2008	Completion of draft Secondary Plan Concept and commencement of Component Studies by Consulting Team. Preparation of proposed Secondary Plan Vision, Planning Principles, Land Use Concept and general Policies
February 2008	Informal Public Open House occurs
March 2008	Proposed draft Secondary Plan Land Use Concept (see above) presented to Planning Committee for endorsement and request for direction to complete all Secondary Planning/ Block Planning component studies
Spring 2008	Completion of Component Studies required for concurrent Secondary Planning/ Block Planning by Consultants. Finalization of draft Secondary Plan Official Plan Amendment along with detailed Land Use Schedules and Community Block Plan(s)
May 2008	Public Open House occurs, external agency circulation of secondary plan amendment, and statutory public meeting held
June 2008	Draft Official Plan Amendment (including Secondary Plan and Policies, Block Planning Concepts, and Secondary/ Block Planning Component Studies) presented to Planning Committee for consideration
Summer 2007	Draft Official Plan Amendment revised based on public and stakeholder input and agency comments.
October 2008	Proposed final Official Plan Amendment (including Secondary Plan and Policies, Block Planning Concepts, and Secondary/ Block Planning Component Studies) presented to Planning Committee and City Council for adoption.

4.0 Study Management

4.1 Financing

In order to commence the Secondary and Block Planning processes in late 2007 with a completion date of late 2008, it is acknowledged that the Vales of Humber landowners will need to fund and undertake the project management for the component studies. Furthermore, the Vales of Humber landowners will be required to manage the contract budgets with the Consulting team and provide payment directly to the Consulting Team.

4.2 Vales of Humber Consulting Team

Vales of Humber will have a project management consultant involved in the Secondary Plan/Community Block Plan process to act as a liaison with the City of Brampton. In addition, the following consulting team is to be retained to complete the component studies for the Vales of Humber Secondary Plan.

<u>Discipline</u>	<u>Company</u>	<u>Role</u>
Project Management	Delta Urban Inc	Vales of Humber liaison to Secondary Plan Steering Committee and will monitor overall process/ timeframes of component studies and comments being received
Planner	Sorenson Gravely Lowes	Overall co-ordination of the Secondary Planning Studies, preparation of the Secondary Plan Land Use Concept, Block Plan Concept and Secondary Plan Policies. Prepare updates and responses to the Steering Committee as requested. Also will prepare Growth Management Staging and Sequencing Report
Community Design Guidelines & Open Space	Joseph Bogdan Assoc/ NAK Design Group	Preparation of urban design and open space policies for Secondary Plan and will write Upscale Executive Urban Design Guidelines
MESP	Stonybrook Consulting	Responsible for managing the MESP subconsultants including: Stantec Consulting, RJ Burnside, Aqualogic, and Ecoplans
Transportation	BA Group Ltd.	Complete Transportation Report and co-ordinate with MESP, ISS and Commercial/Institutional reports
ISS	Candevcon Ltd.	Complete ISS and co-ordinate with MESP, Transportation Study reports
Noise	Candevcon Ltd.	Complete Noise Report
Commercial Institutional Study	Urbanmetrics	Complete Commercial and Institutional Study
Cultural Heritage	Unterman McPhail/ DR Poulton	Cultural Heritage combines Built Heritage (Unterman McPhail) and Archaeological assessment (DR Poulton)

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4.2 Steering Committee

The Vales of Humber studies will be reviewed, commented on, and ultimately endorsed by a Steering Committee comprised of staff from the City of Brampton (including representatives of the Growth Management Team if required), the Region of Peel, and the Toronto Region Conservation Authority, as well as the Vales of Humber Landowners' group (via owner representatives and the project management consultant). In addition, public participation will be undertaken through the notification of local area resident groups. The City will invite representatives of these groups to sit on the Steering Committee.

4.3 Community Participation Process

In addition to the Steering Committee for Vales of Humber, specific stakeholders within the Toronto Gore Rural Estate area and the Village of Wildfield in Caledon will be contacted and invited periodically to provide input to the public process during public and information meetings.