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**DRAFT**  
**Wildfield Village Secondary Plan**

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## 1 INTRODUCTION

The Wildfield Village Secondary Plan (Secondary Plan) will govern the development and redevelopment of lands in the Secondary Plan Area as shown on Schedule X – Wildfield Village Secondary Plan Land Use Plan.

Wildfield Village is being planned as part of Caledon’s New Community Area, accommodating growth to 2051. The Secondary Plan Area has been designed as a complete community, accommodating a range of housing options alongside a mix of commercial and community uses. Wildfield Village will be planned as a compact, well-connected community with a high-quality public realm, providing residents and visitors access to the opportunities and choices required to lead rewarding lives.

The Secondary Plan Area has been planned and designed through a comprehensive and multi-disciplinary process. Community design, sustainability, natural heritage, transportation, stormwater management, and water and wastewater servicing have all been integrated into the Secondary Plan to achieve a favourable land use development pattern that balances all interests.

## 2 LOCATION

The Wildfield Village Secondary Plan Area is generally bound by Mayfield Road to the south; Centreville Creek Road to the west; the Greenbelt Plan and The Gore Road to the east; and the Planned Highway 413 Transportation Corridor to the north.

## 3 GOALS AND OBJECTIVES

### 3.1 Goal

The Wildfield Village Secondary Plan will create a well-connected, compact and complete community. The Secondary Plan Area will offer a range of housing opportunities, commercial and community uses and access to green space. Wildfield Village will be designed to achieve excellence in community design and will strive to integrate a high-quality public realm.

### 3.2 Objectives

The Secondary Plan shall achieve the following objectives:

- a) Provide a wide range and mix of housing types, densities, sizes and tenures that will provide families and individuals options throughout the community;

- b) Prioritize high-quality design of the public realm and built form that fosters a strong identity and sense of place for the community.
- c) Create a well-connected and walkable community with accessible amenities and open spaces.
- d) Establish centralized mixed-use environments to support livability and community vibrancy, as well as provide for the day to day needs of residents in proximity to their homes.
- e) Protect lands designated natural features and areas and ensure proposed land uses compliment the natural heritage system.
- f) Provide for residential and commercial uses, as well as parks and schools, that will accommodate future growth in Caledon.
- g) Foster the creation of a sustainable community through compact and resilient community design, built form and transportation networks.

## 4 GROWTH MANAGEMENT STRATEGY

### 4.1 Population and Employment Targets

- 4.1.1 The growth management strategy for the Secondary Plan Area has been configured to ensure that the development of the Wildfield Village Area occurs in an efficient, timely and cost-effective manner.
- 4.1.2 To ensure conformity with the Town's growth management objectives, the Secondary Plan Area has been planned to achieve the population and employment targets shown in Table 1 and development shall occur in a manner consistent with these minimum targets.

**Table 1. Wildfield Village Population and Employment Minimum Targets**

Population	21,300
Population Related Jobs	1,380
<b>Total</b>	22,630
Land Area, Excluding Natural Features and Areas	284 Hectares
<b>Combined Persons/Jobs Per Hectare</b>	80

- 4.1.3 The Town will ensure compliance with the population and employment targets through approval of the Development Staging and Sequencing Plan.

## **4.2 Landowners Cost Sharing Agreement**

- 4.2.1 A Cost Sharing Agreement for the Secondary Plan Area shall be established to ensure orderly, timely and coordinated development in the Secondary Plan Area and that the costs associated with such development are fairly and equitably distributed amongst all landowners in the Secondary Plan Area.
- 4.2.2 The costs associated with development include, but are not limited to, the cost of studies to inform and support the planning of the area, as well as the cost of infrastructure and community facilities including associated land costs, to implement the Plan.

## **5 NEIGHBOURHOOD CENTRE**

The lands designated Neighbourhood Centre at the corner of Mayfield Road and Centreville Creek Road shall be developed with a mix of uses in a compact built form. The Neighbourhood Centre is to be planned as a vibrant focal point for the surrounding neighbourhood, with compact mid-rise mixed-use buildings and an emphasis on a high-quality public realm and streetscapes. The design of development shall place a high priority on the pedestrian, cycling and transit experience to reinforce convenience, comfort and safety.

### **5.1 General Policies**

- 5.1.1 Lands designated Neighbourhood Centre shall be developed in accordance with Section 22.4 of the Official Plan, except as modified by the following additional policy.
- 5.1.2 The maximum permitted building height shall be 20 storeys.
- 5.1.2 Ground related residential uses shall not be permitted.

## **6 URBAN CORRIDOR**

The lands designated Urban Corridor along Mayfield Road, Centreville Creek and the central east-west corridor through the Secondary Plan Area shall be developed with a mix of uses in a compact built form. Urban Corridors are intended to provide a range of activities that meet the needs of residents living along Urban Corridors, as well as within the surrounding neighbourhoods. Higher intensity forms of residential and mixed-use development will be focused along the Urban Corridors.

### **6.1 General Policies**

- 6.1.1 Lands designated Urban Corridor shall be developed in accordance with Section 22.5 of the Official Plan, except as modified by the following additional policies.

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- 6.1.2 Ground-related medium density residential uses are permitted to be located throughout the Urban Corridor, however high density residential uses are encouraged to be located close to the street and at intersections along the Urban Corridor.
- 6.1.3 Places of worship shall be permitted in accordance with Section 22.1.2 of the Official Plan.
- 6.1.4 For stand-alone commercial buildings, surface parking is permitted provided it is located to the rear or side of buildings with the commercial buildings oriented to the street on or close to the street line.

## **7 NEIGHBOURHOOD AREA**

The Neighbourhood Area designation applies to the majority of the Secondary Plan Area and is intended to accommodate a wide range of housing types, alongside schools, parks and other institutional uses needed to support the development of a complete community.

### **7.1 General Policies**

- 7.1.1 Lands designated Neighbourhood Area shall be developed in accordance with Section 22.7 of the Official Plan, except as modified by the following additional policy.
- 7.1.2 Permitted residential uses include a full range of ground-related housing including single detached dwellings, semi-detached dwellings, townhouses, back-to-back townhouses, stacked townhouses and low-rise apartments.
- 7.1.3 Places of worship are encouraged to be located within the Urban Corridor designation and shall not be permitted in the Neighbourhood Area designation.

## **8 SCHOOLS**

### **8.1 General Policies**

- 8.1.1 The proposed location of school sites in the Secondary Plan Area are considered conceptual and have been shown to illustrate an appropriate distribution to serve all residential areas of the Plan. School sites have been placed next to parks, offering opportunities for the co-location of facilities.
- 8.1.2 Minor adjustments to the location, size and configuration of school sites shall be permitted without requiring an amendment to this Plan, provided that:
- a) The overall objectives of the Secondary Plan are maintained;

- b) There is an appropriate distribution to serve the residential areas of the Secondary Plan Area; and
  - c) The ability to explore co-location with parks is maintained.
- 8.1.3 Draft plans of subdivision shall identify new school sites and provide for a lot size, configuration and frontage that is satisfactory to the appropriate School Board.

## **9 PARKS**

### **9.1 General Policies**

- 9.1.1 The development of Neighbourhood Parks and the Community Park in the Secondary Plan Area shall be in accordance with Section 14 of the Official Plan.
- 9.1.2 The proposed location of parks in the Secondary Plan Area have been shown to illustrate an appropriate and walkable distribution to serve all residential areas of the Plan. Neighbourhood Parks have been placed next to schools, offering opportunities for the co-location of facilities. A Community Park is shown conceptually on the east side of The Gore Road. It is intended to serve the needs of the Secondary Plan Area and the broader surrounding community, including the residential neighbourhoods between The Gore Road and Humber Station Road.
- 9.1.3 The co-location of parks and stormwater management facilities is encouraged.
- 9.1.4 Minor adjustments to the location and size of new parks shall be permitted without requiring an amendment to this Plan, provided that:
- a) The overall objectives of the Secondary Plan are maintained;
  - b) There is an appropriate distribution to serve the residential areas of the Secondary Plan Area;
  - c) The ability to explore co-location is maintained; and
  - d) The alteration in size or location does not significantly reduce the overall functionality of the park.
- 9.1.5 The Wildfield Village Landowners Group shall enter into a Master Parks Agreement with the Town.

## **10 CULTURAL HERITAGE**

### **10.1 General Policies**

10.1.1 Cultural heritage preservation within the Secondary Plan Area shall be in accordance with Section 26.3 of the Official Plan.

## **11 DESIGN**

### **11.1 General Policies**

11.1.1 The design of streetscapes, streets, development sites, built form and parking areas shall be in accordance with Section 7 of the Official Plan, as well as the Wildfield Village Community Design Guidelines.

## **12 TRANSPORTATION**

### **12.1 General Policies**

12.1.1 Transportation infrastructure in the Secondary Plan Area shall be developed as multi-modal transportation corridors that are designed to safely, conveniently and efficiently accommodate a blend of vehicular, transit, bicycle and pedestrian movement. The overall and integrated transportation system in the Secondary Plan Area shall be planned and designed in accordance with Section 11 of the Official Plan.

### **12.2 Road Network**

12.2.1 The road network of the Secondary Plan Area shall be designed in accordance with Section 11.3 of the Official Plan.

12.2.2 Adjustments to the location of the Conceptual Collector Road Network as shown on Schedule X shall be permitted without requiring an amendment to this Plan, provided the goals and objectives of the Secondary Plan are maintained.

### **12.3 Road Rights-of-Way**

12.3.1 Development applications shall demonstrate that sufficient lands are conveyed to allow for the provision of sidewalks, bike lanes, medians, on-street parking and low-impact development measures. The Town may also require additional lands at intersections to provide for exclusive turning lanes, as well as daylight triangles. Additional requirements will be determined throughout the development application stage.



## **12.4 Public Transit**

12.4.1 In accordance with Schedule C4 of the Official Plan and any future public transit network developed by the Town, the Arterial Roads bordering the Secondary Plan Area shall be planned to accommodate future local transit routes and allow for transit stops as required.

12.4.2 To encourage transit throughout the Secondary Plan Area along Collector Roads as a viable option, development plans shall be designed with specific regard for the safe, convenient and efficient use of public transit. In particular, development shall consider planning for:

- a) Collector and Local Road patterns and related pedestrian and/or cycling routes that provide direct access to transit routes and stops; and
- b) The provision of future transit stops within walking distance from residents.

## **12.5 Active Transportation**

12.5.1 Pedestrian and cycling routes throughout the Secondary Plan Area shall be designed to be safe, accessible and viable alternatives for short trips that would otherwise be made using a single occupant vehicle.

12.5.2 Pedestrian and cycling routes throughout the Secondary Plan Area shall be planned and designed in accordance with Section 11.4 of the Official Plan.

12.5.3 Sidewalks in the Secondary Plan Area shall be provided as follows:

- a) Arterial and Collector Roads: Sidewalks or a combination of sidewalk and multi-use trail shall be provided on both sides of the road;
- b) Local Roads: Sidewalks should be provided at a minimum on one side of the street, and preferably both sides of the street where possible; and
- c) Laneways: Sidewalks are not required.

## **13 NATURAL FEATURES AND AREAS**

### **13.1 General Policies**

13.1.1 Land within the Natural Features and Areas designation shall be protected and may accommodate only limited development in accordance with Section 13.3 of the Official Plan.

13.1.2 Minor adjustments to the boundaries of the Natural Features and Areas designation may be considered, without requiring an amendment to this Plan,

subject to site-specific technical studies and approval by the Town and applicable agencies.

- 13.1.3 Active transportation linkages through the Natural Features and Areas designation shall be provided where it has been demonstrated that there will be minimal adverse impacts the functions of the natural heritage system.

## **14 SUSTAINABLE DEVELOPMENT**

### **14.1 General Policies**

- 14.1.1 In accordance with the Town's Green Development Standards and Section 5 of the Official Plan, a high standard of environmental performance shall be targeted as a goal where feasible in site and streetscape design, built form, infrastructure and all other parts of the built environment throughout the Secondary Plan Area.
- 14.1.2 Sustainability will be prioritized through land use and built form patterns that use land efficiency, promote intensification and a compact built-form, plan for a convenient pedestrian and cyclist mobility, and provide for a mix of land uses and park spaces.
- 14.1.3 Green infrastructure and low impact development measures, such as permeable paving, infiltration trenches, rain gardens and other stormwater management techniques, shall be encouraged in the design of new development and implemented wherever feasible and practical, to minimize runoff, reduce water pollution and protect groundwater resources.
- 14.1.4 New development should consider plans and building designs that utilize energy efficient, low carbon technologies and maximize solar gains.

## **15 MUNICIPAL SERVICES, PUBLIC UTILITIES AND TELECOMMUNICATION**

### **15.1 Municipal Water and Wastewater**

- 15.1.1 All new development in the Secondary Plan Area shall be connected to Peel Region's water and wastewater systems.
- 15.1.2 All municipal water and/or wastewater facilities shall be developed in accordance with the Local Subwatershed Study, in consultation with applicable agencies.

### **15.2 Stormwater Management Facilities**

- 15.2.1 The design and development of stormwater management facilities shall be in accordance with Section 12.5 of the Official Plan.

- 15.2.2 Stormwater management facilities in the Secondary Plan Area shall be developed to the satisfaction of the Town in consultation with applicable agencies.
- 15.2.3 The number, location and configuration of stormwater management facilities within the Secondary Plan Area can be revised without requiring an amendment to this Plan. The final number, configuration, and location of Stormwater Management Facilities shall be determined through a Functional Servicing and Stormwater Report developed in accordance with the Local Subwatershed Study as part of the Draft Plan approval process.
- 15.2.4 Where possible, stormwater management facilities are encouraged to be provided underground and below parks, providing for the opportunity to utilize the surface level for active park components.

### **15.3 Public Utilities and Telecommunications**

- 15.3.1 Public utility and telecommunications infrastructure within the Secondary Plan Area shall be planned in accordance with Section 12.6 of the Official Plan.

## **16 LAND ACQUISITION AND DEDICATION**

- 16.1.1 The Town or Region may acquire and hold any lands required to implement any feature or facility in the Secondary Plan Area. This may include the expropriation of lands required to implement the road network and the municipal park program in the Secondary Plan Area, where the Landowners Group is unable to secure lands for the construction of the required road infrastructure or park network.
- 16.1.2 The Town shall require an Environmental Site Assessment and/or Record of Site Condition, as required, prior to the conveyance of any lands for municipal roads, stormwater management facilities, parkland and school sites to the Town, or School Board. The environmental clearance shall be the responsibility of the property owner and based on the appropriate level of site assessment as established by the Province.

## **17 IMPLEMENTATION**

- 17.1.1 The provisions of the Official Plan regarding implementation shall apply to the Wildfield Village Secondary Plan.
- 17.1.2 The land use pattern shown on Schedule X is considered conceptual and is permitted to be adjusted, without amendment to this Plan, during the subdivision process, provided the intent of the Secondary Plan is maintained.
- 17.1.3 Notwithstanding any of the policies of the Wildfield Village Secondary Plan, any previous approvals or existing uses which do not conform to the policies of this

Secondary Plan are permitted to continue. Redevelopment of legal non-conforming uses to those that are consistent with the objectives and policies of the Wildfield Village Secondary Plan shall be encouraged.