



BOLTON RESIDENTIAL EXPANSION STUDY

Council Presentation Recommendations (Expansion Areas and Evaluation Criteria)

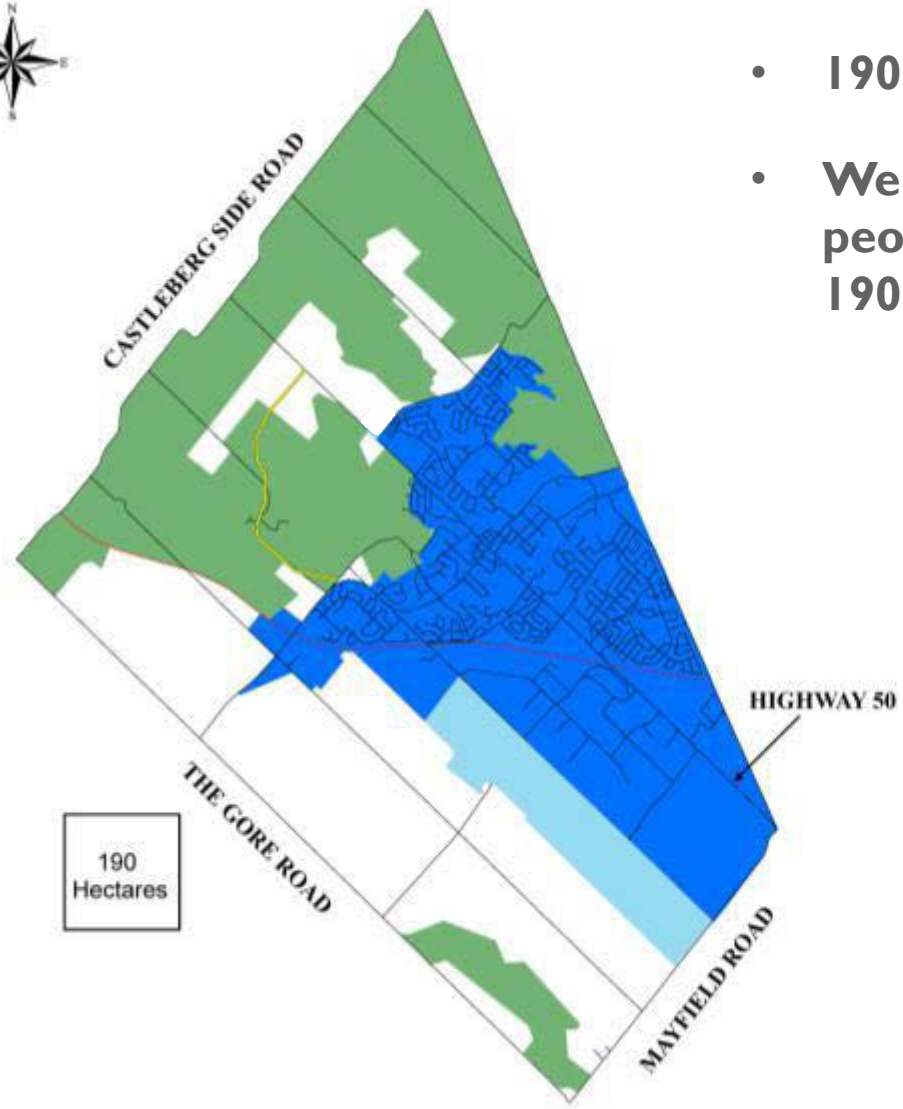
May 14, 2013



To make recommendations on:

- Configuration and location of 6 potential expansion areas that cannot include Greenbelt lands, and should be contiguous to current and planned settlement area boundary as per Section I.1.3.7 of PPS.
- The 3 'rounding-out' areas bordered by Greenbelt Plan and Settlement Area boundary: whether they should be a 'given' when reviewing each option in Phase 2; and,
- The criteria that should be relied upon to evaluate options in Phase 2.

Amount of Land Required



- 190 hectares of land required
- We are planning for 10,348 people and 2,635 jobs on the 190 hectares

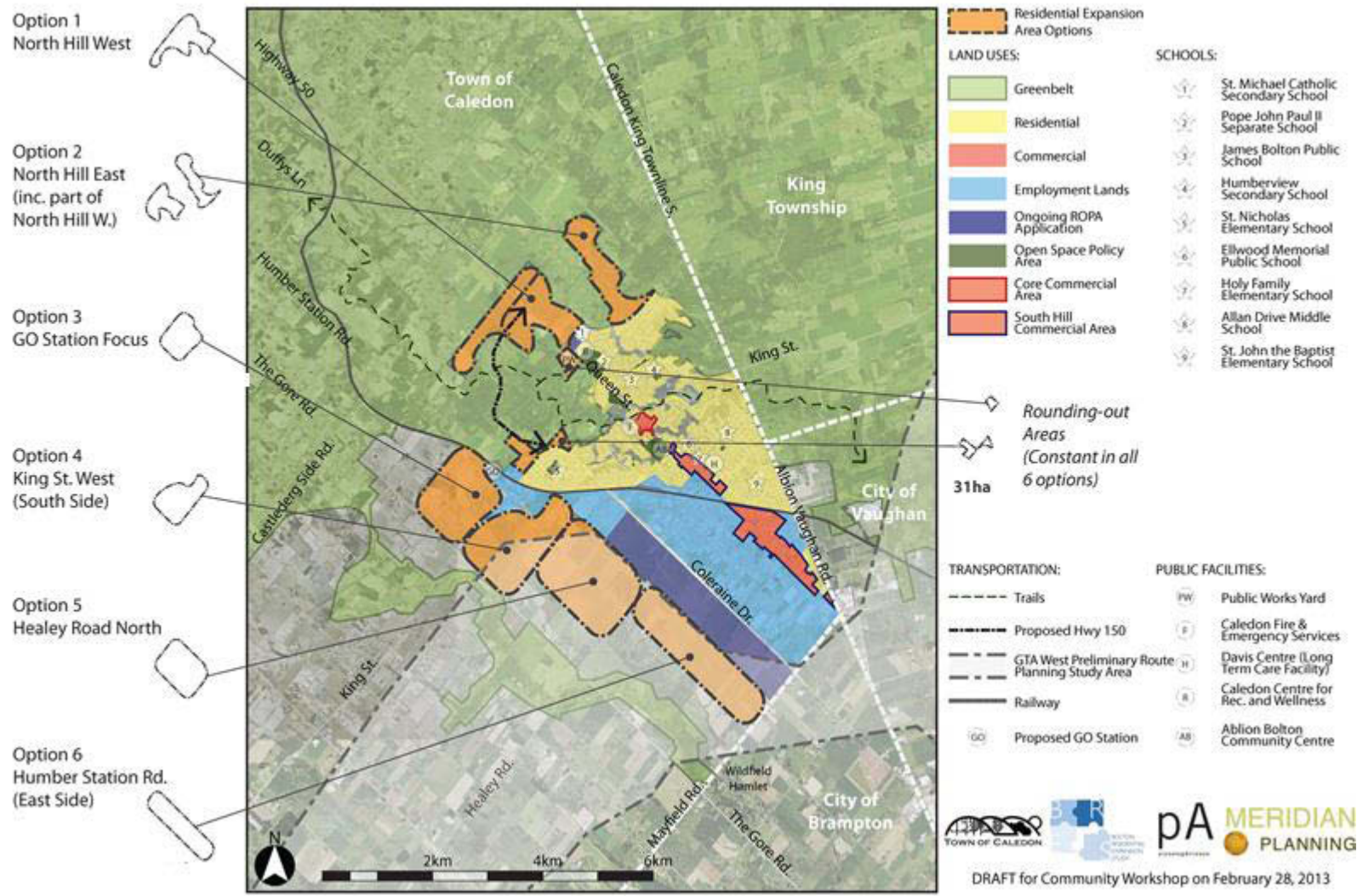
Legend

- CN Railway
- Proposed Highway 150
- Roads
- Bolton Settlement Area
- Ongoing ROPA Application
- Greenbelt Plan Area
- Potential Residential Lands



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The Six Options



Questions Posed to the Public:

- 1) Are the 6 potential expansion areas appropriate for evaluation purposes?
- 2) Should any other areas be considered for evaluation purposes?
- 3) Should the three 'rounding out' areas be considered as part of any expansion option?

Summary of Comments from the Public (on expansion areas and rounding out areas)

- 1) The configuration of Option 3.
- 2) The configuration of Options 4 and 5 and relationship to the GTA West.
- 3) The configuration of Option 5.
- 4) New option also submitted for lands along Mayfield Road.
- 5) Many comments both for and against including the 3 rounding out areas.



Recommendation

- The 6 options should remain as they were presented at the February 28, 2013 open house.
- The configuration of any of the options may be reviewed further in Phase 2 to ensure that no more than 190 hectares in total is being planned for.
- Boundary of options could also be refined based on the Phase 2 evaluation.
- The three rounding-out areas should continue to be considered, but not as 'givens' for inclusion in each expansion option as part of the evaluation process in Phase 2.

Criteria to take into account:

- Provincial Policy Statement (2005) - Section 1.1.3.9 b), c) and d)
- Growth Plan for the Greater Golden Horseshoe (2006) - Section 2.2.8.2 d), e), f) g) and h)
- Good Planning Considerations:
 - Complete communities
 - Healthy communities
 - Sustainable development
 - Public input



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Community Form and Function

Criteria 1 – Is the expansion area a logical extension to the current built-up area and can the expansion area be integrated into the fabric of the existing developed area?

Criteria 2 – Will the expansion area provide the basis for the comprehensive planning and completion of a component of the urban area?

Criteria 3 – What are the impacts of the expansion area on existing and potential future urban structure, particularly with respect to the locating of future employment lands?

Factors to consider: potential for connections, effect of location of natural heritage features, employment areas and Provincial infrastructure on integration and potential for ‘completing’ component of community.



Criteria 4 – How much land in the expansion area will be removed from the Town’s prime agricultural area?

Criteria 5 – What impact will development in the expansion area have on the function of the adjacent prime agricultural area?

Criteria 6 – Will the expansion area have any impacts on, or be impacted by, livestock operations within one kilometre of the boundary of the expansion area?

Factors to consider: Amount of prime agricultural land affected, impacts on viability of existing operations and impacts from livestock operations on urban uses.

Natural Heritage, Surface Water Features and Natural Hazards



Criteria 7 - What are the opportunities and constraints posed by the presence of significant natural heritage features and surface water features and any related natural hazard areas within or adjacent to the expansion area?

Factors to consider: Nature and extent of features, diversity and connectivity, improvement and mitigation, potential for integrating features into open space system, impacts on cohesive community structure, and potential for dedication/acquisition of lands by a public body if expansion area selected.

Criteria 8 – What impact will the expansion area have on existing and planned major roads?

Criteria 9 – To what extent can the expansion area benefit from the location of existing and planned major roads?

Criteria 10 – Will the expansion area support future public transit (Provincial, Regional and Local)?

Criteria 11 – Will the expansion area have an impact on the location of goods movement corridors?

Factors to consider: nature of road improvements, benefit to existing residents, community character, mitigation of traffic impact, GO service to Bolton and impacts on potential for future public transit.

Sewer and Water Infrastructure

Criteria 12 – Is it financially and technically viable to extend sewer and water services into the expansion area?

Factors to consider: need, cost and timing for additional water tower(s) and pumping station(s); environmental impacts and benefits, cost of financing, effect on timing of development.



Community Infrastructure

Criteria 13 – What are the implications of development in the expansion area on the need and timing of community infrastructure?

Factors to consider: access to existing community infrastructure and cost of new community infrastructure facilities.

Impacts on Planned Function of Commercial and Employment Areas



Criteria 14 – What impact will the expansion area have on the planned function of existing commercial areas in Bolton?

Criteria 15 – What impact will the expansion area have on the planned function of existing and planned employment areas?

Criteria 16 – Does the expansion area support greater live/work opportunities in the Town, by virtue of its proximity from existing and planned employment areas?

Factors to consider: location in relation to existing retail areas, types of commercial uses needed, impact on traffic patterns, impacts on viability of existing and planned employment areas and potential for live-work opportunities.

Aggregate Extraction

Criteria 17 – Will development in the expansion area have an impact on the feasibility of extracting aggregate from areas that have been identified as resource areas on Schedule L to the Caledon Official Plan?

Factors to consider: Location of Aggregate Resource Areas as identified in the Town's Official Plan.

- Move into Phase 2 to select the preferred Option
- Work with the sub-consultants who will be retained to further analyze the options using the criteria
- Council workshop on June 11th on selection of the preferred Option
- Public open house on June 12th on selection of the preferred Option
- Presentation to Council on June 25th to recommend the preferred Option for approval
- Once Council approval obtained on June 25th, Phase 3 of process will be initiated



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Questions/Comment

