

BOLTON  
RESIDENTIAL  
EXPANSION  
STUDY

**Council  
Workshop**

February 5, 2013



- Overview of BRES Process (progress update & immediate next steps)
- Issues (current & future discussions)
- Review of **6** potential expansion areas
- Discussion on draft evaluation criteria



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# The Process

## Phase 1- Development of Site Selection Criteria

Identify potential boundary expansion area(s) in the Bolton area, and develop an evaluation matrix, with input from landowners, residents and stakeholders.

## Phase 2- Selection of Preferred Sites

Evaluate all the potential boundary expansion area(s) using the evaluation matrix developed in Phase 1; the product of this will be a selected expansion area(s).

## Phase 3 – Preparation of Component Studies

Identify and oversee consultants to conduct detailed component studies that will help in developing community plan concepts and support the final recommended community plan.



# The Process

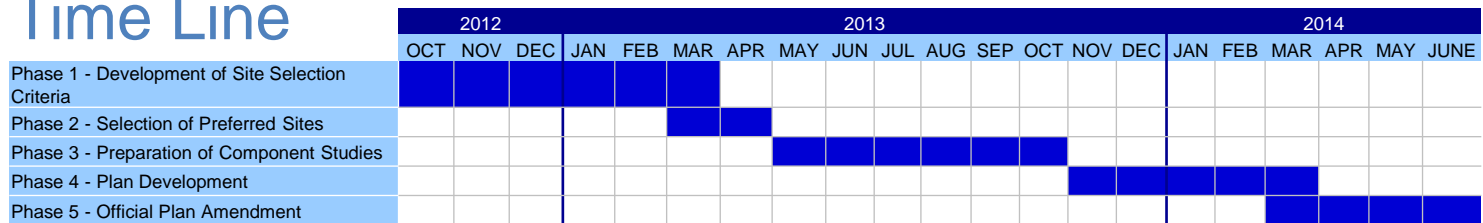
## Phase 4 – Plan Development

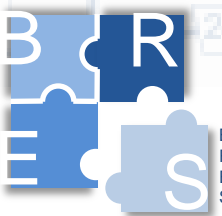
Establish a set of planning and design principles for the community plan that reflect the Town’s growth objectives and meet the requirements of the Growth Plan for the Greater Golden Horseshoe.

## Phase 5 – Official Plan Amendment

Finalize community plan and prepare Secondary Plan level policies for both regional and local Official Plan Amendments.

## Time Line



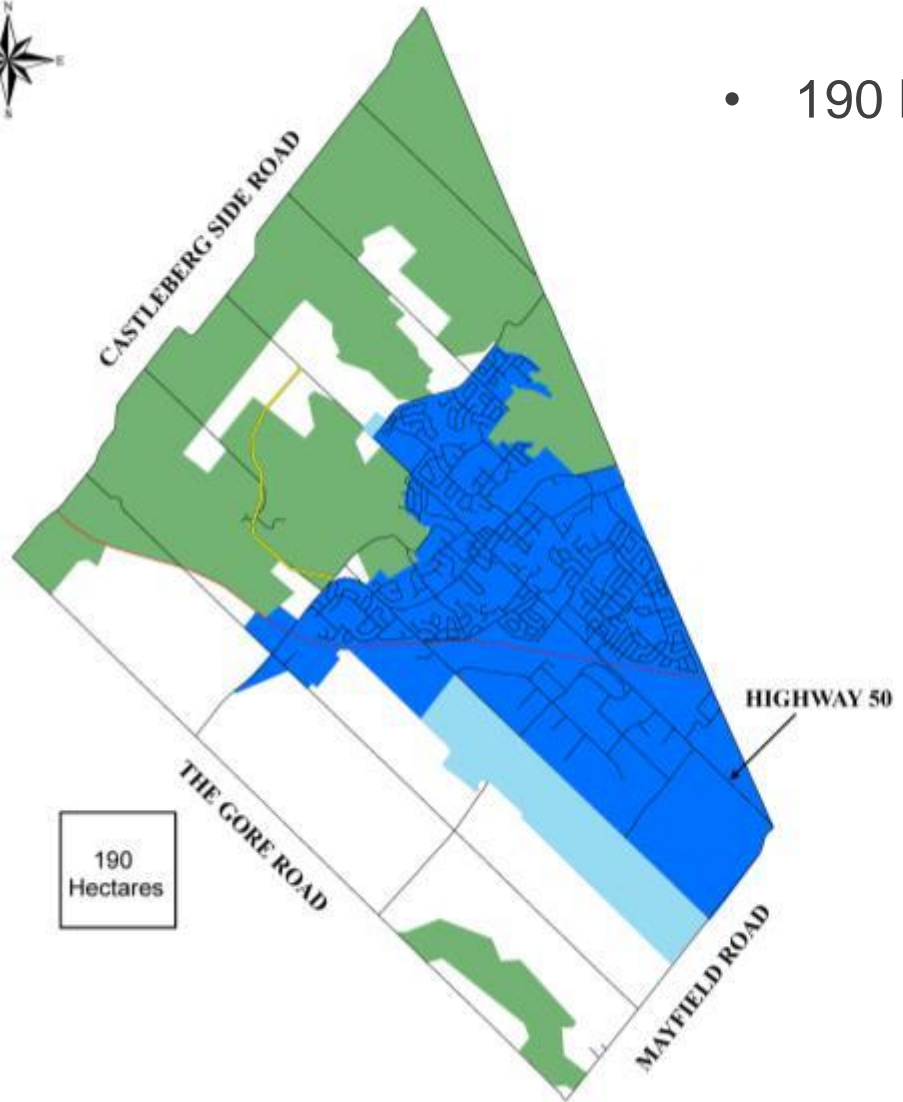


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# Amount of Land Required



- 190 hectares of land required

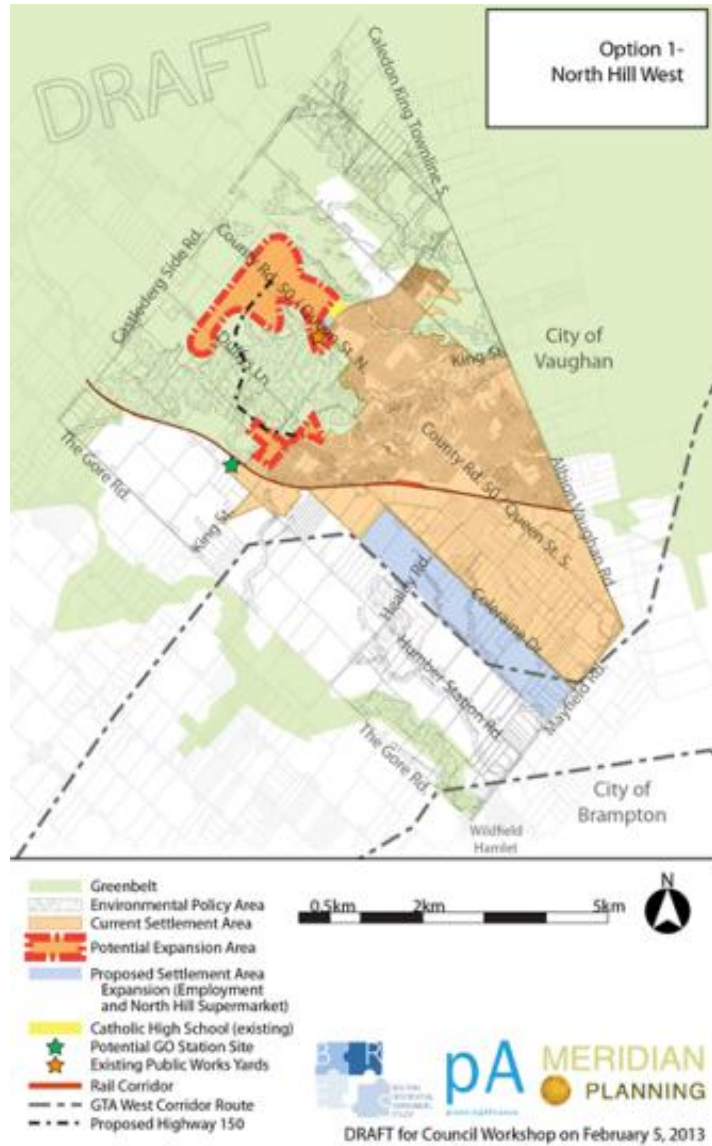


- Are the potential expansion areas appropriate?
- Are there any other appropriate areas to consider?
- Are the draft evaluation criteria appropriate?
- What other criteria might we consider?

**Six** options for potential expansion areas that would allow for proper, comprehensive planning.

- North Hill West
- North Hill East
- GO Station Focus
- King Street West
- Humber Station Road North
- Humber Station Road East

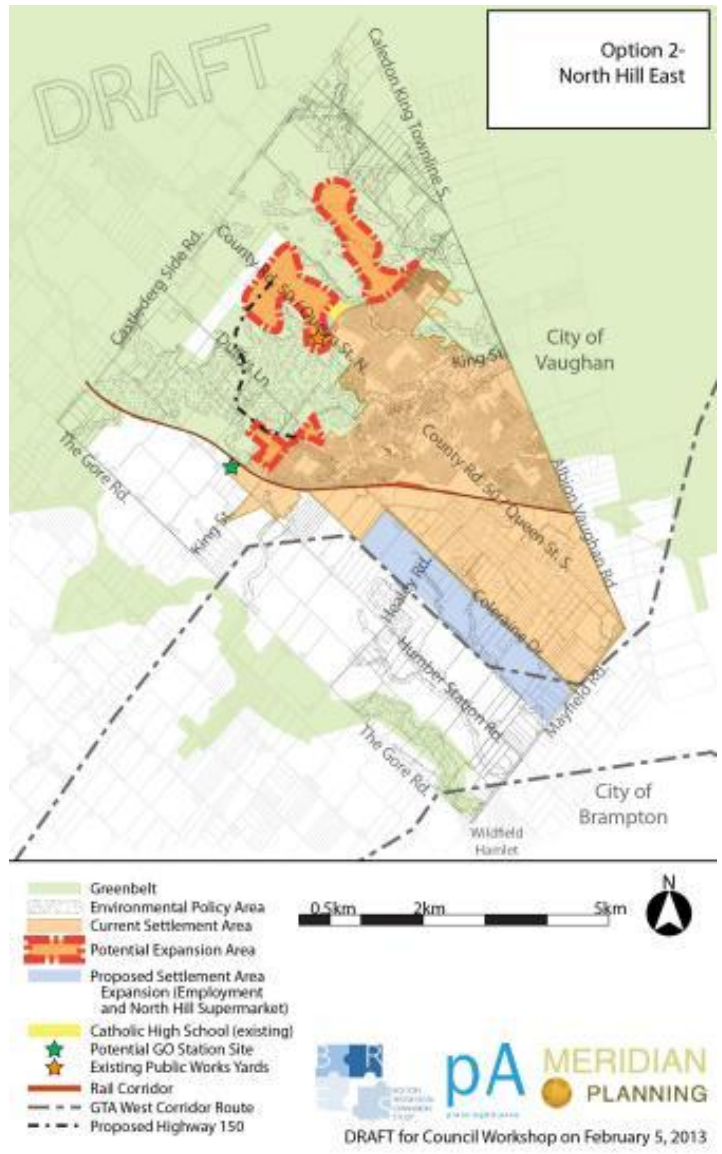
# Option 1: North Hill West







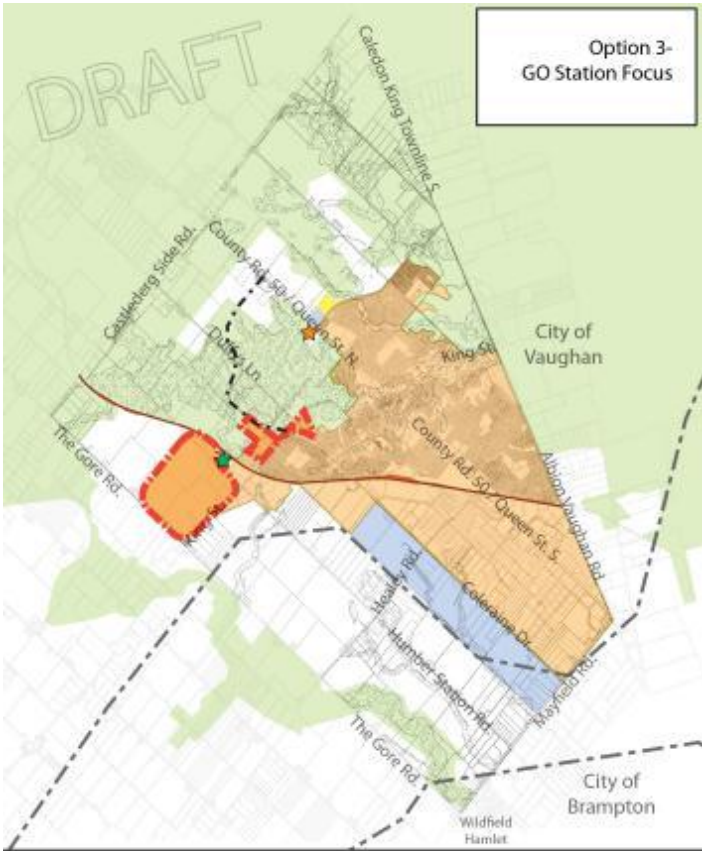
# Option 2: North Hill East





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# Option 3: Go Station Focus

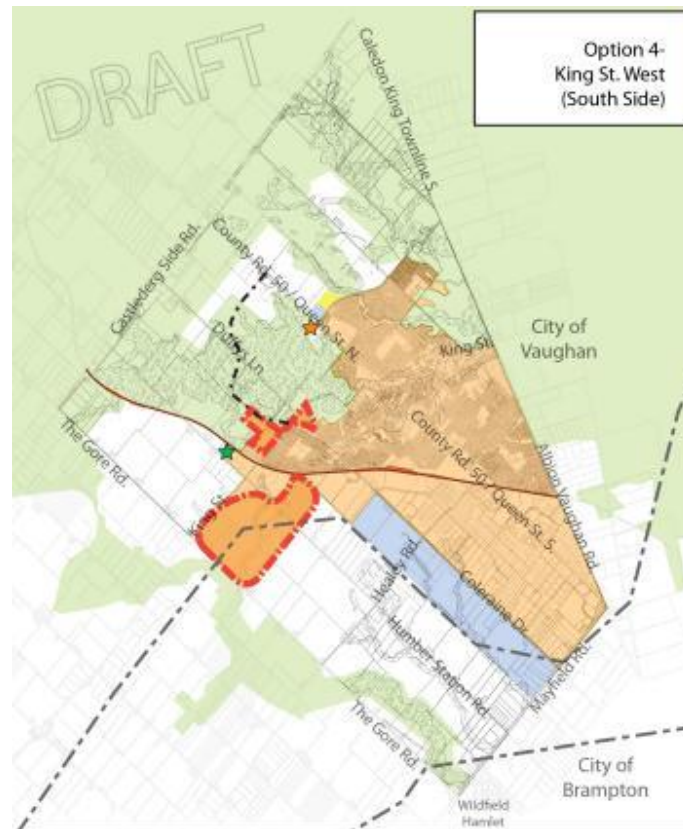


- Greenbelt
- Environmental Policy Area
- Current Settlement Area
- Potential Expansion Area
- Proposed Settlement Area Expansion (Employment and North Hill Supermarket)
- Catholic High School (existing)
- Potential GO Station Site
- Existing Public Works Yards
- Rail Corridor
- GTA West Corridor Route
- Proposed Highway 150





# Option 4: King Street West



**Option 4- King St. West (South Side)**

- Greenbelt
- Environmental Policy Area
- Current Settlement Area
- Potential Expansion Area
- Proposed Settlement Area Expansion (Employment and North Hill Supermarket)
- Catholic High School (existing)
- Potential GO Station Site
- Existing Public Works Yards
- Rail Corridor
- GTA West Corridor Route
- Proposed Highway 150

0.5km 2km 5km

N

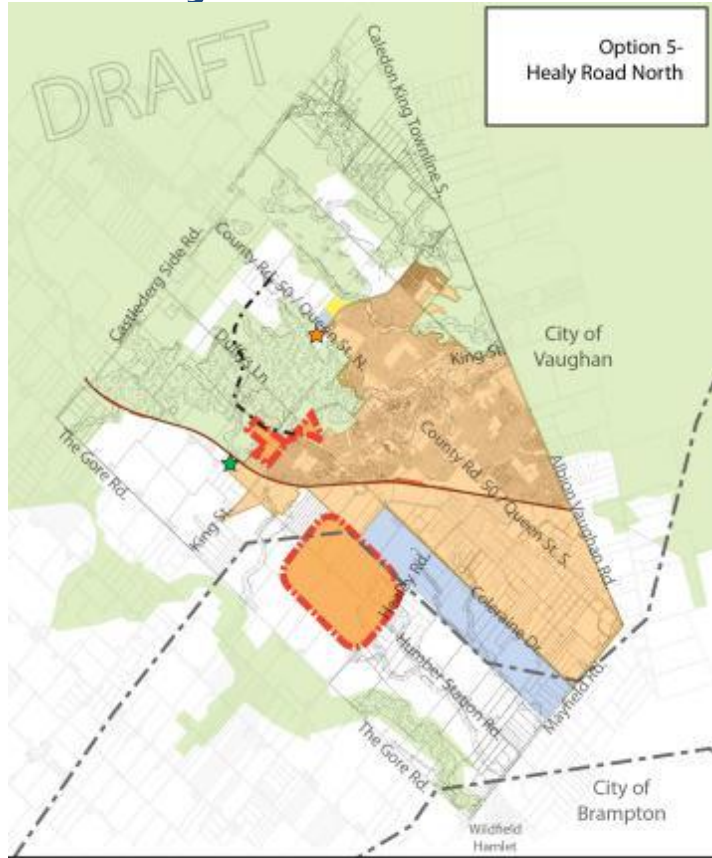
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# Option 5: Healy Road North



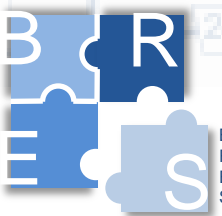
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0.5km 2km 5km

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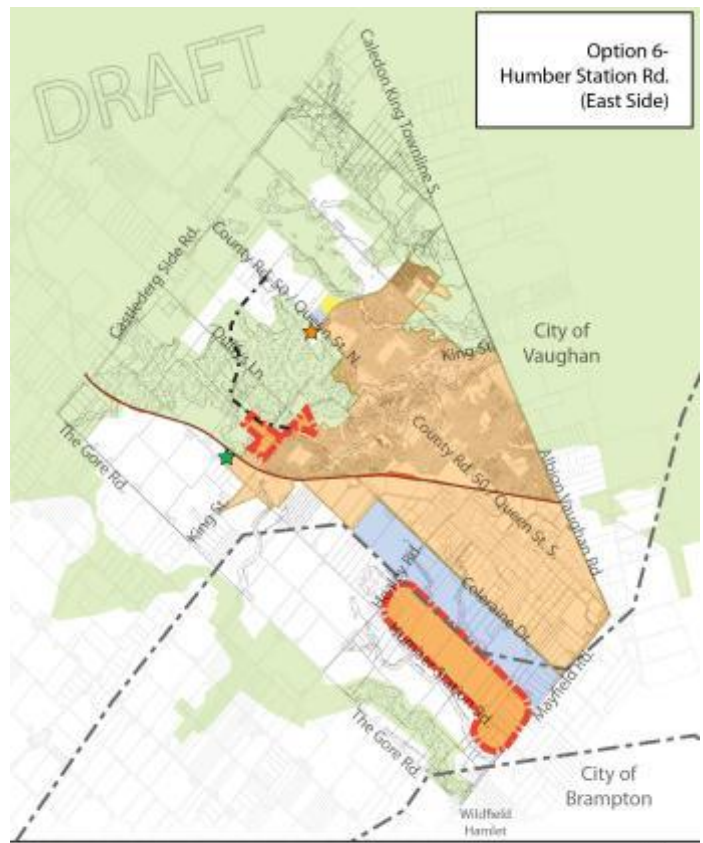
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# Option 6: Humber Station Road (East Side)



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Option 6- Humber Station Rd. (East Side)

- Greenbelt
- Environmental Policy Area
- Current Settlement Area
- Potential Expansion Area
- Proposed Settlement Area Expansion (Employment and North Hill Supermarket)
- Catholic High School (existing)
- Potential GO Station Site
- Existing Public Works Yards
- Rail Corridor
- GTA West Corridor Route
- Proposed Highway 150

0.5km 2km 5km

N

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## Draft Criteria for Selection of Expansion Area(s)

### 1. The extent to which the expansion area serves as a logical extension to the current built-up area

#### Factors to consider:

- Distance of expansion area from current limits of existing and approved development.
- Extent to which the expansion area could build-upon (enhance) an existing residential area
- Extent to which significant natural heritage features or natural hazard areas affect and/or enhance the potential for integration
- Extent to which the expansion area rationalizes the shape of the urban area to maximize infrastructure efficiencies

## Criteria (cont'd)

2. The extent to which the expansion area is integrated with the fabric of the existing built-up area.

### Factors to consider:

- Nature, location and number of minor and major road and pedestrian connections between expansion area and built-up area
- Ability of existing open space network to be integrated with lands in expansion area
- Ability to create a 'neighbourhood' vs. potential for fragmentation

## 3. Impacts on significant natural heritage features

### Factors to consider:

- Nature and extent of significant natural heritage feature
- Relative significance of natural heritage feature
- Means by which long term ecological function will be maintained, restored or where possible improved
- Opportunities to integrate the natural heritage feature into the Town's open space network



## 4. The extent to which servicing can be supported from a technical and economic viability perspective

### Factors to consider:

- Ability of the sewage treatment plant to accommodate additional effluent
- Extent to which water and wastewater services can be extended to underserviced areas as a result of the expansion
- Relative cost of expansion of servicing infrastructure
- Extent to which the expansion of servicing infrastructure will have social and environmental impacts

## 5. Extent to which expansion area can be easily accessed by existing and planned major roads

### Factors to consider:

- Nature of improvements required to the arterial road system
- Benefits to existing residents resulting from improvements
- Impact the improvements may have on the rural character of adjacent lands and other cultural heritage features
- Extent to which improvements will provide more options for existing residents
- Impact of the amount of traffic on existing roads
- Measures to be undertaken to mitigate impacts
- Location relative to GTA West Corridor

## 6. The extent to which expansion area can benefit from existing community facilities

### Factors to consider:

- Location of existing facilities and their capacity
- Extent to which expansion area will require new facilities
- Extent to which development in an expansion area will provide facilities that are deficient in adjacent areas
- Timing of development of required new facilities
- Means by which the cost of new facilities will be funded

## Criteria (cont'd)

### 7. The extent to which the expansion area is in close proximity to employment areas

#### Factors to consider:

- Proximity to existing, planned and potential future employment areas, and the nature of these employment areas (e.g. light vs. heavy)
- Potential for integrating residential uses with newer existing employment uses
- Extent to which expansion area will promote additional live/work
- Location of expansion area in relation to arterial roads that would transport residents to jobs in the community and beyond
- Location relative to future goods movement corridor

## Criteria (cont'd)

### 8. The extent to which the expansion area supports public transit

#### Factors to consider:

- Impact of the development of the expansion area on the timing of the GO Station development
- Extent to which the density of development will support public transit
- Location of expansion area in relation to major arterial roads that are most likely to be the site of public transit
- Extent to which the design of the expansion area supports the use of efficient public transit
- Potential for including lands for public transit facilities and other infrastructure within the expansion area
- Walking/cycling distance to public transit

## 9. The location of expansion area in relation to downtown

### Factors to consider:

- Distance between expansion area and downtown, including walking and cycling distance
- Nature of commercial uses in expansion area in relation to downtown
- Extent to which location of expansion area has an impact on traffic patterns

## 10. The location of expansion area in relation to agricultural operations

### Factors to consider:

- Impact of new development on agricultural practices
- Separation of new residential from existing livestock facilities

## Criteria (cont'd)

### 11. Potential Impact on Future Urban Structure

#### Factors to consider:

- Impact residential expansion area may have on future employment areas (location and land availability)
- Greenbelt Plan Area boundary (within and outside of the BRES Study Area)
- Uncertainty respecting timing and location of GTA West Corridor



Discussion

Questions & Answers

Next Steps:

- Open House #2
- Retain key sub-consultants
- Prepare Draft Evaluation Criteria & Weighting Factors