TOWN OF CALEDON
PLANNING
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34. WILDFIELD VILLAGE SECONDARY PLAN

34.1 Introduction

34.1.1 Purpose

The Wildfield Village Secondary Plan (Secondary Plan) establishes a detailed planning framework to facilitate the development of a complete community. The Secondary Plan will govern the development and redevelopment of lands in the Secondary Plan Area as shown on **Schedule X1** – Wildfield Village Secondary Plan Land Use Plan.

Wildfield Village is being planned as part of the Town 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.

34.1.2 Location

As illustrated on **Schedule X1**, 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.

34.1.3 Vision

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 greenspace. Wildfield Village will be designed to achieve excellence in community design and will strive to integrate a high-quality public realm.

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34.1.4 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.

34.2 Managing Growth and Change

34.2.1 Community Structure

The community structure of the Secondary Plan is based on Schedule B1 – Town Structure and Figure F2 – Preliminary Community Structure of the Official Plan, which provide a comprehensive foundation for secondary planning and development in the Urban System. In conformity with the Official Plan, the structural elements within the Secondary Plan include:

a) A Neighbourhood Centre at the northeast corner of Mayfield Road and Centreville Creek Road, where compact, high-rise mixed-use buildings will be directed, and an emphasis placed on a high-quality public realm and streetscapes;

b) Three Urban Corridors along Mayfield Road, Centreville Creek Road and a new east-west collector road, which are envisioned to develop with a mix of uses and building types including mixed-use buildings, mid-rise apartments, townhouses, as well as neighbourhood-oriented uses;

c) Neighbourhood Areas, occupying the majority of the Secondary Plan Area are intended to accommodate a wide range of ground related housing types and densities, alongside parks, schools and other institutional uses to support the development of a complete community; and

d) Natural Features and Areas, to be protected and restored where possible.

34.1.1 Growth Management

The growth management strategy for the Secondary Plan has been configured to ensure that the development of the Wildfield Village Area occurs in an efficient, timely and cost-effective manner.

a) The Secondary Plan Area is planned to generate approximately 6,840 new residential units with a population of 22,140 by 2051.

b) The Secondary Plan Area is planned to generate approximately 400 new jobs in the Neighbourhood Centre and Urban Corridor designations.

c) The Wildfield Village Secondary Plan Area is planned to achieve a density target of 87 people and jobs per hectare.

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

34.1.1 Housing

In accordance with Section 9 of the Official Plan, Wildfield Village is planned to comprise a wide range and mix of housing types, heights, densities and sizes.

a) The Secondary Plan Area is planned to comprise 50% single and semi-detached dwelling units within the Neighbourhood Area designation. The remaining units will be street and back-to-back townhouse dwellings in the Neighbourhood Area designation, a mix of street, stacked and back-to-back townhouse dwellings and apartment dwellings along the Urban Corridors and apartment dwellings within the Neighbourhood Centre.

b) To increase the Town's housing supply and provide for affordable housing options, *multiplexes* and non-market housing may be permitted within any designation that permits residential uses.

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34.1.2 Non-residential Employment-generating Uses

a) A mix of commercial and service uses will be permitted primarily in the Neighbourhood Centre and Urban Corridor designations which will generate approximately 400 new jobs.

34.2 General Policies

34.2.1 Climate Change

a) 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.

b) 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 and open spaces.

c) 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.

d) New development should consider plans and building designs that utilize energy efficient, low carbon technologies and maximize solar gains.

34.2.2 Cultural Heritage

a) The conservation of cultural heritage resources in the Secondary Plan Area shall be in accordance with Section 6 of the Official Plan. Where there is a conflict between the policies of the Official Plan and this Secondary Plan, the policies of this Secondary Plan will prevail.

b) Archaeology

i) Minimum Stage 2 Archaeological Assessment is required for all lands proposed for development in the Plan Area as part of a complete development application, to the satisfaction of the Town.

ii) Stage 3 and 4 Archaeological Assessments, where required, will be completed prior to development approvals, or subject to the appropriate Draft Plan of Subdivision conditions, to the satisfaction of the Town.

c) Placemaking and Cultural Heritage Resources

i) Heritage conservation measures may be required to achieve placemaking and contribute to the community's identity including, but not limited to:

1. Acknowledgement of Indigenous presence on the land, past and present, using a variety of means including landscape design, public art, and architecture, following meaningful engagement with Indigenous communities;

2. The installation of interpretative plaques, public art or other forms of commemoration;

3. The integration of cultural heritage landscape features into public parkland, public roadways or other public facilities where feasible; and

4. Commemoration of historic persons, families, and events in the naming of buildings, streets, parks and other public places.

34.2.3 Urban Design

a) Design of the public and private realm, including streetscapes, parks, built form and site planning, in the Secondary Plan Area shall be in accordance with Section 7 and Section 27.3 of the Official Plan and guided by the Wildfield Village Community Design Guidelines.

b) Development shall occur in accordance with the Town-Wide Urban Design Guidelines and the Wildfield Village Community Design Guidelines to ensure the Town's vision for New Community Area development is reflected and a distinct sense of place is fostered within the Wildfield Village Secondary Plan.

34.2.4 Economic Opportunities

Mixed-use development in the Neighbourhood Centre and along the Urban Corridors will create a variety of jobs, as well as destinations for residents to fulfil their daily needs. Additional employment opportunities will also be introduced within the Neighbourhood Areas of the Secondary Plan, through neighbourhood-scale commercial and service uses.

a) Economic opportunities throughout the Secondary Plan Area should be considered and planned for in accordance with Section 8 of the Official Plan.

34.2.5 Public Service Facilities

a) The provision of public service facilities shall be in accordance with Section 10 of the Official Plan.

b) The proposed location of four Elementary School sites (three public elementary schools and one Catholic elementary school) identified as symbols on **Schedule X1** are considered conceptual and have been shown to illustrate an appropriate location along collector roads, as well as an appropriate distribution to serve all residential areas of the plan. Where possible, school sites have been placed next to parks, offering opportunities for the co-location of facilities.

c) The three public elementary school sites shall be located with two street frontages and occupy a minimum area of 3.2 hectares.

d) The catholic elementary school site shall be located on a collector road and occupy a minimum area of 2.4 hectares.

e) Minor adjustments to the location, size and configuration of school sites shall be permitted without requiring an amendment to this Plan, provided that:

   i) The overall objectives of the Secondary Plan are maintained; and

   ii) There is an appropriate distribution to serve the residential areas of the Secondary Plan Area.

f) 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.

34.2.6 Transportation and Mobility

a) Transportation infrastructure in the Secondary Plan Area shall be developed as multi-modal 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.

b) Development within the Secondary Plan Area shall implement the recommendations of the Wildfield Village Transportation Study.

c) Transportation studies in support of future Draft Plans of Subdivision within the Secondary Plan Area shall include:

i) Traffic modelling and operational analysis of the Draft Plan of Subdivision under two scenarios:

- Assuming the Draft Plan of Subdivision and neighbouring subdivisions that are approved and under construction are fully constructed. This study should identify what external transportation improvements are required to accommodate the development; and,

- In cases where the Draft Plan of Subdivision is large and will be constructed in phases; identification of major phases and confirmation they can be accommodated by the evolving transportation network.

ii) A traffic calming plan.

iii) An on-street parking study.

d) A Transportation Demand Management (TDM) plan shall be completed as part of a Site Plan application;

e) Roads within the Secondary Plan Area should be designed to create a modified grid network that will be linked to the existing Arterial Road and future Local Road network to promote walkability, active transportation and future transit.

f) **Schedule X1** illustrates a Conceptual Collector Road Network including two new north-south collector roads extending into the Secondary Plan Area from the existing established neighbourhood to the south. Five new east-west collector roads connect through the community and out towards new residential areas to the east and west. Adjustments to the location of the Conceptual Collector Road Network as shown on **Schedule X1** shall be permitted without requiring an amendment to this Plan, provided the goals and objectives of the Secondary Plan are maintained.

g) 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 through Draft plans of Subdivision.

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h) 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.

i) 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:

   i) Collector and Local Road patterns and related pedestrian and/or cycling routes that provide direct access to transit routes and stops; and

   ii) The provision of future transit stops within walking distance from residents.

j) Pedestrian and cycling routes throughout the Secondary Plan Area shall be planned in accordance with Section 11.4 of the Official Plan and designed to be safe, accessible and viable alternatives for short trips that would otherwise be made using a single occupant vehicle.

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

   i) Arterial and Collector Roads: Sidewalks or a combination of sidewalk and multi-use trail shall be provided on both sides of the road;

   ii) 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

   iii) Laneways: Sidewalks are not required.

l) Future development within the Secondary Plan Area shall consider an internal multi-use trail system outside of the Collector Road right-of-way.

34.2.7 Infrastructure

a) Infrastructure within the Secondary Plan Area shall be developed and maintained in accordance with Section 11 of the Official Plan.

b) All new development in the Secondary Plan Area shall be connected to Peel Region's water and wastewater systems.

c) All municipal water and/or wastewater facilities shall be developed in accordance with the Local Subwatershed Study, in consultation with applicable agencies.

d) Stormwater Management Facilities

i) The design and development of stormwater management facilities shall be in accordance with Section 12.5 of the Official Plan. Stormwater management facilities in the Secondary Plan Area shall be developed to the satisfaction of the Town in consultation with applicable agencies.

ii) 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 the preparation of a Comprehensive Servicing and Stormwater Management Study developed in accordance with the Local Subwatershed Study as part of the Draft Plan Approval process.

iii) 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.

iv) Low impact development measures should be incorporated as part of the overall stormwater management strategy to achieve pre-development infiltration.

34.3 Natural Environment System

The Wildfield Village Natural Environment System shall be protected, restored and enhanced in accordance with Section 13 of the Official Plan.

34.3.1 General Policies

a) The calibration of wetland water balance and erosion continuous simulation models will be assessed as part of the Comprehensive Servicing and Stormwater Management Study at the draft plan of subdivision stage.

b) Additional drilling required to greater depths and confirmation of dewatering impacts will be assessed at the draft plan of subdivision stage.

34.3.2 Natural Features and Areas

a) Lands designated Natural Features and Areas as shown on **Schedule X1 and X2** shall be protected according to the policies of this section and may only

accommodate limited development in accordance with Section 13.3 of the Official Plan.

b) **Schedule X2** – Natural Features and Areas delineates the following elements of the natural heritage system:

   i) Natural Heritage Feature and Hazard Buffers;

   ii) Conceptual Compensation Area; and,

   iii) Non-Participant Natural Heritage Feature and Conceptual Buffers – For Further Study.

c) Adjustments to the boundaries of the Natural Features and Areas designation, including buffers, may be considered, without requiring an amendment to this Secondary Plan, subject to site-specific technical studies and approval by the Town and applicable agencies.

d) 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 to the functions of the Natural Heritage System.

e) The Conceptual Compensation Areas identified on **Schedule X2** are considered part of the Natural Features and Areas designation, however size, boundaries and locations of these areas are subject to further study and refinement at the Draft Plan of Subdivision stage.

f) Non-Participant Natural Heritage Feature and Conceptual Buffer Areas identified on **Schedule X2** are conceptual and have not been confirmed in the field. Further study is required to determine if the features are significant and shall be maintained on the landscape or are subject to compensation. Conceptual Buffer Areas have been determined based on desktop and adjacent land characterization; however, all non-participant natural heritage feature conceptual buffers are subject to change pending site-specific surveys and evaluations. If the features are not significant, they are anticipated to be removed and compensated, in alignment with the discussion in the Local Subwatershed Study. If the features are to remain on the landscape, they will be staked and their final buffers determined prior to draft plan of subdivision submissions.

g) Where the conceptual buffers of Non-Participant Natural Heritage Features extend onto adjacent participating landowner's property, further study at the

draft plan of subdivision stage is required to determine the likelihood of the features remaining in situ and the extent of buffers that are to be required.

h) A Slope Stability Assessment and Floodplain Assessment will be required for non-participant properties bordering the West Humber River valley east of The Gore Road to confirm limits of erosion and flood hazards at the draft plan of subdivision stage.

i) Vegetation units identified as Buckthorn Deciduous Shrub Thicket are dominated by highly invasive European Buckthorn (Rhamnus Cathartica) and considered a noxious weed by the Province under the Ontario's Weed Control Act. This vegetation is deemed to be an invasive species by the Province and therefore, the Buckthorn Deciduous Shrub Thicket is not considered part of the Natural Features and Areas designation and is permitted to be removed without compensation.

34.4 Parks and Open Space

34.4.1 Parkland Requirement

a) As identified on **Schedule X1**, the Secondary Plan Area will be serviced by one Community Park, five Neighbourhood Parks and one Parkette. The development of parks within the Secondary Plan Area shall be in accordance with Section 14 of the Official Plan.

b) 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. A Community Park is shown conceptually on the west side of The Gore Road. Neighbourhood Parks have been placed next to schools where possible, offering opportunities for the co-location of facilities.

c) The co-location of parks and stormwater management facilities is encouraged.

d) Minor adjustments to the location and size of new parks shall be permitted without requiring an amendment to this Plan, provided that:

i) The overall objectives of the Secondary Plan are maintained;

ii) There is an appropriate distribution to serve the residential areas of the Secondary Plan Area; and

iii) The alteration in size or location does not significantly reduce the overall functionality of the park.

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e) The Wildfield Village Landowners Group shall enter into a Master Parks Agreement with the Town.

34.4.2 Community Parks

a) A 6.0 hectare Community Park is conceptually identified west of The Gore Road on **Schedule X1**. Development of the Community Park shall be in accordance with Section 14.5.5 of the Official Plan and the Wildfield Village Community Design Guidelines.

34.4.3 Neighbourhood Parks

a) Five Neighbourhood Parks of approximately 2.0 hectares are conceptually identified west of The Gore Road on **Schedule X1** and distributed throughout the Wildfield Village Secondary Plan. Development of the Neighbourhood Parks shall be in accordance with Section 14.5.3 of the Official Plan and the Wildfield Village Community Design Guidelines.

34.4.4 Urban Square/Parkette

a) An Urban Square/Parkette is identified on **Schedule X1** in proximity to the Neighbourhood Centre at Mayfield Road and Centreville Creek Road. Development of an Urban Square/Parkette shall be in accordance with Section 14.5.2 of the Official Plan and the Wildfield Village Community Design Guidelines.

34.5 Community Area Land Use Designations and Policies

34.5.1 Neighbourhood Centre

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.

a) The lands designated Neighbourhood Centre shall be developed in accordance with Section 22.4 of the Future Caledon Official Plan, except as modified by the following policy:

i) Ground related residential uses shall not be permitted.

34.5.2 Urban Corridors

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, mixed-use and stand-alone commercial development will be focused along the Urban Corridors.

a) The lands designated Urban Corridor shall be developed in accordance with Section 22.5 of Future Caledon Official Plan, except as modified by the following policy:

   i) 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.

   ii) Places of worship shall be permitted in accordance with Section 22.1.2 of the Official Plan.

   iii) 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.

34.5.3 Neighbourhood Area

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

a) The lands designated Neighbourhood Area shall be developed in accordance with Section 22.7 of Future Caledon, except as modified by the following policy:

   i) 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.

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ii) Places of worship are encouraged to be located within the Urban Corridor designation and shall not be permitted in the Neighbourhood Area designation.

34.6 Implementation

34.6.1 Comprehensive Servicing and Stormwater Management Study

a) A Comprehensive Servicing and Stormwater Management Study (CSSS) will be completed and submitted to address all lands within the Secondary Plan Area. Approval of the CSSS will be a condition of draft approval of the first Draft Plan of Subdivision within the Secondary Plan Area.

34.6.2 Tertiary Plan(s)

a) In accordance with Section 21.4 of the Official Plan, a tertiary plan may be required to provide further planning and development details within the Neighbourhood Centre designation.

34.6.3 Draft Plans of Subdivision and Zoning By-law Amendments

a) Technical studies and submission materials required in support of implementing Draft Plans of Subdivision and Zoning By-law amendments shall be developed in accordance with Section 25 of the Official Plan.

b) Prior to the registration of each Draft Plan of Subdivision:

i) All requirements of the Town and Region will be satisfied; and,

ii) Utility providers and school boards will confirm that appropriate facilities and services can be accommodated.

34.6.4 Phasing and Financial Responsibility

a) Staging of development within the Secondary Plan Area will be consistent with the Town's 2024 Growth Management and Phasing Plan, as well as the growth management and phasing policies in the Official Plan.

b) Development staging shall be in accordance with the Development Staging and Sequencing Plan for Wildfield Village, which sets out the required infrastructure, including servicing and stormwater management, transportation and community facilities for each stage of development to proceed. In accordance with the Development Staging and Sequencing Plan, any stage of development may

proceed at any time, and stages may run concurrent, granted the required infrastructure for each stage is planned for and accommodated.

c) 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

d) 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.

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