FUTURE CALEDON

OUR OFFICIAL PLAN

OFFICIAL PLAN REVIEW

Phase 2 | Public Open House

December 13, 2021

Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the territory of the Anishinabek, Huron-Wendat, Haudenosaunee and Ojibway/Chippewa peoples, and the land of the Métis.

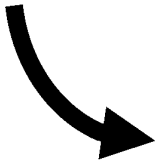
This land is part of the Treaty and Territorial lands of the Mississaugas of the Credit First Nation.

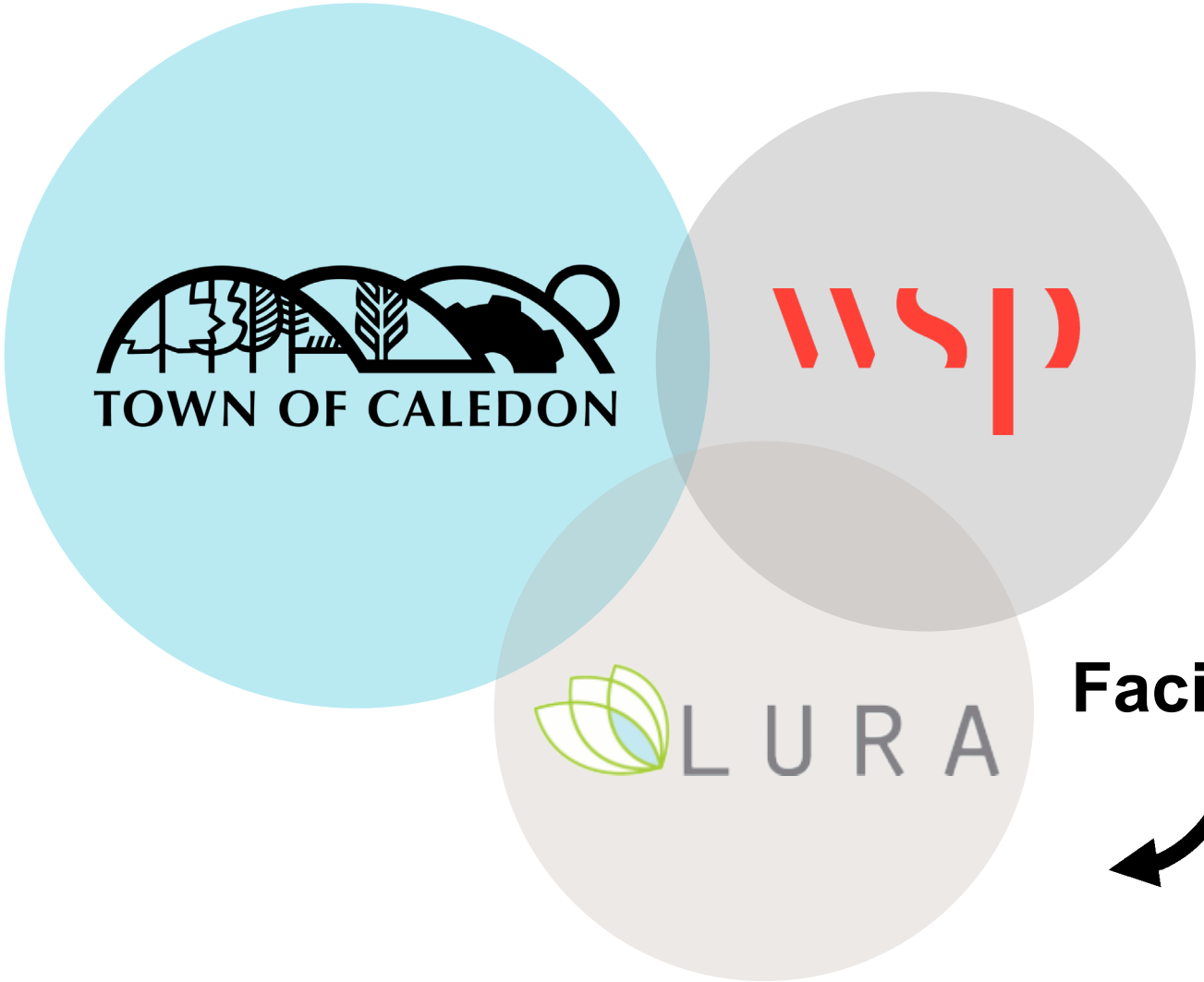
We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for generations yet to come.

Introductions

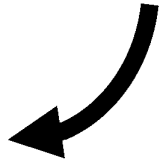
FUTURE CALEDON

Project Lead





Consultant



Facilitation Team

Presentation Overview

Agenda

1. Project Background & Planning Roles
2. Intensification Foundations
3. Town Structure Foundations
4. Question & Answer Period
5. Next Steps

Purpose

To introduce updated growth management concepts in Caledon that will inform how we plan for growth to the year 2051.

Housekeeping Items

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Raise your hand if you wish to speak during the Q&A.

Click the “Raise Hand” icon in the meeting control bar OR
Press *9 if joining over the phone, and *6 to unmute/mute your microphone

Type your question or comment in the Q&A window.

Some housekeeping items…

REC

This meeting is being recorded.

When called upon, you will have the option to unmute your microphone and ask a question / share a comment.

Please be kind and respectful.

We will do our best to answer all of your questions.

Follow-up questions can be sent via email to opreview@caledon.ca

Project Background

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Project Purpose

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The Town of Caledon is reviewing its Official Plan through a project called **Future Caledon: Our Official Plan.**

- The Official Plan will establish a **vision for our future** Caledon.
- It will serve as a road map for the Town to **responsibly manage growth and change** over the next 30 years.
- The Town is preparing **various background studies, reports and is undertaking ongoing consultation** and engagement with the community and stakeholders to inform Official Plan policies.

Growth Management

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- Growth is coming to Caledon – 220,000 new residents, 93,000 new jobs over next 30 years
- Growth management is an approach to manage where and how population and employment growth is accommodated taking into consideration how growth will be planned, serviced, and financed effectively

Project Timeline

The new Official Plan is being prepared through an iterative process. Town Council is aiming for adoption of the Plan by June 2022.



Engagement Overview – Phase 1

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Identifying Community Priorities (November 2019 – March 2020)

- Input sought to identify what matters most to Caledon residents as the community grows and evolves over the next 30+ years
- Various in-person engagement opportunities (pop-ups, satellite offices, community events)

Creating a Vision (August 2021 – October 2021)

- A Draft Vision Statement and directions for guiding principles were developed for community input
- Stakeholder Vision Workshop and Community Survey

Closing the Loop (October 2021)

- Presented findings at a Public Open House and sought final input on the draft Vision Statement
- Prepared an Engagement Summary Report (Can be reviewed on HaveYourSayCaledon)

What We've Heard – Phase 1

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Complete Communities

- Make effective use of land
- Maintain community character
- Provide policies for housing options

Connecting Caledon

- Address traffic volume and safety
- Promote a safe, multi-modal transportation network
- Address infrastructure and servicing needs, including broadband

A Flourishing Environment

- Protect and enhance the natural heritage system
- Restrict the number of aggregate operations
- Rehabilitate aggregate pits and quarries

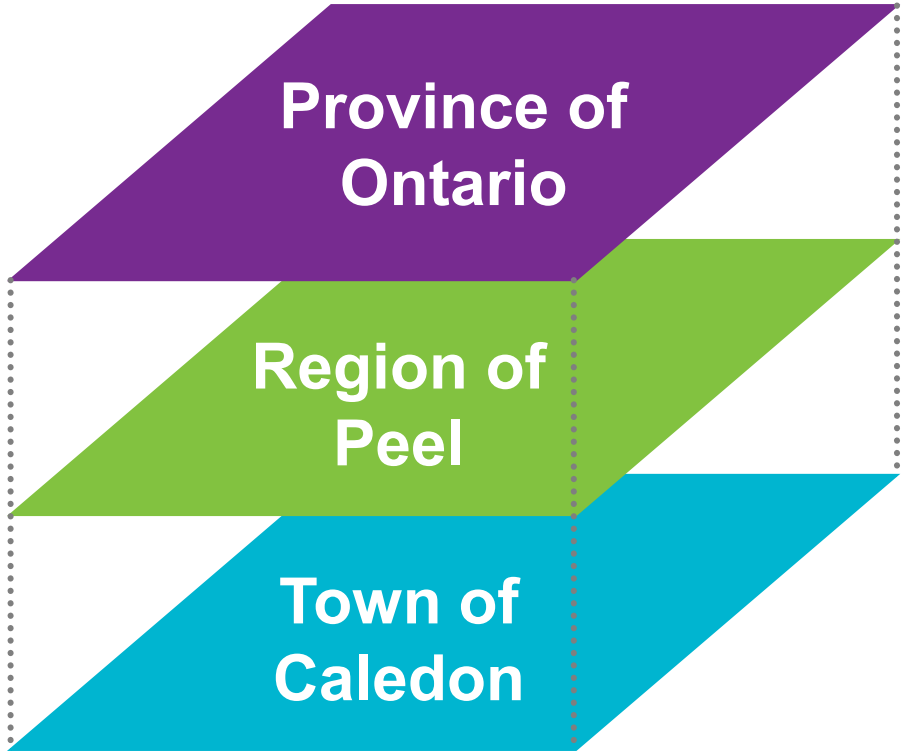
A Vibrant Rural Landscape

- Protect the Town's agricultural lands
- Preserve Caledon's historic villages and hamlets
- Promote sustainable tourism

A Resilient Future

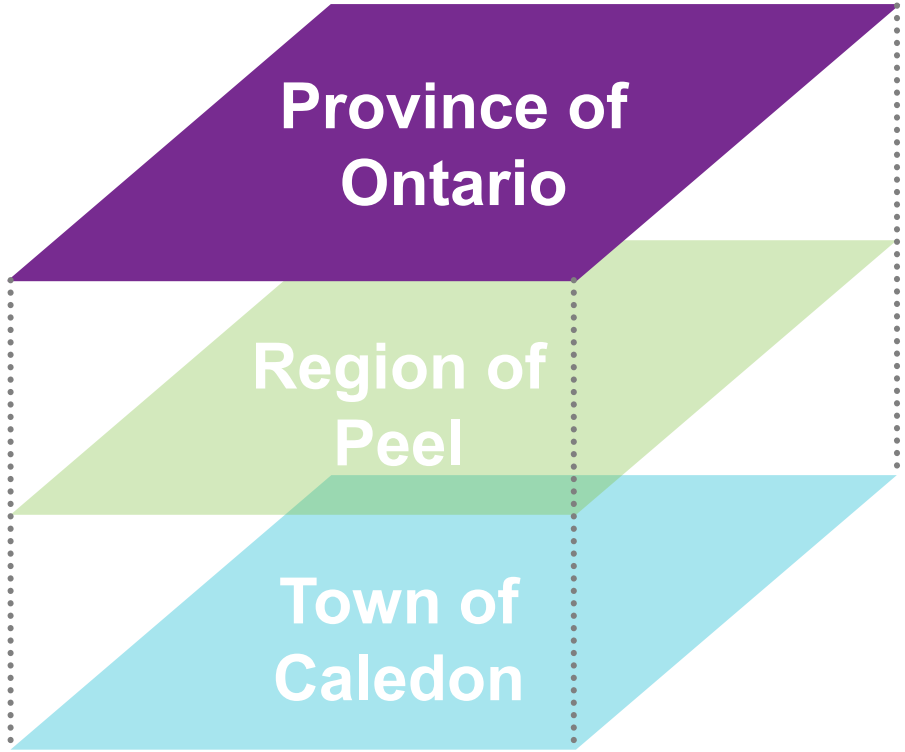
- Address the causes and impacts of climate change
- Recognize the significance of the natural environment
- Apply a climate change lens

Who Does What?



- The Province, Region, and Town each play a role in planning for Caledon.
- Each level of government has specific responsibilities.
- The Future Caledon project is being completed to consider each level.
- Decisions made by Town Council need to be consistent with the Town's Official Plan.

Provincial Planning

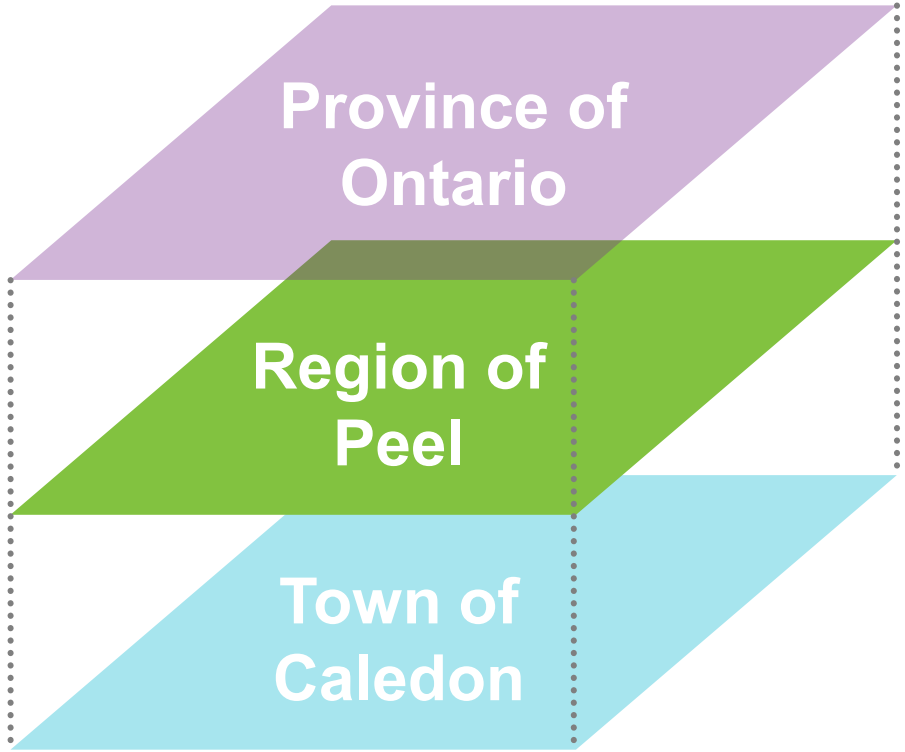


There are many pieces of Provincial legislation and policy that need to be considered in Caledon's Official Plan.

- The Planning Act;
- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020; and,
- Greenbelt Plan, 2017, Oak Ridges Moraine Plan, 2017 and Niagara Escarpment Plan, 2017

The Region's Official Plan and the Town's Official Plan need to be consistent with these Provincial tools.

Region of Peel Official Plan



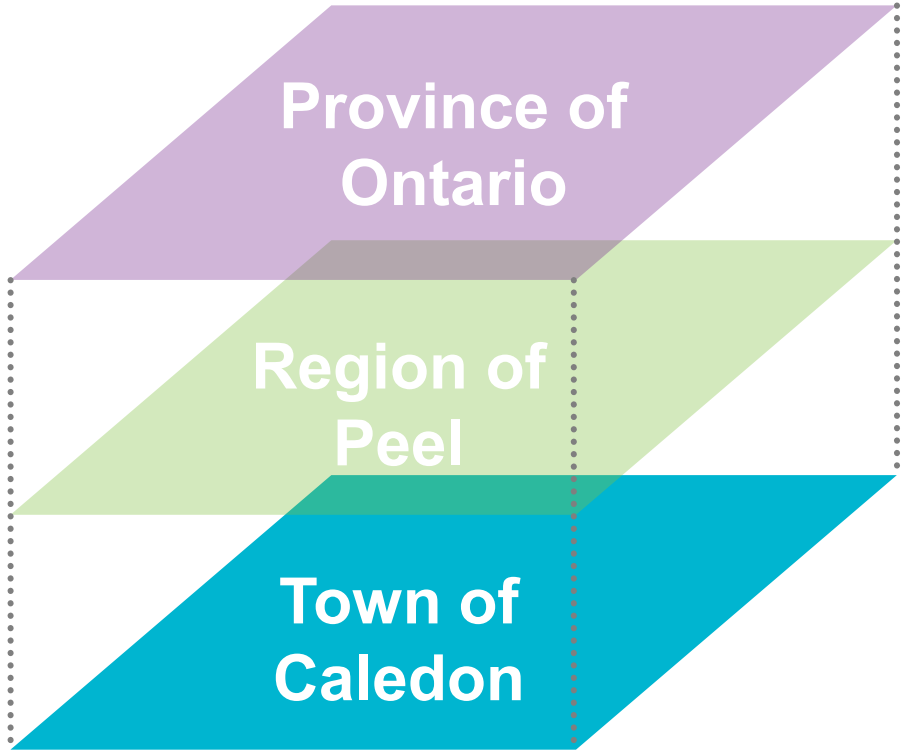
The Region of Peel Official Plan is under review, which:

- Forecasts that Caledon will be home to 300,000 residents and 125,000 jobs by the year 2051.
- Identifies the need for additional lands to accommodate growth in Caledon.
- Provides additional protections for the natural environment and agricultural lands.
- The Region has identified a Major Transit Station Area in Bolton around the proposed Caledon GO Station and in Mayfield West.

The Town's Official Plan must conform to the Region's Official Plan.

Town of Caledon Official Plan

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The Town's new Official Plan would:

- Contain goals, objectives and policies established with the community to describe how land in the Town should be used and developed.
- Implement policy requirements from the Region and Province.
- Consider important social, economic, environmental, and cultural issues and values.
- Guide both short and long-term growth and development of complete communities.

All planning decisions and public works are to be consistent with the Town's Official Plan.

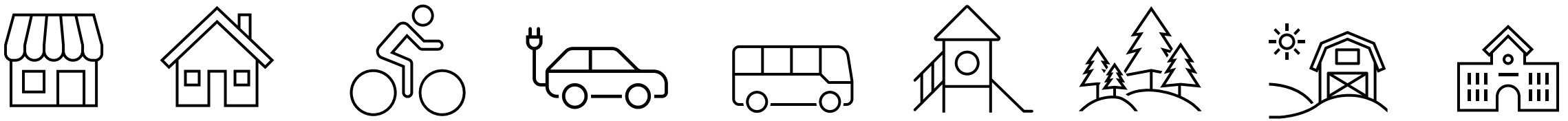
Complete Communities

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Complete Communities

Complete Communities are places that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, such as shops, jobs, housing, transportation, and services.

- **The new Official Plan gives us an opportunity to think of how we can create complete communities with jobs, services, and amenities within reach.**
- **Residents should not have to leave Caledon to access their daily needs.**



Intensification Foundations

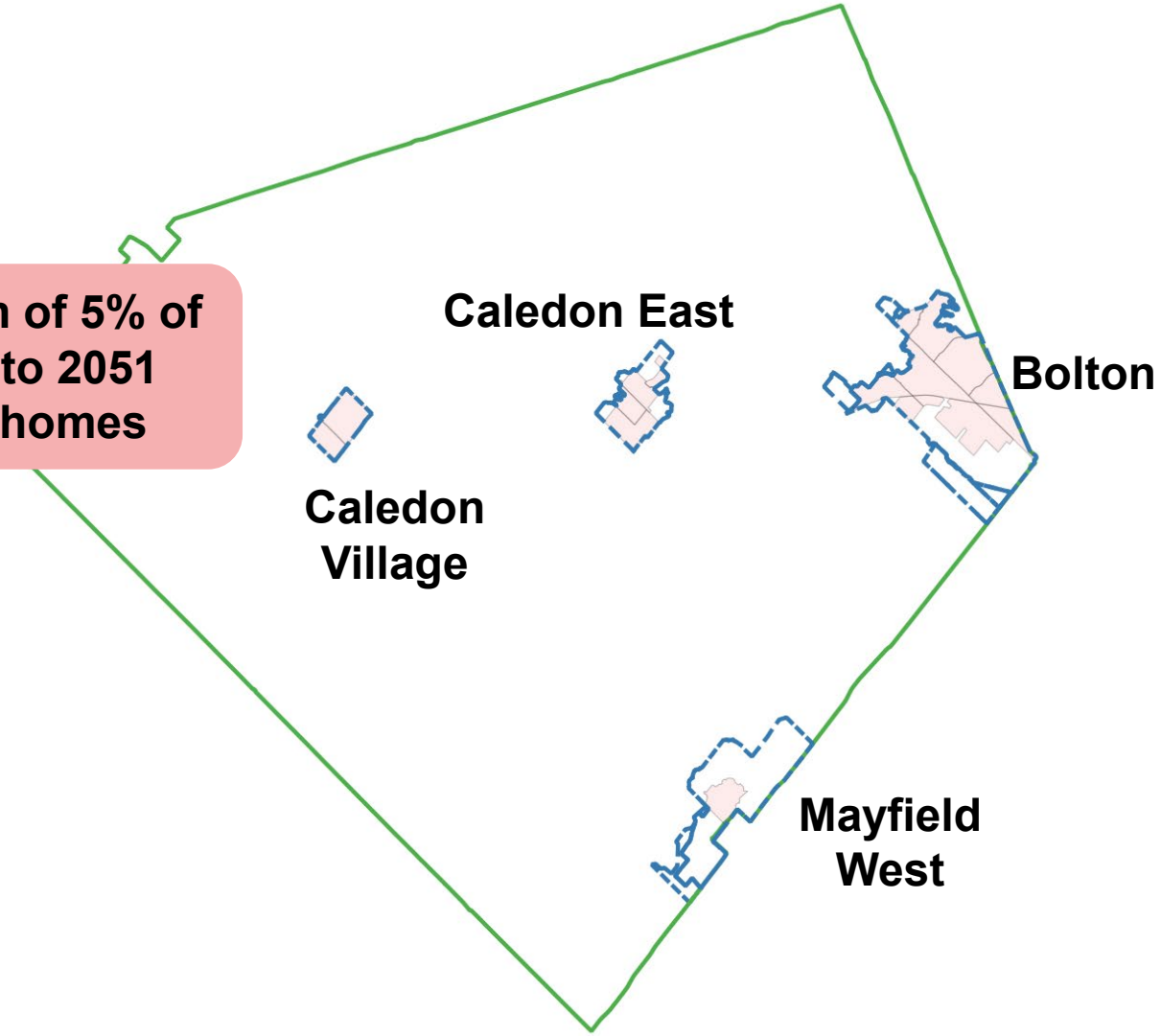
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Intensification

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What is the Intensification Target?

Delineated Built-up Area (DBUA) → **Must fit minimum of 5% of all new homes to 2051 Approx. 3,400 homes**



What is Intensification?

Means development of a property, site or area at a higher density than currently exists.

Intensification Study Overview

The Intensification Study will inform the Official Plan and identify how to achieve residential intensification and the intensification target.

The new Intensification Study builds on recent studies:

- New Background Review
- Updated Intensification Principles
- Verified & Updated Intensification Potential Analysis
- Expanded Conclusions & Recommendations
- Council Presentation Targeted for Feb 2022

Initiated in 2021 with updated Growth Plan and Peel 2051 direction.

Why is this Study needed?

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- Statutory requirements.
- Caledon faces growth challenges and growth pressure will continue.
- Appropriate intensification adds people and uses without creating hazards and incompatibilities.

Intensification is critical to managing growth and achieving:

- Complete Communities
- Land, Infrastructure & Fiscal Efficiencies
- Protections for Natural, Agricultural & Heritage Resources

Intensification Drivers

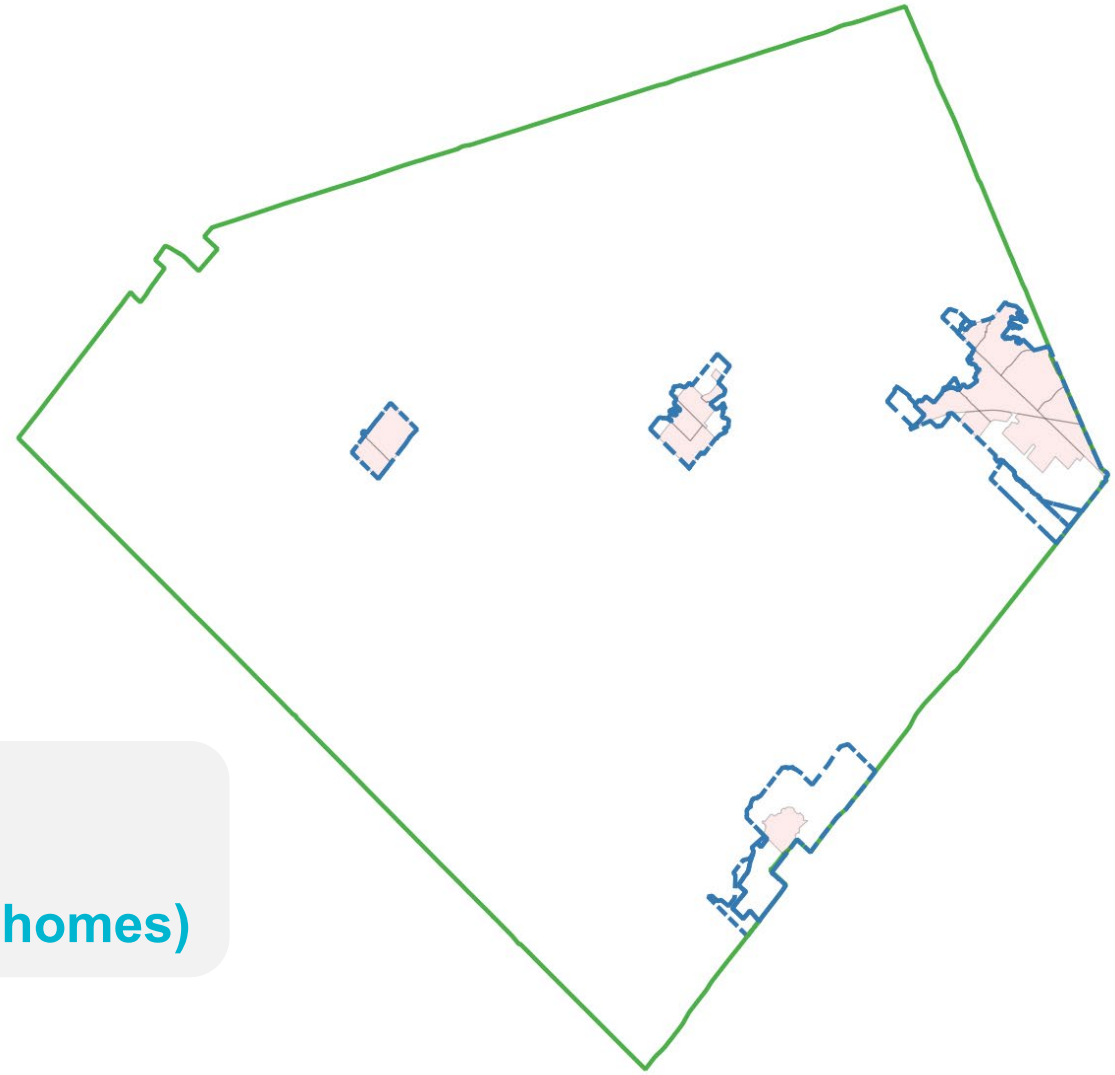
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Peel2051
Regional Official Plan Review

The Region's new Official Plan will Implement the Province's Growth Plan Intensification Targets.

Peel Region – 55% intensification target

Caledon – 5%+ intensification target (3,400 homes)



Public Input To-Date

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- Focus on **urban locations** near **transit.**
- Stick with Caledon being a "**Community of Communities**" recognizing **distinct character** & **roles of each community.**
- A more diverse **housing mix** for seniors, new home buyers and affordability (in terms of type and tenure).
- Fear of **incompatible**, **poorly designed** development and inadequate **infrastructure** and **services** to keep pace with development**.**
- Preference for **mixed use and multi-residential development** up to **6-storeys** in appropriate locations.

Intensification Principles

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Forms of Residential Intensification

1. **Infill Housing** — New residential unit on vacant, severed, or underutilized lot. Consideration of Village vs. Rural Service Centre settings.

2. **Redevelopment** — Replacing existing buildings. Consideration of Core Area vs. Comprehensive Redevelopment settings.

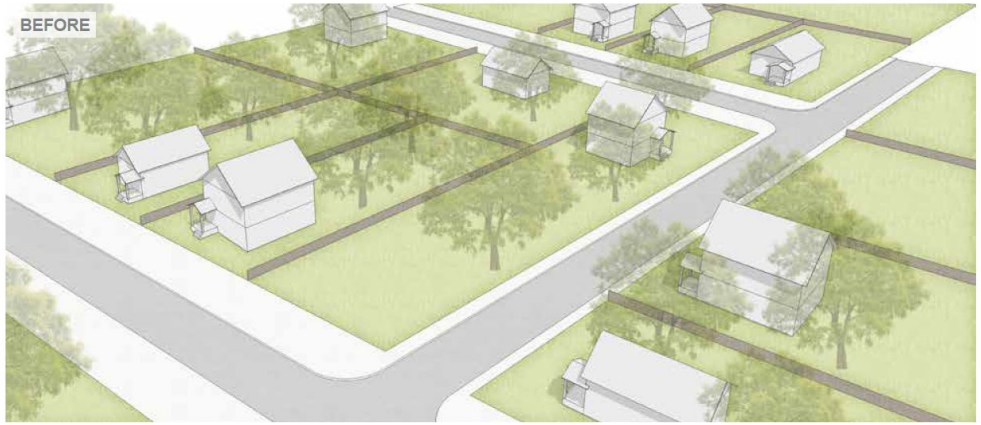
3. **Adaptive Re-use** — Converting or adding residential units to non-residential buildings.

4. **Additions & Expansions** — Expanding existing buildings to accommodate residential units. E.g. second unit on top of a commercial building, unit on top of a detached garage, basement units, or a rear / side addition to an existing house.

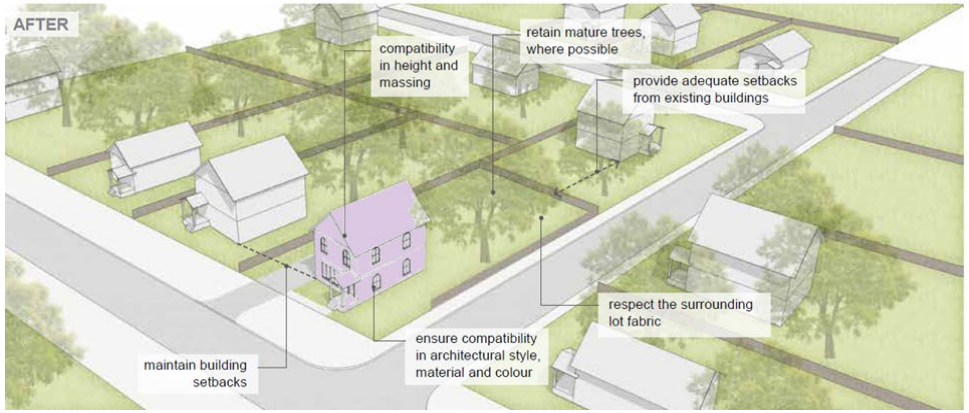
Forms of Modest Intensification

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Interior Infill in Existing Neighbourhood

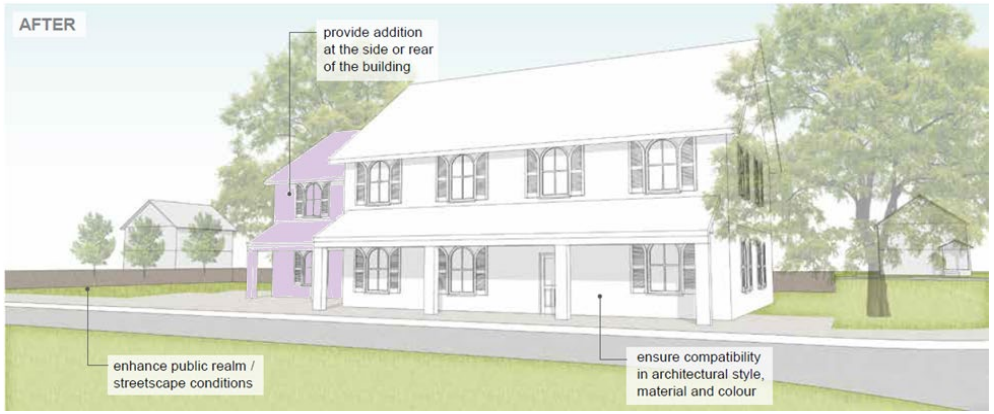


** The numbers that are referenced in the Key Design Considerations are linked to the Guidelines Table, provided in Section 5.3 (pages 60-63)*



Addition / Expansion in Existing Neighbourhood





Images from the 2015 Caledon Intensification Study

Forms of Urban Intensification

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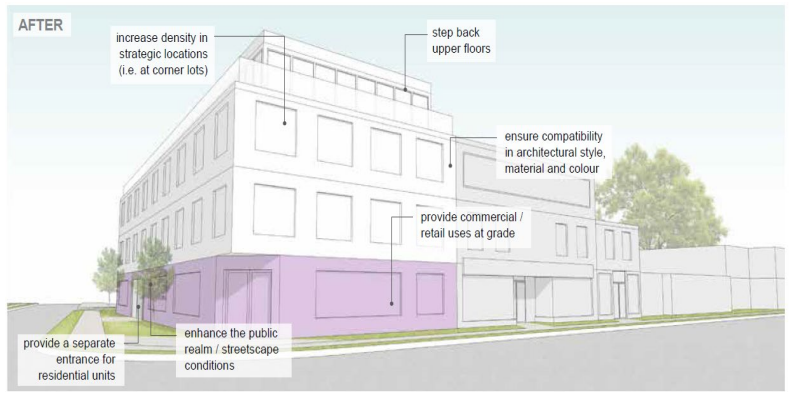
Adaptive Reuse





Addition / Expansion in Urban Area





Redevelopment in Urban Area





Images from the 2015 Caledon Intensification Study

Types of Potential Intensification

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Focus Areas

1 **Transit Station Areas**	Proximity to transit stations. Redevelopment should be considered. *most of these areas are the subject of other OPR studies.
2 **Corridors**	Higher traffic & possible transit corridors, community amenities, employment, and act as formal edges for lower-density neighbourhoods.

Modest Intensification

3 **Urban / Village Core Areas**	Mixed use nodes. Existing nodes are historic core areas, e.g. Bolton Core upgrading commercial nodes to mixed-use nodes should be considered.
4 **Existing Neighbourhoods**	Gentle intensification generally through infill and additions and expansions.

Building Types

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Transit Station Areas





Corridors





Urban / Village Core





Existing Neighbourhoods





Initial Findings and Results

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- Modest intensification will be encouraged throughout the Town.
- Focus Area Intensification should mostly be directed to Bolton, with some additional intensification possible in Caledon East.
  - There is a need to evaluate appropriate locations to introduce wider range of housing and mixed-use development.
  - Critical opportunities for intensification along Queen Street / Highway 50 in Bolton.
- Modest opportunities for intensification in Caledon Village and Mayfield West due to servicing and context.

Town Structure Foundations

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Town Structure

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How can we grow in a way that:

- Protects our natural environment, farmlands and rural communities
- Reduces our impact on climate change
- Allows for a mix of more affordable housing options
- Supports attractive forms of transit, cycling and walking
- Creates amazing neighbourhoods that offer a high quality of life
- Helps to revitalize existing main streets
- Keeps our taxes as low as possible
- Utilizes existing infrastructure
- Creates economic opportunities and job growth

Greenbelt

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- Identifies and protects our natural heritage system and our water resources
- Includes Niagara Escarpment and Oak Ridges Moraine
- Protects us from natural hazards such as floodplains
- Same area also includes rural and agriculture areas to be protected

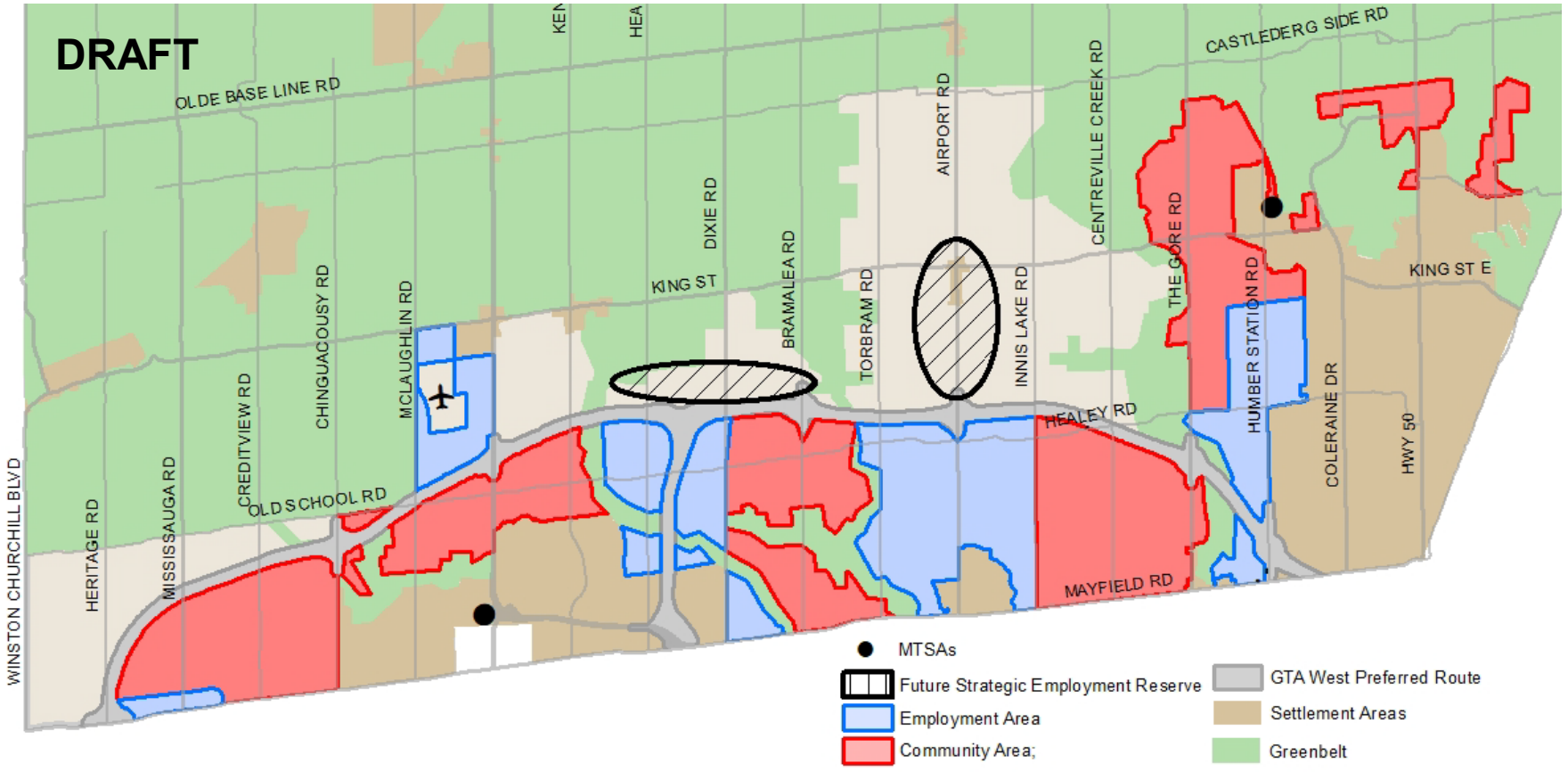
Existing Community Areas

- Limited development anticipated in Villages and Hamlets
- Opportunities to grow areas within Bolton, Mayfield West, Caledon East
- Policy designed to protect against inappropriate forms of intensification
- Appropriate forms of intensification may be permitted
- Compatibility and fit will be important criteria

New Growth Areas

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- Needed to accommodate growth numbers assigned by Region of Peel
- Some mix and variety of heights and densities
- Secondary plans will be required



Proposed expansion area map supported by Caledon Council for public consultation

Key Corridors

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- Existing areas and new corridors will be identified
- Mid-rise housing and mixed use
- Goods and services along these corridors
- Great walking environments
- Create opportunities for transit
- Support downtown business and regeneration

Major Transit Station Areas

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- Highest density areas
- Caledon GO
  - Major transit line to the remainder of the GTA
  - Create urban neighbourhood around it to promote ridership and allow for easy connections around Caledon and beyond
- Mayfield West Transit
  - Some opportunity for greater densities, mix of uses
  - More intense uses can support ridership and more affordable forms of development

Next Steps

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Next Steps

Winter 2022

Focus Group Meetings & Public Consultation on Draft Policies

February 2022

Planning & Development Committee Meeting

Q1-Q2 2022

Draft Official Plan

Q1-Q2 2022

Statutory Public Open House

How to Participate

Visit **haveyoursaycaledon.ca** for the latest project updates and opportunities to get involved.

- Submit your questions and comments to the Town.
- Register to receive project updates and stay informed.

Email the Town at
opreview@caledon.ca

Discussion

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Discussion Questions

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- Do you have any advice to the Town in terms of how to consider and manage growth?
- When thinking about the future of Caledon, what types of buildings should we be planning?
- What do you see as Caledon's greatest economic opportunities and how can we best plan our future community to capitalize on these opportunities?