

Town of Caledon

Special Council Meeting
September 12, 2020
Future Caledon - Our Official Plan
Visioning Session/Check In

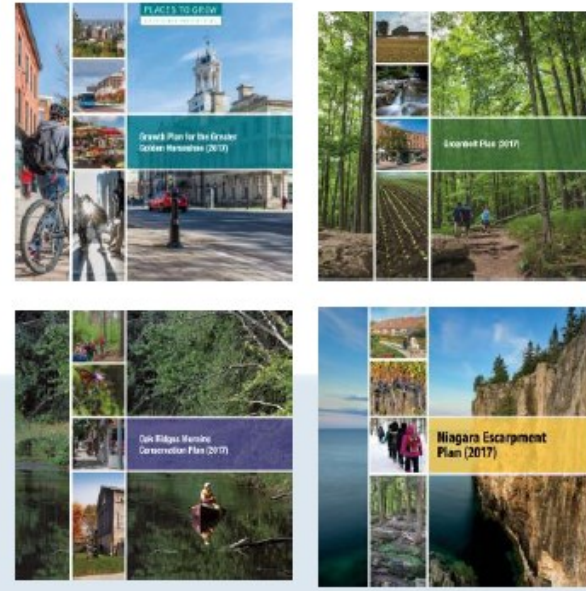




PROVINCIAL CONFORMITY

***Planning Act* requires municipalities to revise their Official Plans to:**

- Be consistent with the **Provincial Policy Statement, 2014** (2019 draft released)
 - Strategic employment lands
 - Long range infrastructure planning
 - Affordable and senior housing
 - Accessibility
 - Climate Change
 - Active Transportation
 - Transit
- Conform with **Provincial Plans**
 - Growth Plan (2019)
 - Greenbelt Plan
 - Oak Ridges Moraine Plan
 - Niagara Escarpment Plan
- Conform with Region of Peel Official Plan



“What we know”

A Place to Grow, 2019

- SABE analysis has been informed by growth forecasts, based on *A Place to Grow, 2019*, Schedule 3 to 2041
- Province has extended Schedule 3 planning horizon to 2051

A Place to Grow	Population	Employment
Previous Schedule 3 to 2041	1,970,000	970,000
New Schedule 3 to 2051	2,277,000	1,068,000
<i>Difference</i>	<i>307,000</i>	<i>98,000</i>

Town of Caledon Population & Growth

Residents

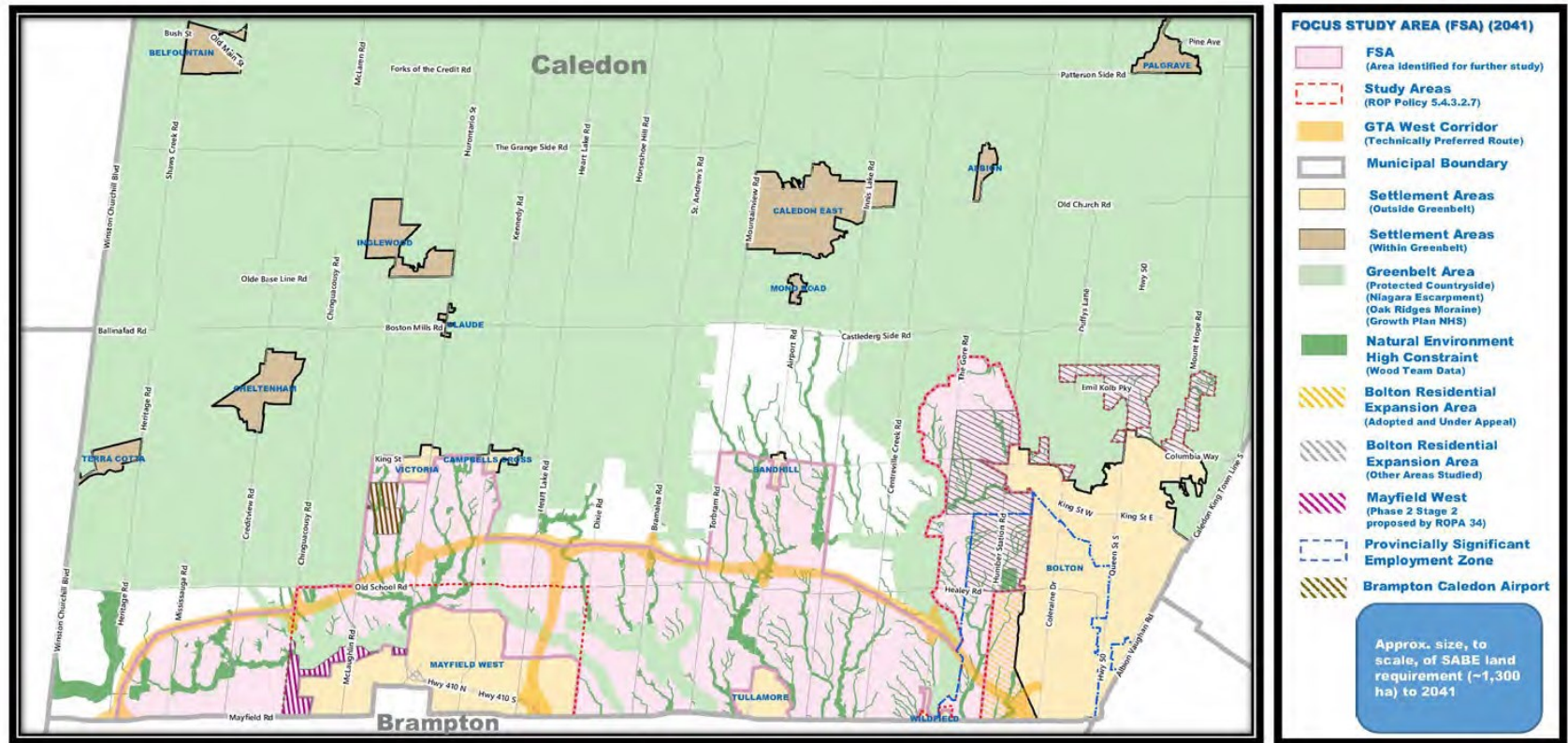
- 2019 – 71,500
- 2031 – 108,000
- 2041 – 160,000 *
- 2051 - +/- 300,000*

Jobs

- 2019 – 32,344
- 2031 – 46,000
- 2041 – 80,000*
- 2051 - +/- 100,000*

* Targets under review by Region & to be confirmed/approved

Region of Peel – Settlement Area Boundary Expansion Study (SABE)



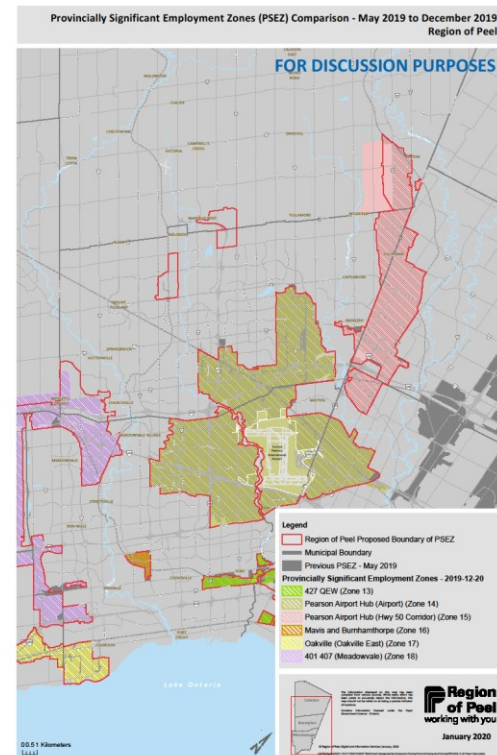
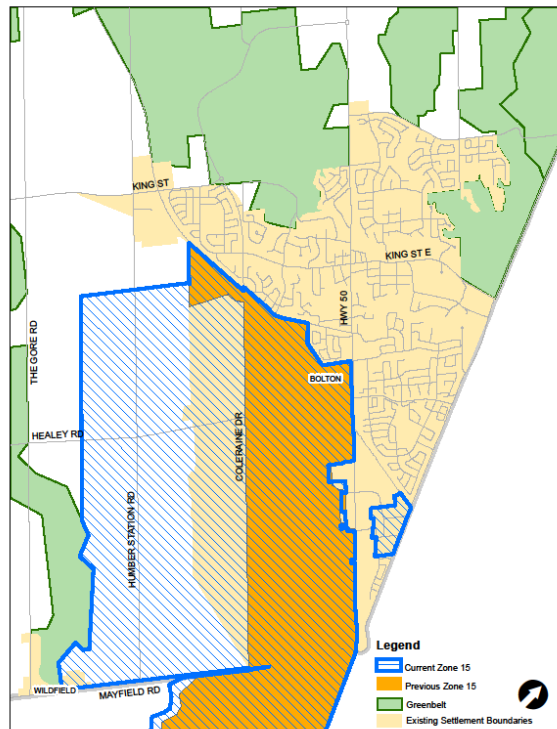
Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE.

For additional information, please refer to the *Settlement Area Boundary Expansion Study Phase A: Focus Study Area* report.

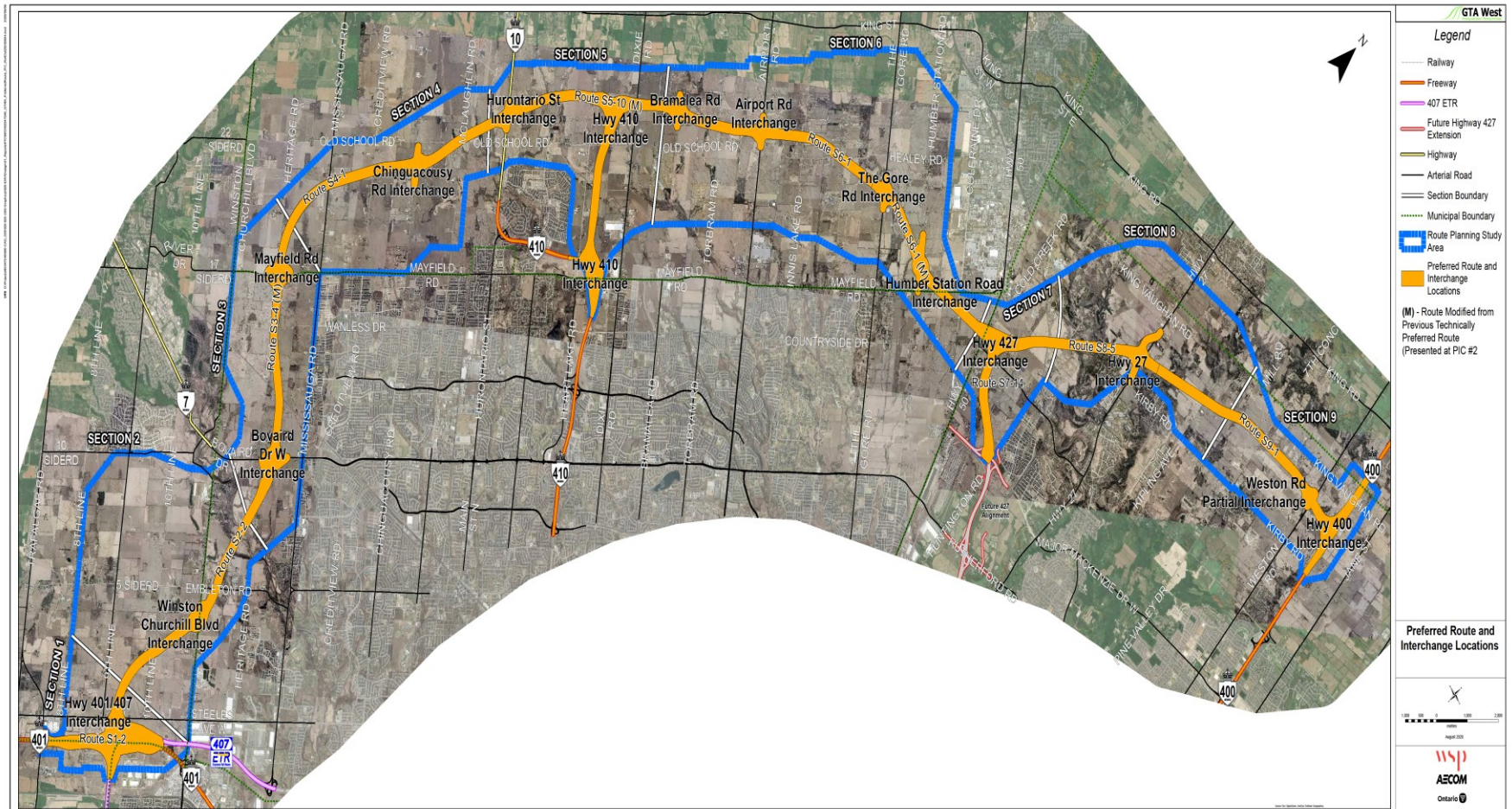
Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development.
- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~1,300 ha SABE is based on a draft land needs assessment which is under review.

Provincially Significant Employment Zone

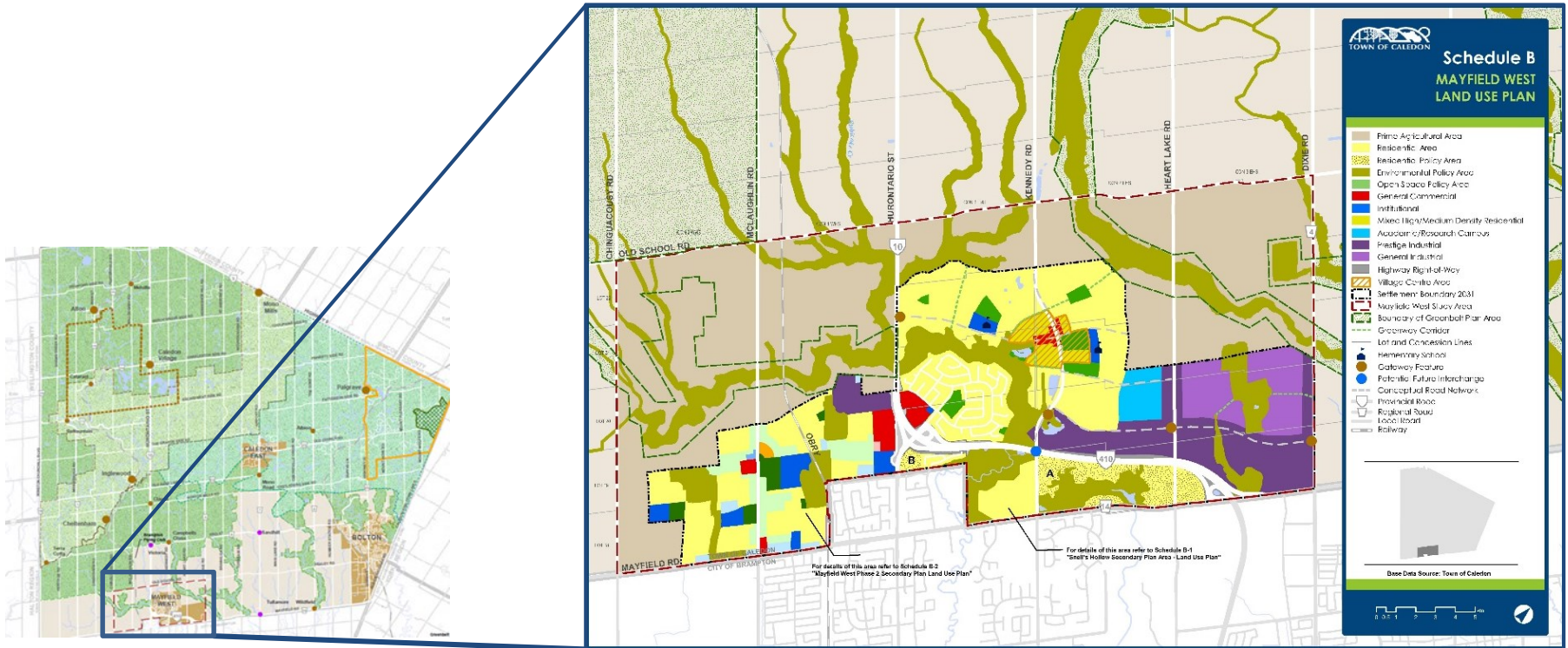


GTA West Corridor – Preferred Alignment – Aug 7, 2020

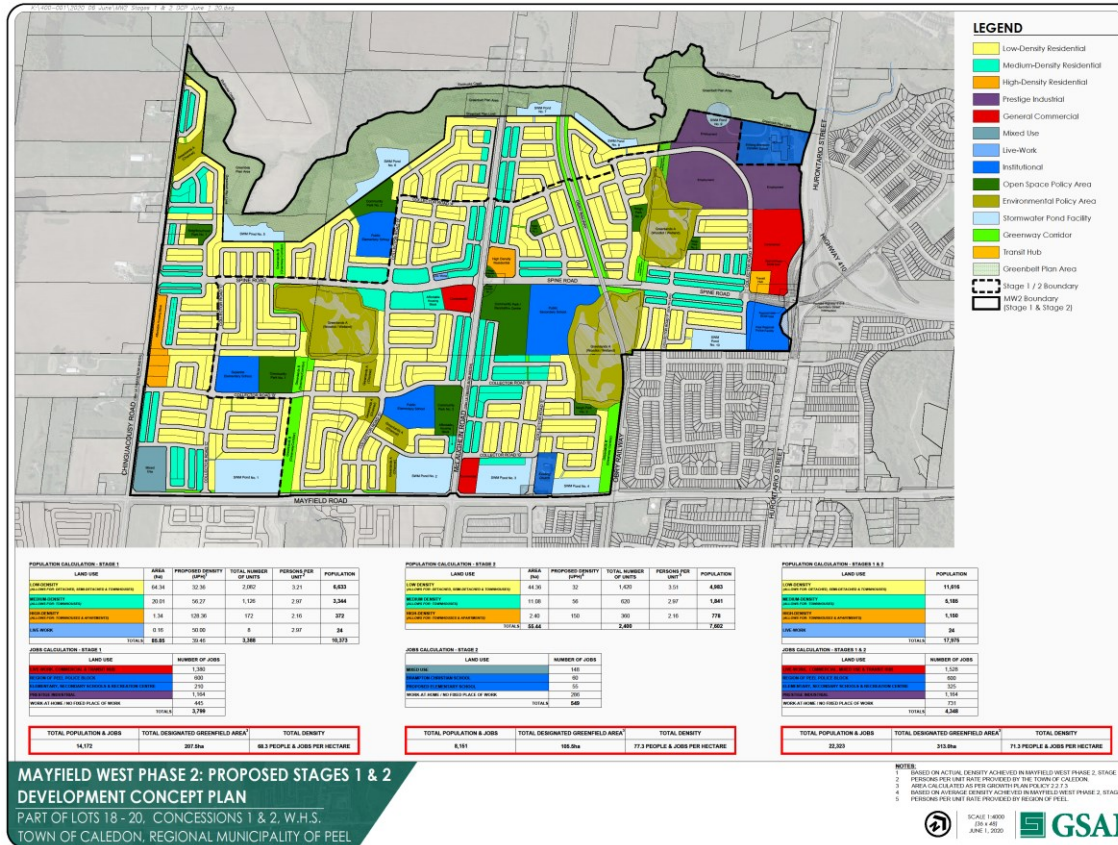


Mayfield West

Current population: est. - 11,000
 Future Population: 2021 - 18,179
 2031 - 26,744



Mayfield West – MZO Phase 2 Stage 2

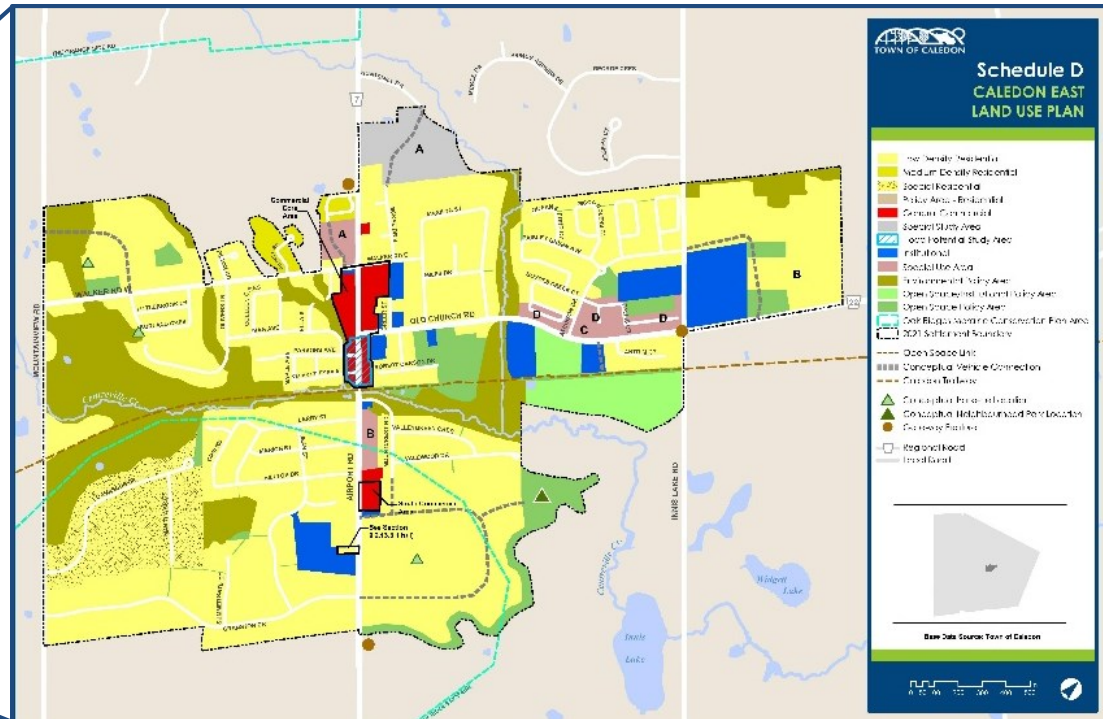


Caledon East

Current population: est. - 4,300

Future Population: 2021 - 8,412

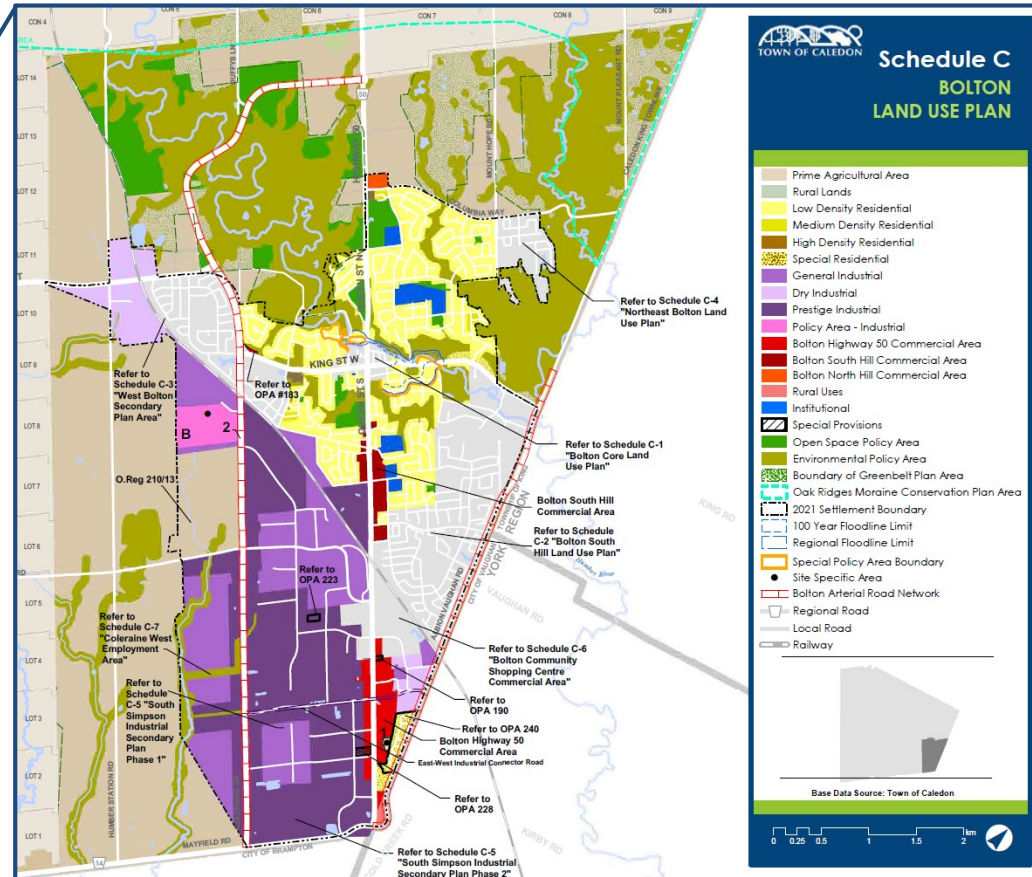
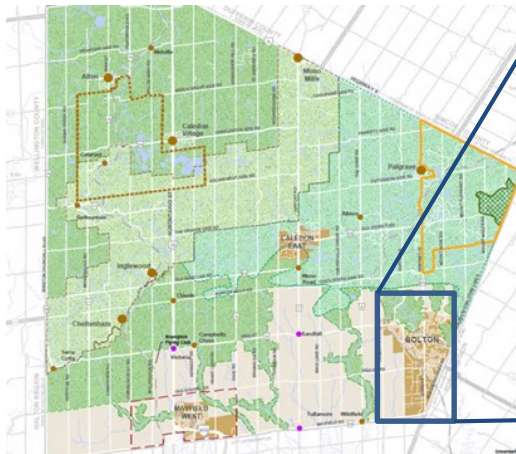
2031 - 8,412



South Albion - Bolton

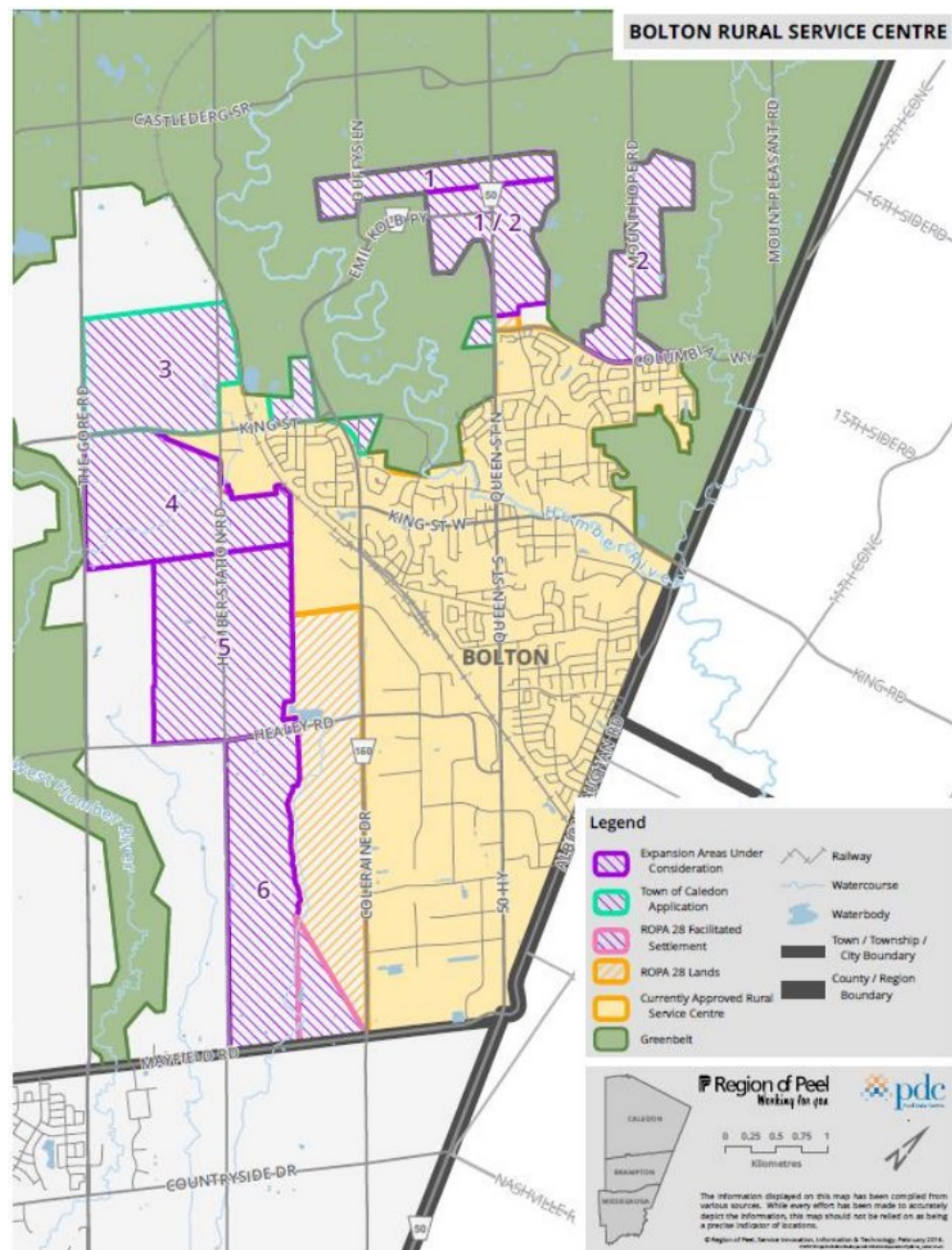
Current Population: est. – 29,000

Proposed Population: 2021 - 28,234
2031 - 39,898



Bolton Residential Expansion Study

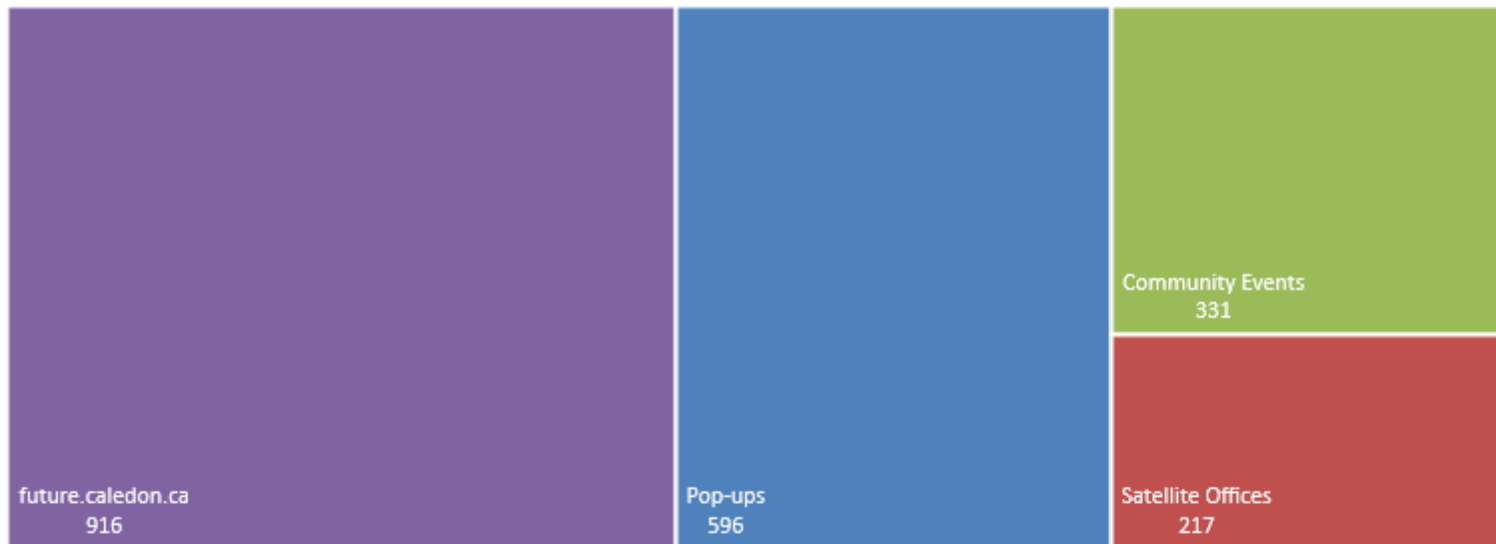
Proposed to 2031:
10,300 residents
2,500 jobs



“What we have heard?”

Over 2000 conversations and 170
inquires/meetings & submissions

Community Engagement (Dec 2019 to March 2020)



What did we hear?

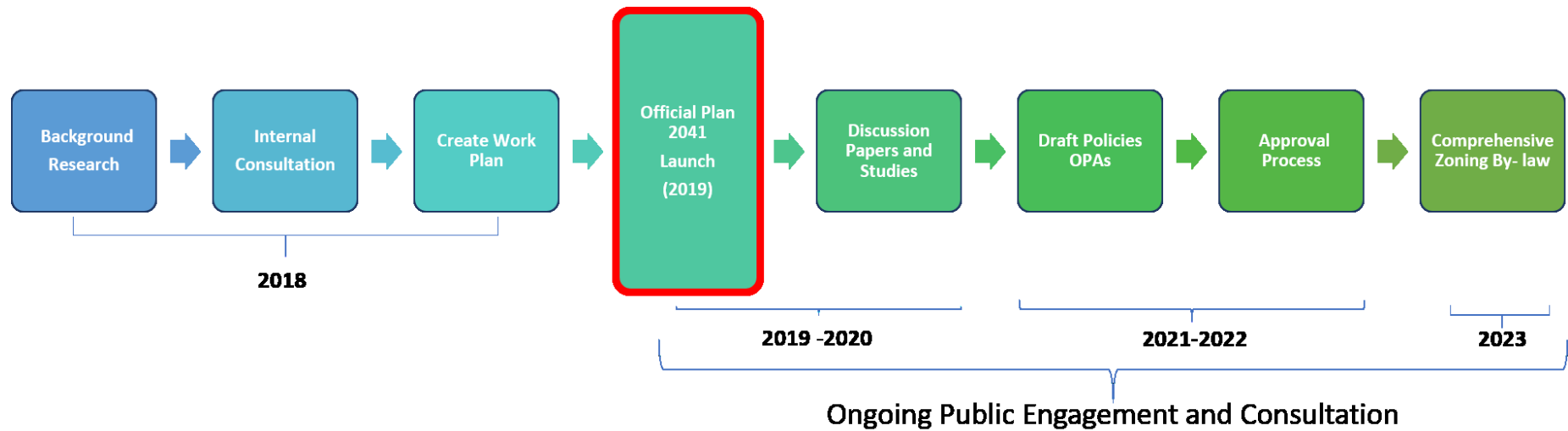
- **Agriculture & Tourism**
- Loss of Agricultural Land – Farming is changing? What are we doing to protect what we have left? Or provide opportunities
- Urban vs rural
- Encourage Agri-tourism
- How do you balance traffic due to increased tourism?
- **Goods Movement & Transportation/Engineering**
- Illegal Trucking, Truck parking & storage areas
- Status of Brampton Airport & GTA West Corridor ?
- Provide Transit
- Connection north/south to Hwy 9
- Create Traffic Calming
- Establish haul routes for aggregate
- **Employment**
- Protect existing businesses
- Build when infrastructure is available
- Create an Eco Business Park,
- University/College campus/Hospital
- We need high end/diverse employment & jobs
- Need to support remote workers
- **Broadband – Broadband – Broadband**

What did we hear?

- **Bolton**
- Bolton needs more people and jobs
- Need mixed use on Queen Street
- Showcase Humber River – need attraction or draw to Bolton – need a vision for Bolton
- **Environment**
- Protect the beauty of the community and environment
- Wildfires/Flooding/ Climate Change impacts
- **Community Character**
- Maintain character of existing communities
- Keep small Town feel
- Maintain character of villages
- More second dwellings
- Build up Caledon Village
- Schools Over Crowded
- Fix Zoning – need new standards (parking, etc)
- **Housing**
- Provide for more Affordable housing
- Not enough rental housing
- Provide for more senior housing options

“Where are we at?”

Building Our Work Plan



	Purpose	Status	Consultant
Age-Friendly Planning Study (Town Lead: Marisa Williams)	To develop age-friendly draft OP policies relating to housing, public spaces and built environment	Completed: 2017	WSP Consulting
Caledon Housing Study (Town Lead: Marisa Williams)	Provide detail demographic, demand and supply analysis of Caledon's housing continuum and recommend draft OP policies	Completed: 2017	SHS Consulting
Bolton Queen Street Corridor Study (Town Lead: Kyle Munro)	Examined land use and design directions to promote active transportation and connectivity; identified future land uses for the Queen Street/Highway 50 Bolton Corridor	Completed: 2019	Dillon
Palgrave Estate Residential Community Policy Review (Town Lead: Margherita Cosentino)	This policy review considered environmental constraints, servicing policies and broader community planning concerns	Completed: 2019	WSP Consulting
Preservation of Rural Character and Infill Study (Town Lead: Margherita Cosentino)	Examined policy direction to permit appropriate infill of the Town's villages, hamlets and Caledon East	Completed: 2019	MBTW-Wai
Climate Change Focus Area - Land-use and Climate Change Discussion Paper (Town Lead: Margherita Cosentino)	This study examines Climate Change policy directions for each land use	Start date: Q3 2019 Status: Second Draft Report review Next Steps: Survey to be posted on Future Caledon Completion date: Q4 2020	Prime Strategies Planning SSG

	Purpose	Status	Consultant
Aggregate Rehabilitation Plan (RMP) (Town Lead: Ohi Izirein)	This work includes a plan that integrates the rehabilitation requirements of all the contiguous pits and creates a landscape consisting of compatible land uses and integrated environmental features to promote linkages, recreational and tourism opportunities	Completed: 2020	Dougan and Associates
Archaeological Master Plan (Town Lead: Sally Drummond)	A review of existing OP policies and proposed policy directions for guiding the conservation of archaeological resources	Next Steps: Staff comments provided to consultants and final draft being prepared Completion date: Q4 2020	ASI Consulting
Indigenous Inclusion Protocol (Town Lead: Sally Drummond)	Preparation of a protocol to assist with consultation with Indigenous groups through the planning process	Start Date: June 2020 Next Steps: Meeting with Indigenous Groups Completion date: Q2 2021	Wood Consulting
Bolton Special Policy Area (SPA) Study (Town Lead: Marisa Williams)	A provincially required review of the Town's existing OP policies for the Bolton SPA; the study examined development potential versus flood risk, technical mapping analysis and recommended draft OP and Zoning By-law amendments	Staff awaiting further direction from the Province regarding Ministerial approvals Next Steps: Meeting with Provincial Staff/TRCA September 15 2020	WSP Consulting

	Purpose	Status	Consultant
Intensification Study Update (Town Lead: Bailey Loverock)	This work entails an update to the Intensification Strategy 2015. The Intensification Study identified potential areas and sites for future development, redevelopment and infill within the delineated built up areas. This update provides policy direction to guide the Town in meeting future intensification targets as prescribed by the Region of Peel Official Plan and Provincial Plans and policies	Start Date: May 2020 Next Steps: Consultant to meet with staff to discuss work plan and methodology Completion date: Q3 2021	WSP Consulting
Employment Policy Study (Town Lead: Bailey Loverock)	This study examines trends in employment and institutional uses and to provide policy direction for the new Official Plan	Study start date: May 2020 Next Steps: Consultant working with staff Completion date: Q2 2021	Watson and Associates
Caledon Agricultural Trends Study (Town Lead: Kyle Munro/Ohi Izirein)	This study examines trends in the agriculture sector for the next 30 years (2051). The goal of this study will be to generate background research to support the development of new agriculture land use policy for new Caledon's Official Plan.	Study start date: June 2020 Next Steps: Survey is on Future Caledon and stakeholder consultation Completion date: Q4 2020	Wilton Group
Aggregate Policy Review Study Joint study with the Region (Town Lead: Ohi Izirein)	This is a joint project with the Region of Peel to examine policies relating to Aggregate Resources for the Peel 2041+ and the Town's OPR.	Study start date: Q4 2020 Next Steps: Engage study consultant	

	Purpose	Status	Consultant
Multimodal Transportation Plan Update (Town Lead: Kant Chawla)	This work will update existing policies and to provide direction to formulate policy framework to 2041. This would serve as a technical basis for the review of the transportation and related policy work. It will create updated mapping	Study start date: September 2020 Next Steps: Kick Off meeting with consultant Completion date: Q1 2022	RJ Burnside Consulting
OP Format Services (Town Lead: Ohi Izirein/Marisa Williams)	This work involves designing the appearance of the new OP	Start date: September 2020 Next Steps: Kick off meeting with consultant Completion date: Q2 2022	WSP Consulting
Affordable Housing Strategy (Town Lead: Bailey Loverock)	The Affordable Housing Strategy (the “Strategy”) is a study recommendation from the Caledon Housing Study (2017). This work will form additional specific policy direction for the OP and to highlight the Town’s supportive role in providing affordable housing.	Start date: September 2020 Next Steps: Background research work Completion date: Q2 2021	SHS Consulting/WSP
Urban Design Policy Study (Town Lead: Sarah Parish/Marisa Williams)	To create a new policy section for the OP regarding design directions for rural, transitional and urban areas.	Start date: August 2020 Next Steps: Background research work Completion date: Q2 2021	WSP Consulting

Looking Forward – Creating Our Vision

Draft Future Town Structure

Legend:

- Boundary of Greenbelt Plan Area
- Greenbelt Plan Protected Countryside
- Greenbelt Plan Natural Heritage System
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Lake Simcoe Protection Plan Area
- Settlement Area
- Proposed GTA West Corridor (approx.)
- Provincial Road
- Regional Road
- Local Road
- Railway
- Hiking Trail
- Marked Bike Route
- Paved Multi-use Trail
- Unpaved Multi-use Trail

NOTE:
If necessary, reference should be made to the Town of Caledon Development Approval and Planning Policy Department or the Town Clerk for confirmation of current approved policies.
Information outside of the Town of Caledon is shown for illustrative purposes or to display inter-regional linkages.
Base Data Source: Town of Caledon Greenbelt Plan 2005

0 1.5 3 6 Kilometers

Key Questions

- **Growth**
- Given that we now have the Provincial/Regional growth numbers to 2051, how do you envision the distribution of growth (residential and employment) between urban and rural lands throughout the Town?
- What is the appropriate mix of residential versus employment lands for the Town?

Key Questions

- **Community Character**
- How should the built form look in the urban and rural areas of Caledon — how might it differ between the two?
- How do we continue to balance growth while maintaining the historical character of villages and hamlets?

Key Questions

- **Housing**
- What types of housing forms are appropriate for the Town — and should some be given greater emphasis than others in certain areas?
- Where does affordable housing fit within the Town structure?

Key Questions

- **Employment**
- Taking a longer-term view, what types of employment are most desirable/appropriate for Caledon looking 30 years out?
- What types of enhanced or new employment would be most suitable for the rural areas of Town?

Key Questions

- **Infrastructure – Transportation**
- How should we use the GTA West Corridor infrastructure to the Town's advantage to move people, goods and agricultural products?
- How do we provide options for public transit?

Key Questions

- **Finance**
- What types of financial incentives would Council support to encourage development (both residential and employment) in the Town?
- Should growth “follow the pipes” (i.e. should phasing for growth be based on servicing availability)? Are there other criteria that should be considered?

What is Next?

- Future Workshops/Check In Sessions
 - Project Milestone Updates
 - Speaker Series
- Public Engagement – future.caledon.ca

Open Forum & Closing Remarks

