



# Statutory Public Meeting

Wyndham Holdings Inc. 15728 Airport Road, Caledon East  
February 8<sup>th</sup>, 2022 | 7:00 pm



# Subject Lands

- 15728 Airport Road in Caledon East.
- 0.96 ha (2.4 ac) property located on the west side of Airport Road between Hilltop Drive (north) and Cranston Drive (south).
- Currently occupied by a single-detached dwelling.



# Surrounding Area

- The proposed development fronts onto Airport Road, which is a High Capacity Arterial Road extending the entire length of Caledon through to Toronto Pearson International Airport.
- Airport Road within Caledon East contains a mix of uses including commercial, residential and institutional uses.



Airport Road – future development site looking east across from the subject property.



Foodland Plaza – located to the north of the property on Airport Road.

# Surrounding Area

## North

- 'Foodland' commercial plaza with additional retail and service commercial
- Single-detached dwellings

## East

- Development lands (residential subdivision)

## West

- Single-detached dwellings
- Caledon East Public School

## South

- Single-detached dwellings
- Field belonging to Caledon East Public School



# Development Proposal

- A three (3) storey Seniors Retirement Facility with a total of 127 units which include a mix of unit types and levels of care, including the following:
  - 26 ambulatory care units.
  - 21 memory care units.
  - 80 one (1) and two (2) bedroom independent living units.



# Planning Applications

## Official Plan Amendment

- Property is currently designated *Low Density Residential* within the Town of Caledon Official Plan.
- An amendment is required to redesignate the property to *Institutional* to permit the Seniors Retirement Facility.

## Zoning By-law Amendment

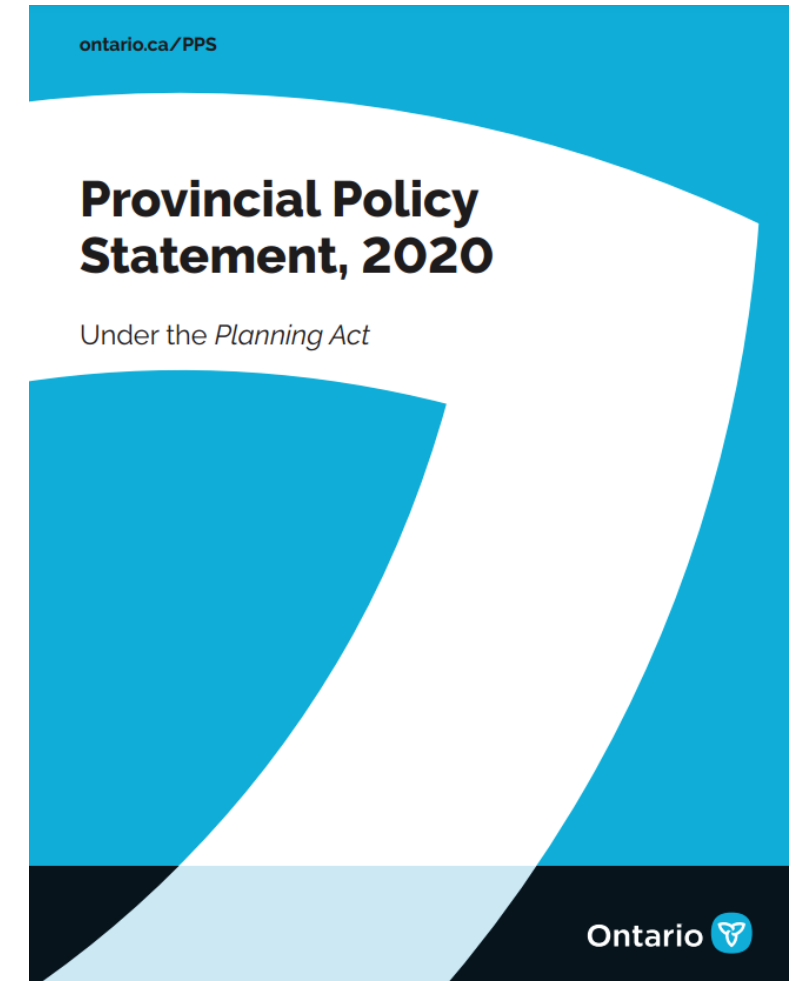
- Property is current zoned *Rural Residential* within Zoning By-law No. 2006-50.
- An amendment is required to rezone the property to *Institutional* with special provisions to permit the Seniors Retirement Facility.

# Relevant Policy Documents

- Provincial
  - Provincial Policy Statement 2020
  - Growth Plan for the Greater Golden Horseshoe 2020
  - Greenbelt Plan 2017
- Municipal
  - Region of Peel Official Plan
  - Town of Caledon Official Plan
  - Caledon East Secondary Plan
  - Town of Caledon Zoning By-law No. 2006-50

# Provincial Policy Statement 2020

- The PPS sets the foundation for policies regulating the development and use of land.
- The policies within the PPS address pertinent province-wide issues, such as building strong and healthy communities, and the wise use and management of land and resources.
- The proposal addresses policies of the PPS as follows:
  - Accommodating an appropriate mix of residential types, including multi-unit housing and housing for older persons.
  - Minimizing land consumption and servicing costs.
  - Optimizing the use of existing servicing.
- The proposal is consistent with the PPS.





# Growth Plan for the Greater Golden Horseshoe 2020

- The Growth Plan provides framework to guide municipal decisions on a variety of current issues such as:
  - Population management and housing supply, land-use planning, infrastructure planning, transportation and resource protection.
- Guiding Principles:
  - Support the achievement of “complete communities” designed to support healthy active living, while meeting the average individual’s daily needs.
  - Prioritize intensification, efficient use of infrastructure, and transit viability.
  - Support a range and mix of housing types to serve all sizes, incomes and ages of households.
- Recognizes the aging population and “need for more age-friendly development that can address their unique needs and circumstances.”
- The proposal conforms to the Growth Plan.



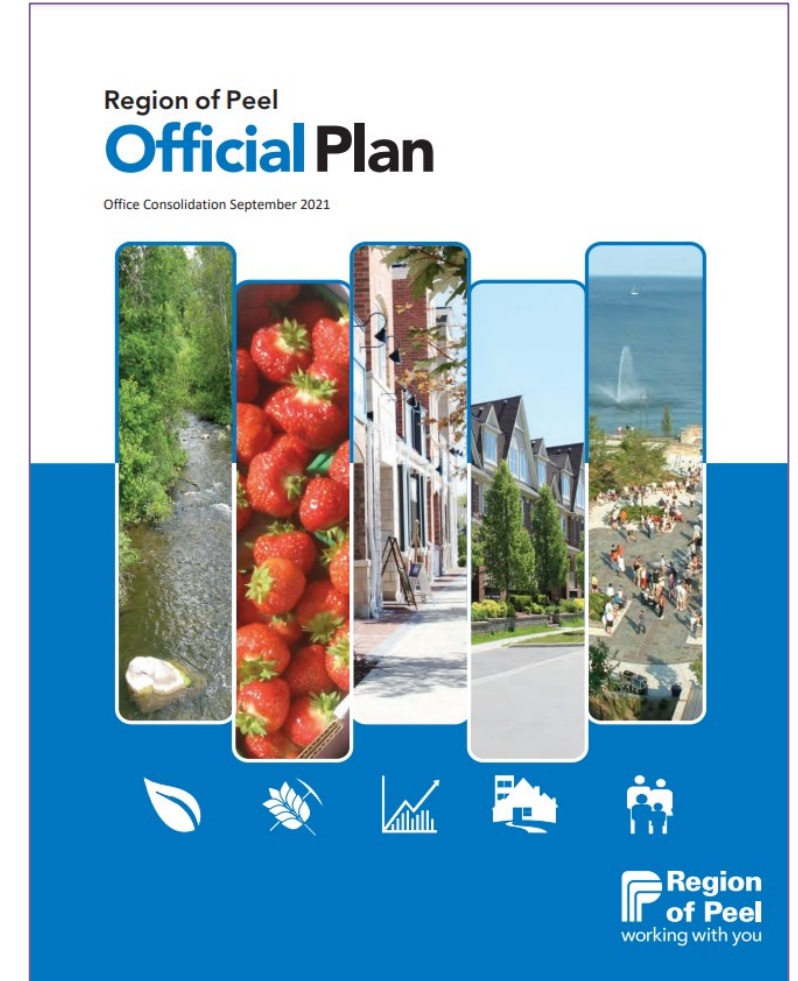
# Greenbelt Plan

- The subject property falls within the ‘Towns/Villages’ designation, where the majority of development is permitted to occur provided that these areas:
  - contain “the largest concentrations of population, employment and development” in the Greenbelt Area.
  - “support and provide significant economic, social and commercial functions to prime agricultural areas and rural lands.”
  - continue to “evolve and grow in keeping with their existing character.”
- The proposal conforms to the Greenbelt Plan.



# Region of Peel Official Plan

- The subject lands are designated 'Rural Service Centre' by the Region of Peel Official Plan.
- Objectives of the 'Rural Service Centre' designation include:
  - 5.4.1.2 To recognize the *integrity* and characteristics of existing communities in Peel.
  - 5.4.1.3 To promote healthy rural communities that collectively contain living, working and recreational opportunities, and respect the natural environment and resources.
  - 5.4.1.4 To maintain and enhance the quality of the Rural System while allowing choices in alternative rural lifestyles.
  - 5.4.1.7 To provide for the needs of *Peel's* changing age structure and allow opportunities for residents to live in their own communities as they age.
- The proposal conforms to the Region of Peel Official Plan.





# Town of Caledon Official Plan

- The subject property is designated 'Low Density Residential' and is within the 'Rural Service Centre' within the Town of Caledon Official Plan.
- The Town of Caledon Official Plan establishes goals and objectives for the growth and management of the Town. Relevant goals include:
  - *Establish a growth pattern that maximizes the overall quality of life of residents.*
  - *Protect and steward ecosystems in the Town.*
  - *Establish a settlement structure that enhances the existing "community of communities", optimizes orderly development and convenient access to services for residents.*
  - *Achieve a mix and range of housing options that meet community needs; and*
  - *Allow development in a manner that optimizes municipal services.*
- Section 5 addressed policies pertaining to 'Rural Service Centres', which establishes that:
  - *5.10.3.23 Adult lifestyle and retirement projects will only be permitted in Rural Service Centres and Villages. Appropriate community, health and social services must be available.*
- Proposal also conforms to Housing policies that encourage a diverse range and mix of housing options in response to changing demographics.

# Caledon East Secondary Plan

- The property is currently zoned 'Low Density Residential' within the Caledon East Secondary Plan, which does not permit a Seniors Retirement Facility. An amendment is required to redesignate the property 'Institutional'
- The proposal satisfies Objectives of Caledon East Secondary Plan including:
  - *Create a compact community that maintains the character of the surrounding rural landscape;*
  - *Make effective use of land, services and facilitate pedestrian and vehicular access;*
  - *Integrate within the community by providing a mix of housing types and encouraging innovative housing;*
  - *Create streetscapes that enhance the character of Caledon East;*
  - *Integrate the commercial and institutional/recreational areas of the community.*
- The proposal also conforms to other policies within the Secondary Plan pertaining to community design, intensification and servicing.

# Town of Caledon Zoning By-law 2006-50

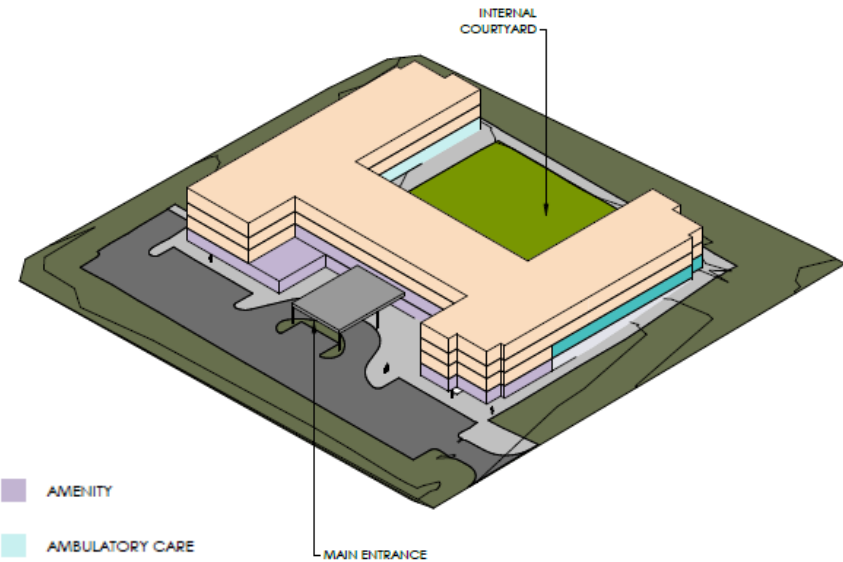
- The property is currently zoned 'Rural Residential' (RR) Zone, which does not permit Seniors Retirement Facility. An amendment is required to rezone the property to 'Institutional' (I) Zone, with site specific special provision to allow the retirement home as proposed.
- The proposal meets the Zoning By-law definition for a "Seniors Retirement Facility" as follows:  
*"**Seniors Retirement Facility** means a facility providing accommodation primarily for persons or couples where each private unit has a separate entrance from a common hall. Food and lodgings are provided, common lounges, recreation rooms and light care facilities may also be provided."*
- The 'Institutional' Zone has been identified as the most appropriate zone for the proposed development. Site specific amendments include the following:
  - "Seniors Retirement Facility" as a permitted use.
  - A reduction in parking requirements, as the majority of residents will not drive/own a car.
  - An increase to maximum building area and height to facilitate the proposed units.
  - Reduced minimum planting strip width along the west property line.



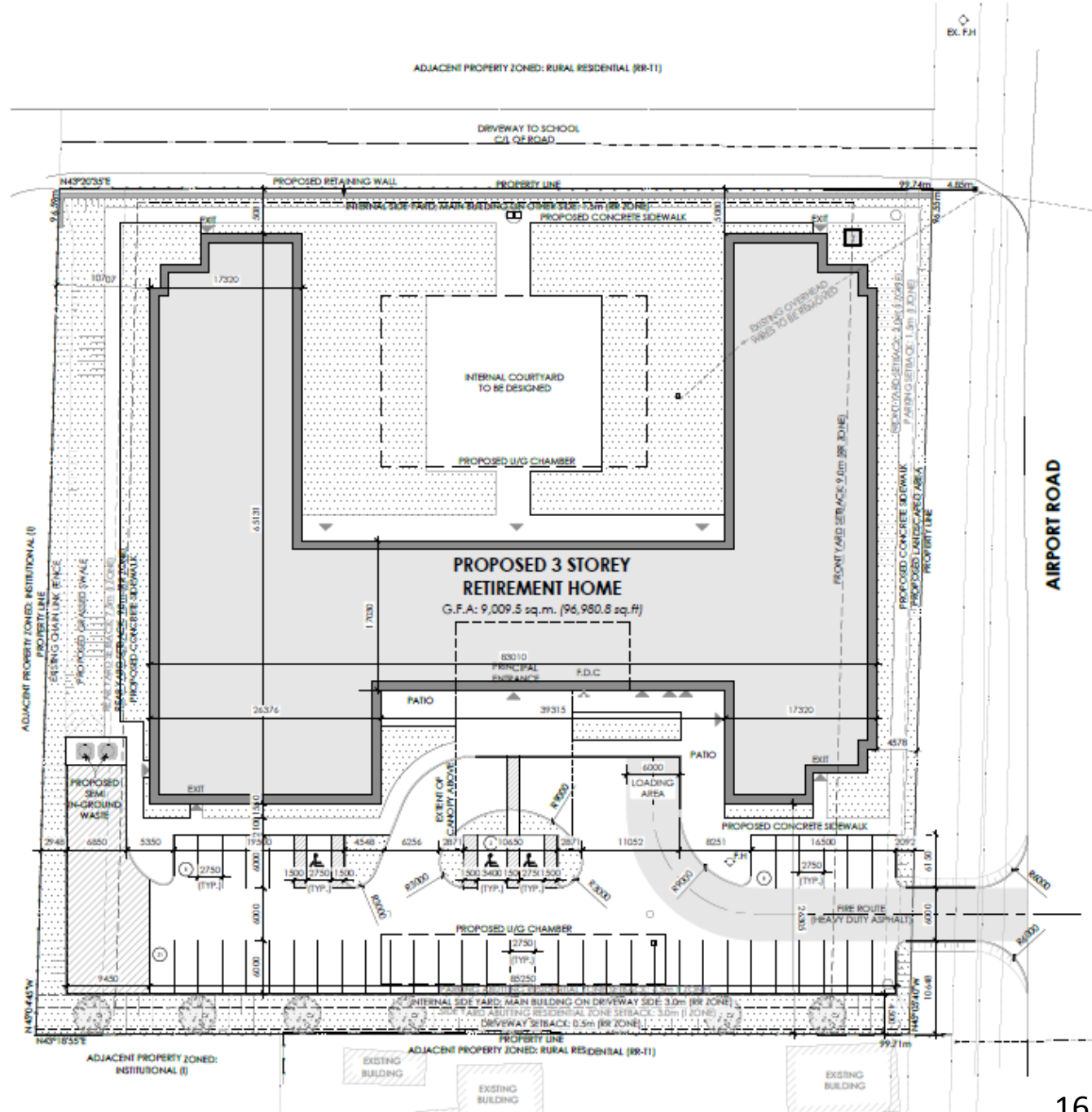
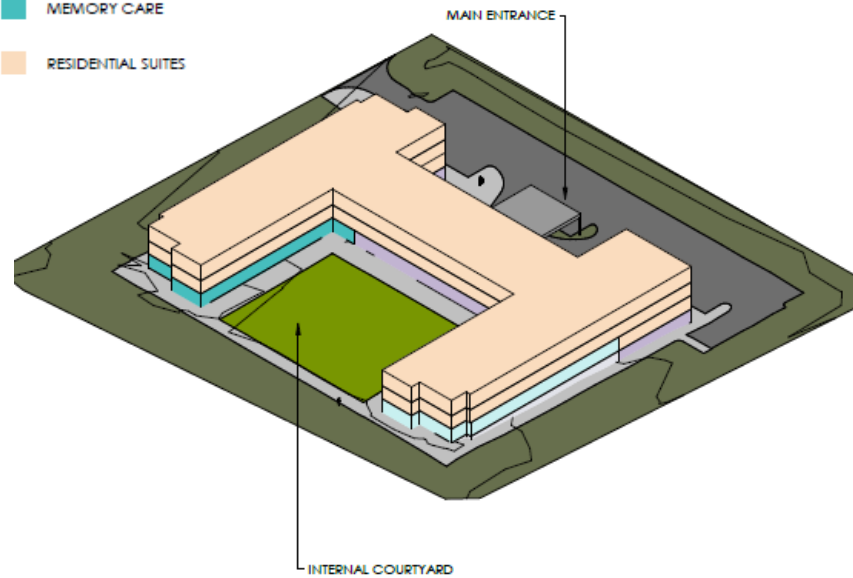
# Technical Reports

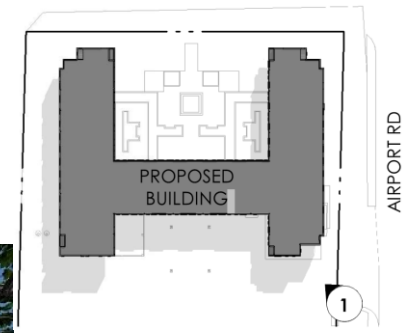
- The following Technical Reports were submitted as part of the application:
  - Planning Justification Report
  - Urban Design Report
  - Hydrogeological Study
  - Geotechnical Report
  - Functional Servicing Report
  - Noise Impact Study
  - Transportation Impact Study
  - Arborist Report
  - Phase 1 Environmental Site Assessment
  - Waste Management Report
  - Healthy Development Assessment
  - Business Plan

# Site Plan



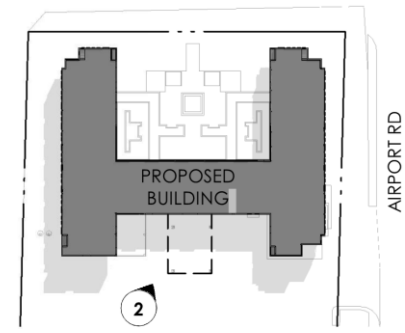
- AMENITY
- AMBULATORY CARE
- MEMORY CARE
- RESIDENTIAL SUITES





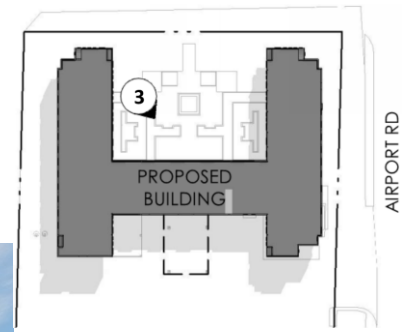
**Conceptual View of Building Approaching Caledon East**





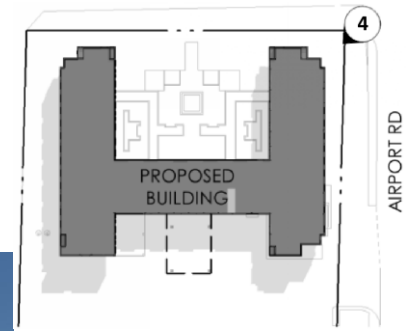
**Conceptual View of Building Entry**





**Conceptual View of Internal Courtyard**





**Conceptual View of Building Leaving Caledon East**



# Contacts

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