



CALEDON'S GROWTH CONCEPT

Planning and Development Committee

June 21, 2022

Town/Peel Official Plan Review Status Update



- The Peel Municipal Comprehensive Review, concluded on April 28, with Regional Council adoption of a new Peel 2051 Official Plan
- Caledon's Growth concept more closely aligns with the final Peel Settlement Area Boundary Expansion (SABE) mapping, with some notable exceptions
- On June 8, Planning and Development Committee directed:
 - Revise the Official Plan work plan to target adoption in early/mid 2023, and,
 - Prepare a 'Made in Caledon' growth concept for Council's consideration, and if endorsed by Council, submit to the Minister of Municipal Affairs and Housing as input to the review/approval of the Peel 2051 Official Plan
- Staff has prepared 'Caledon's Growth Concept'

Caledon's Growth Allocation



2021 Population	2051 Population	2021-51 Growth	Community Area Land Need
80,000	300,000	220,000	2,870 ha

2021 Employment	2051 Employment	2021-51 Growth	Employment Area Land Need
32,000	125,000	93,000	1,530 ha

- The Peel 2051 Land Needs Assessment (LNA) has determined that there is a need for 2,870 ha of Community Area land and 1,530 ha of Employment Area land through settlement boundary expansion, required in the Town of Caledon
- Caledon staff accepts the conclusions of the Peel LNA

Key Provincial Policy Direction



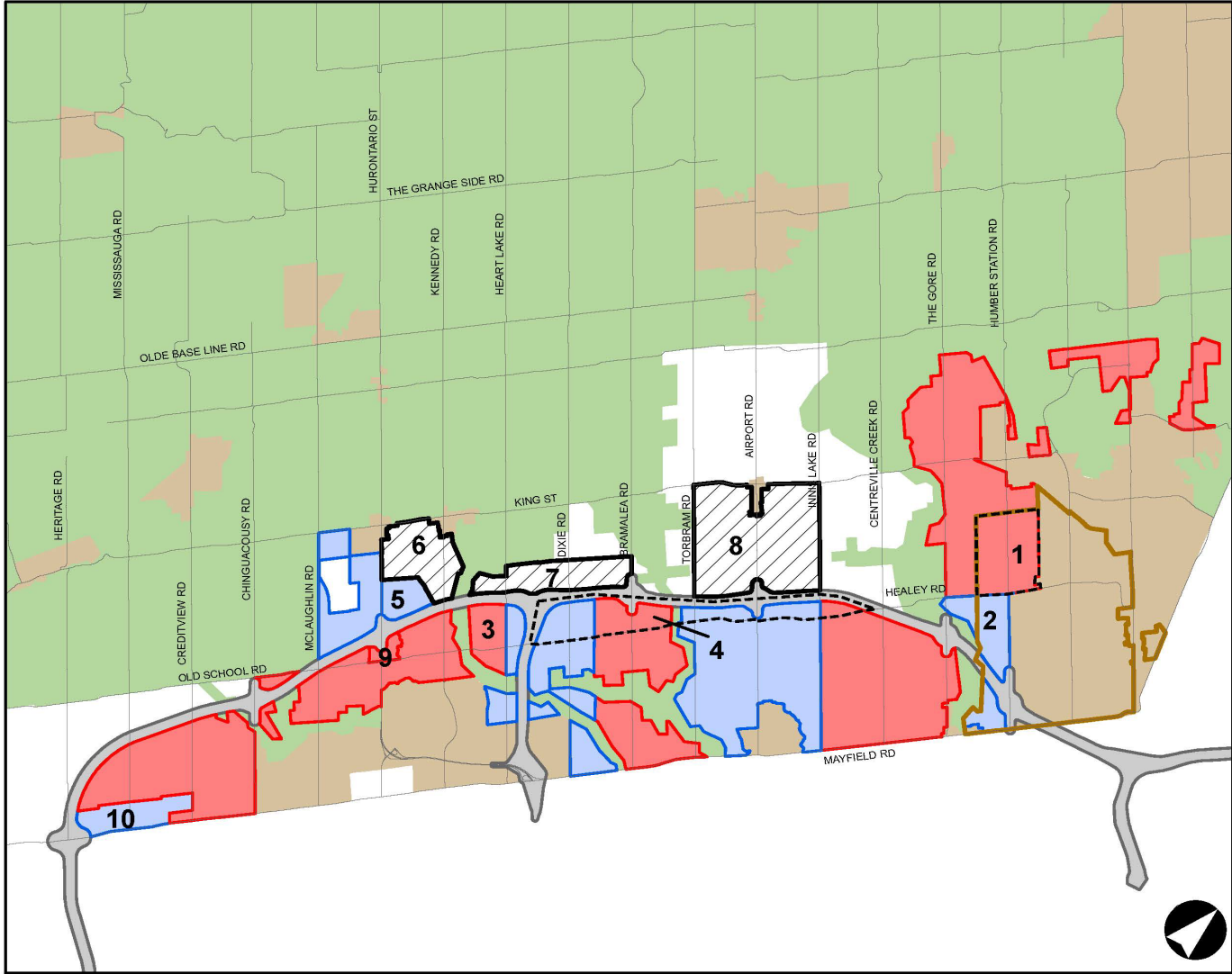
- Planning for Employment Areas
- Provincially Significant Employment Zones
- Planned Infrastructure Corridors
- Future Strategic Employment Reserves

Caledon's Growth Concept



- **Community Areas:**
 - Builds upon the existing community structure of Bolton and Mayfield West
 - Focuses population and some employment growth in proximity to the future Caledon GO station and planned Mayfield West transit hub
- **Employment Areas:**
 - Builds upon existing employment lands in south Bolton, Mayfield West and Tullamore
 - Focuses employment growth in areas with proximity and access to the existing and future highway network
- **Future Strategic Employment Reserves**
 - Ensures lands with good access to the existing and planned highway network are protected for employment uses

Caledon's Growth Concept



Schedule A

Caledon's Growth Concept Map
Town of Caledon,
Regional Municipality of Peel

Legend

- Community Area
- Employment Area
- Future Strategic Employment Reserve
- GTA West Preferred Route
- Existing Settlement Areas
- Greenbelt
- Provincially Significant Employment Zone

Key Map

Date: June 21, 2022

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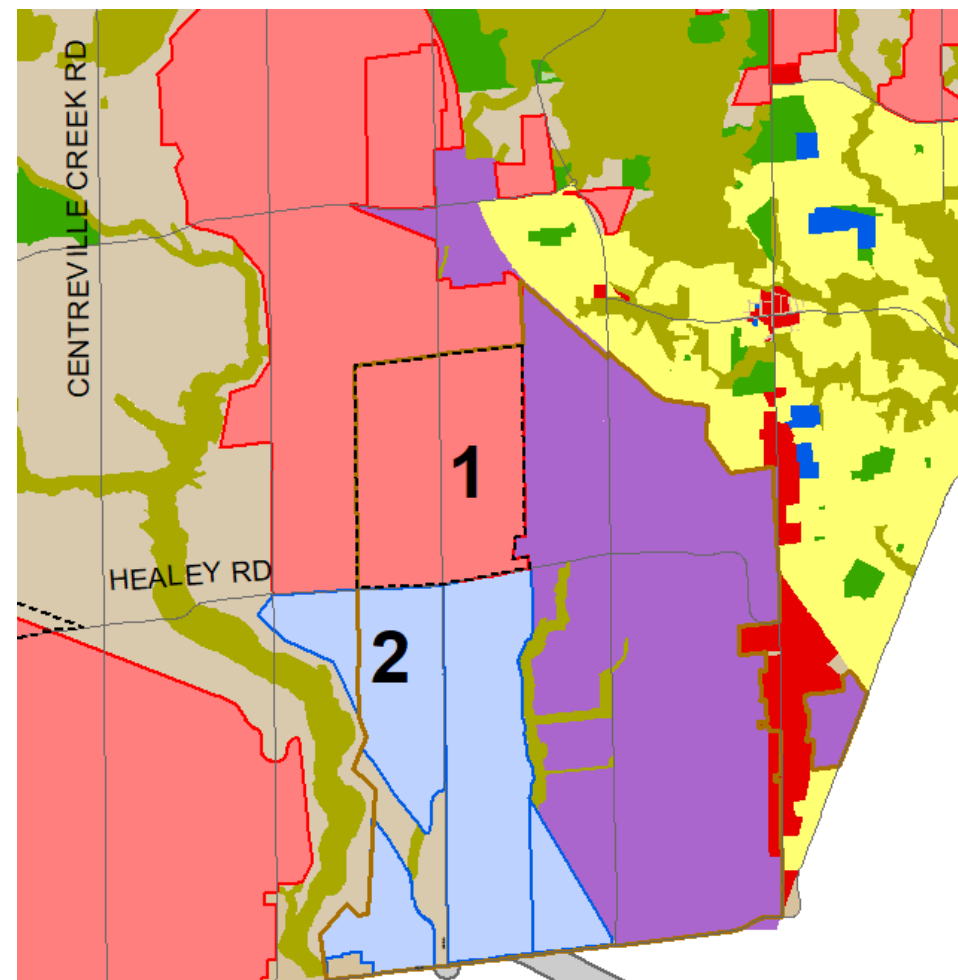
Key Changes - Bolton

Area 1

- Appropriate for a mixed-use area to bring a critical mass to support the GO Station
- Potential for a Knowledge/Innovation Area along the Knowledge/Innovation corridor connecting the GO Station to Highway 413
- An Employment Area designation limits the options for the area, a Community Area can target the area for significant employment use as intended by the PSEZ identification, while permitting a broader range of uses

Area 2

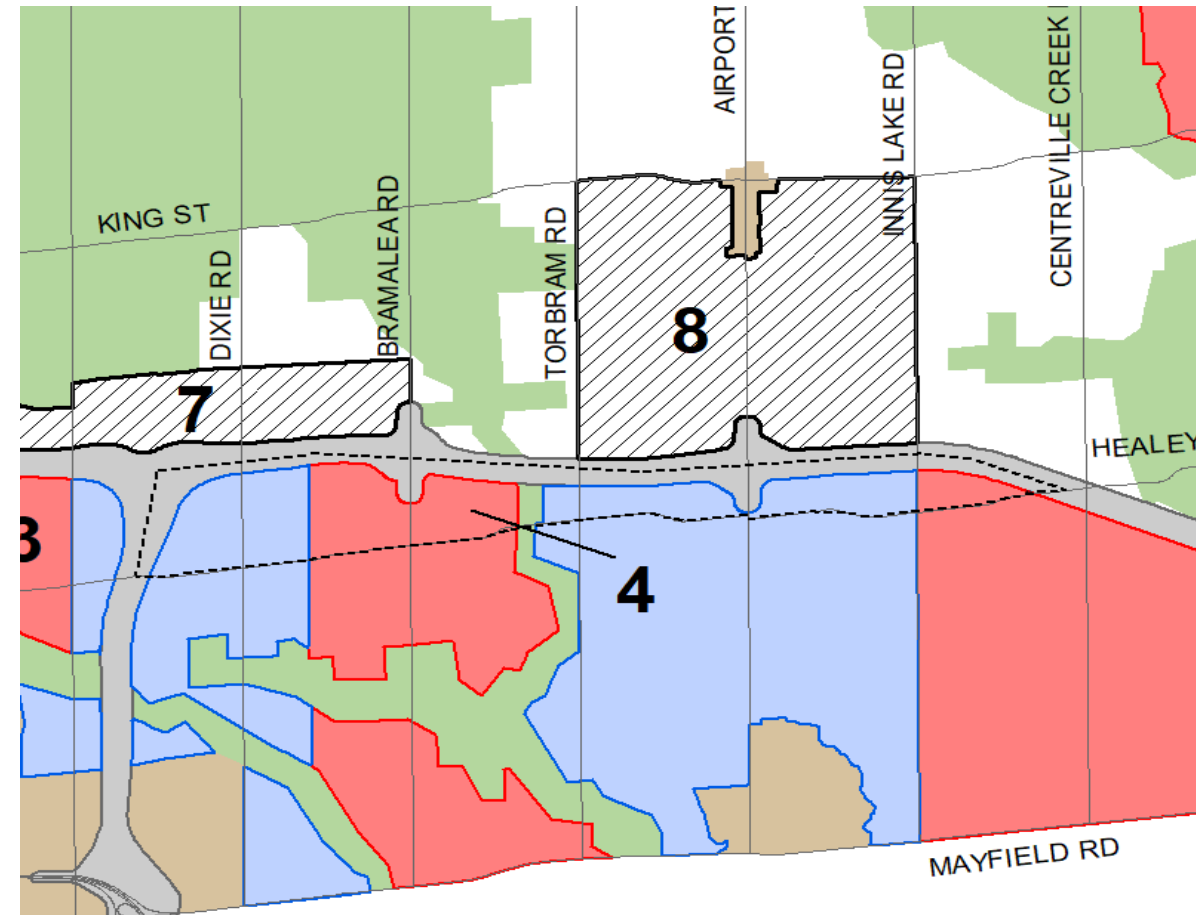
- Proximity to future Highway 413, including a proposed interchange, make it appropriate for employment uses.
- Area can be developed as part of an overall employment land block together with the Option 6 lands



Key Changes – Highway 413

Area 4

- Between Old School Road and the alignment of the planned future Highway 413
- Proposed alignment of the highway provides a logical urban boundary, due to its location and east-west orientation
- The Highway 413 alignment as the urban boundary is accepted by Peel in other locations of the SABE
- Avoiding isolated rural lands between the highway and the urban boundary



Key Changes

– North of Highway 413/West Caledon

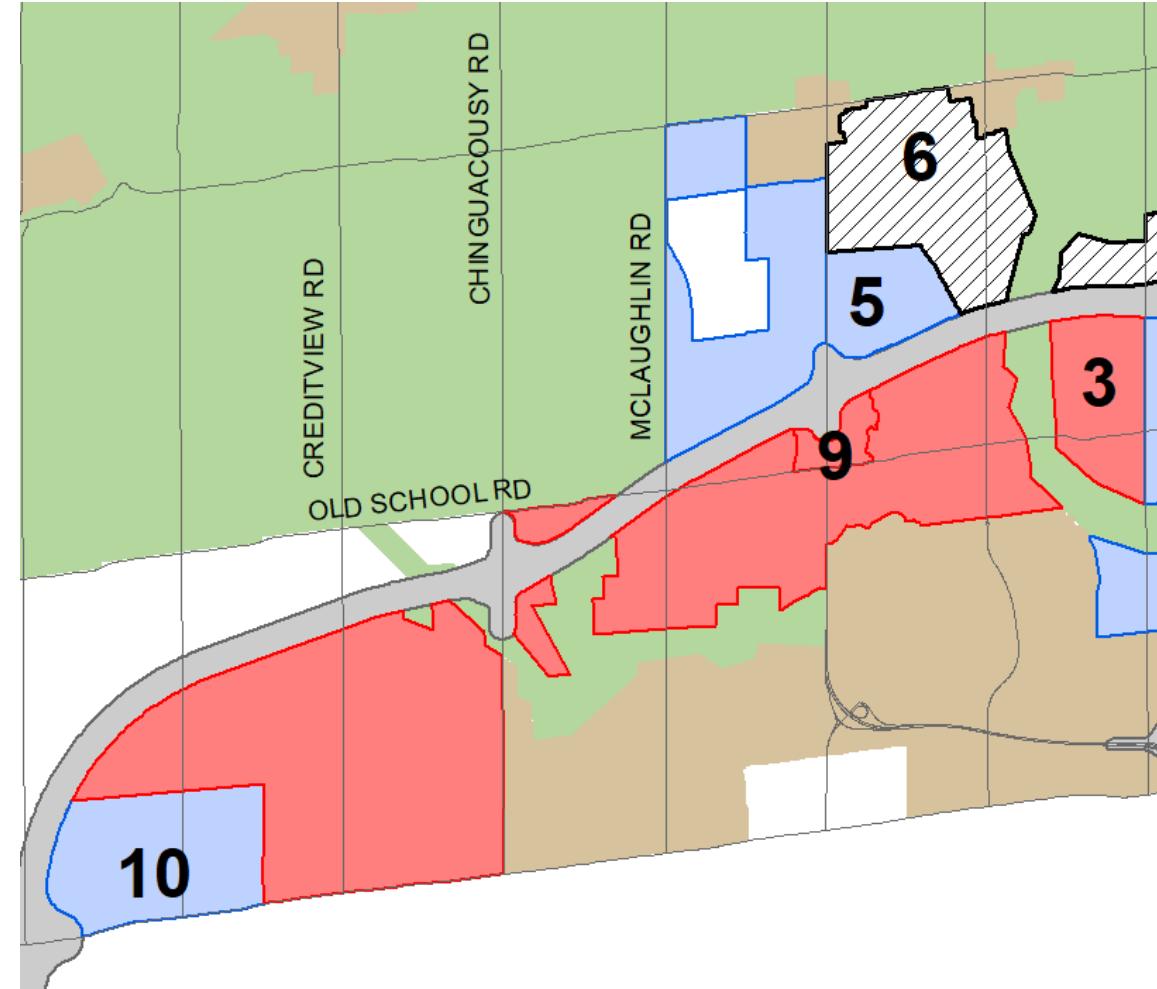


Area 5/6

- The Town had recognized this area's long-term importance for employment uses by previously identifying it as Future Strategic Employment Reserve
- With a portion of the PSEZ in Bolton recommended as Community Area, Area 5 can be designated Employment Area, with Area 6 remaining as FSER

Area 10

- The Employment Area in this location has been enlarged to create a larger employment block, with proximity to the Highway 413 interchange at Mayfield Road



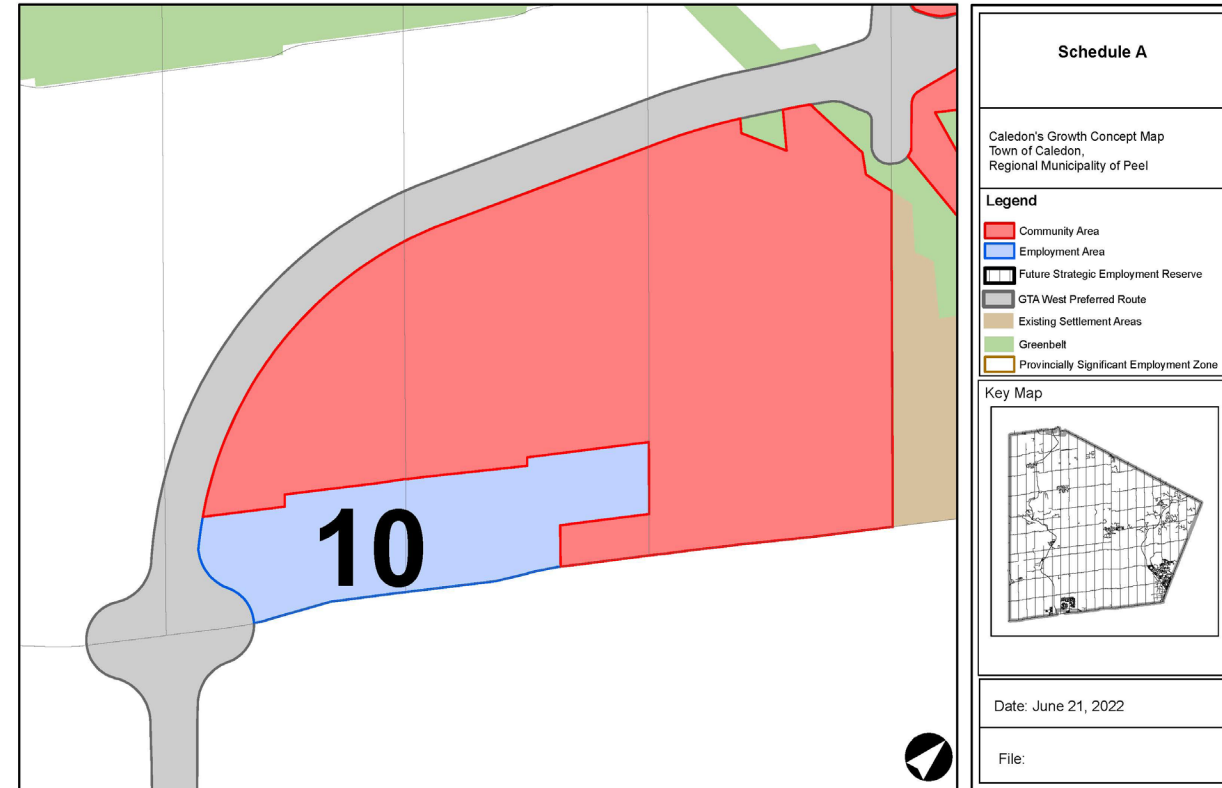
Key Changes

– North of Highway 413/West Caledon



Refined Area 10

- Maintains Town's 2051 employment land supply
- Recognizes location of Alloo public school and maintains Community Area in that location
- Recognizes Mayfield Road as a goods movement corridor
- Maintains Community Area permitting retail/commercial uses on the Mayfield Road frontage



Key Changes

– Future Strategic Employment

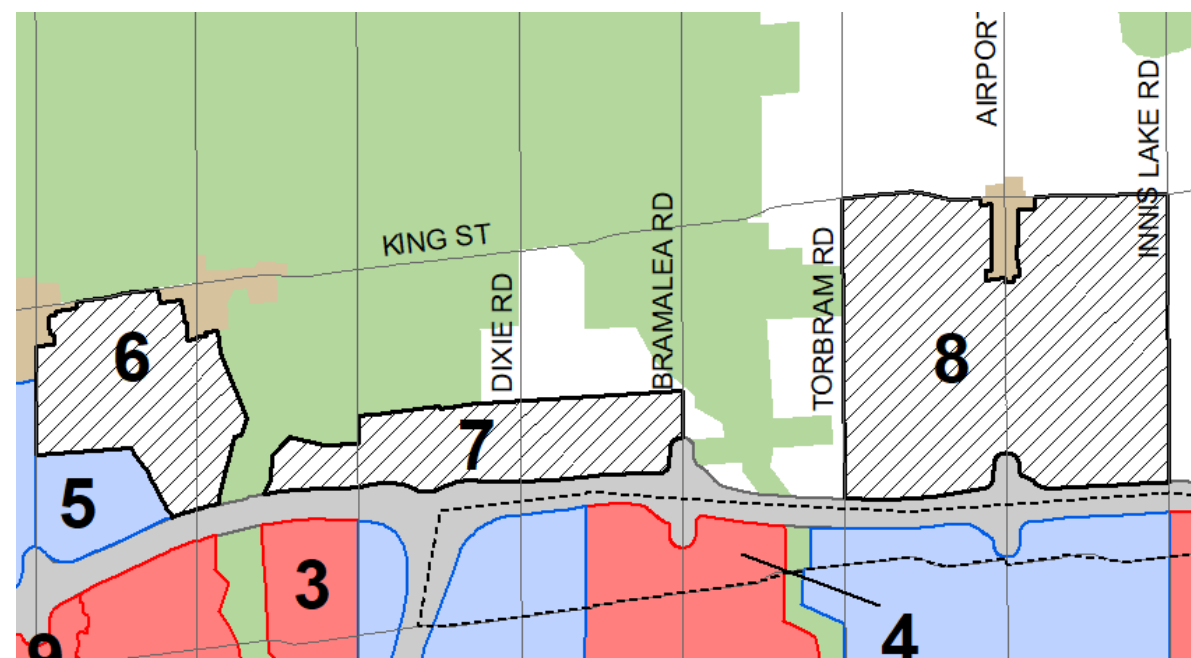


Area 7

- To ensure Caledon's Growth Concept respects the Peel 2051 Land Needs Assessment, these areas cannot be justified as Employment Area to 2051, recommended as FSER

Area 8

- Peel 2051 includes area on either side of Airport Road as FSER, with the potential for an urban expansion to accommodate additional Dry Industrial uses based on a future Town study
- Caledon's Growth Concept delineates more precise boundaries extending to Torbram Road and Innis Lake Road, to identify a clearly defined area that can be the area subject to the future study

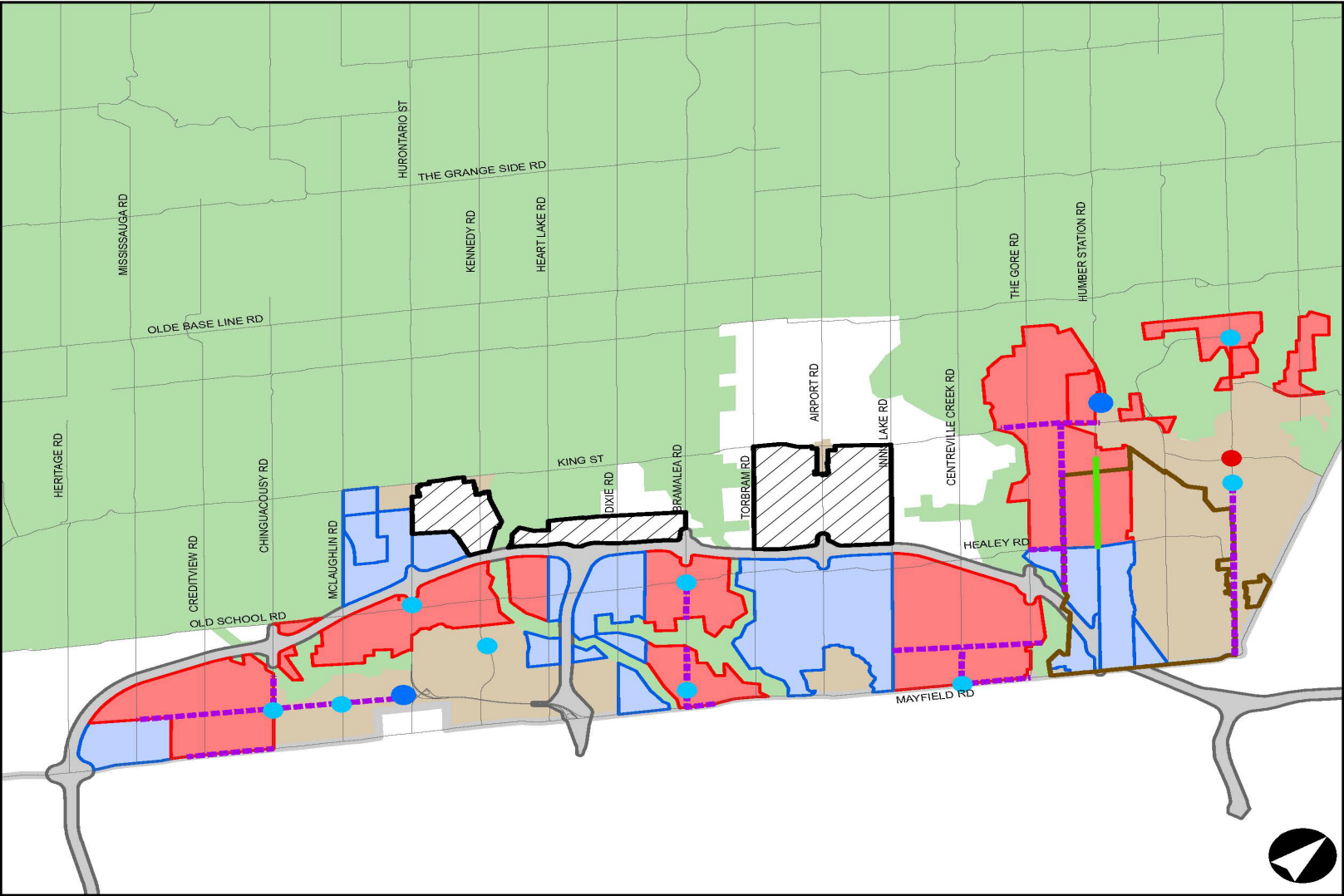


Town Structure



- 'Caledon's Growth Concept' is based around the proposed Town Structure in the Draft Future Caledon Official Plan
- The proposed Town Structure identifies key areas for mixed use, higher density nodes and corridors within established and new neighbourhoods
- The proposed Town Structure will help the Town meet local, Regional, and Provincial objectives, including planning for a range of housing types and densities, intensification targets, making effective use of existing infrastructure, planning transit-oriented communities, etc.
- The proposed change to Area 9 on 'Caledon's Growth Concept' is designed to support the proposed Town Structure, and facilitate a mixed-use node at the proposed Hurontario Street interchange with future Highway 413 (i.e. potential Bus Rapid Transit)

Proposed Town Structure



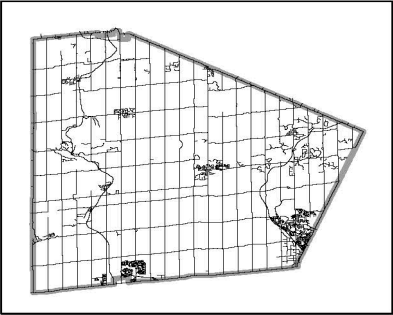
Draft Town Structure

Town of Caledon,
Regional Municipality of Peel

Legend

- Community Area
- Employment Area
- Future Strategic Employment Area
- GTA West Preferred Route
- Greenbelt
- Provincially Significant Employment Zone
- Urban Centre
- Neighbourhood Centre
- Downtown
- Knowledge and Innovation
- Urban Corridor

Key Map



Date: June 14, 2022

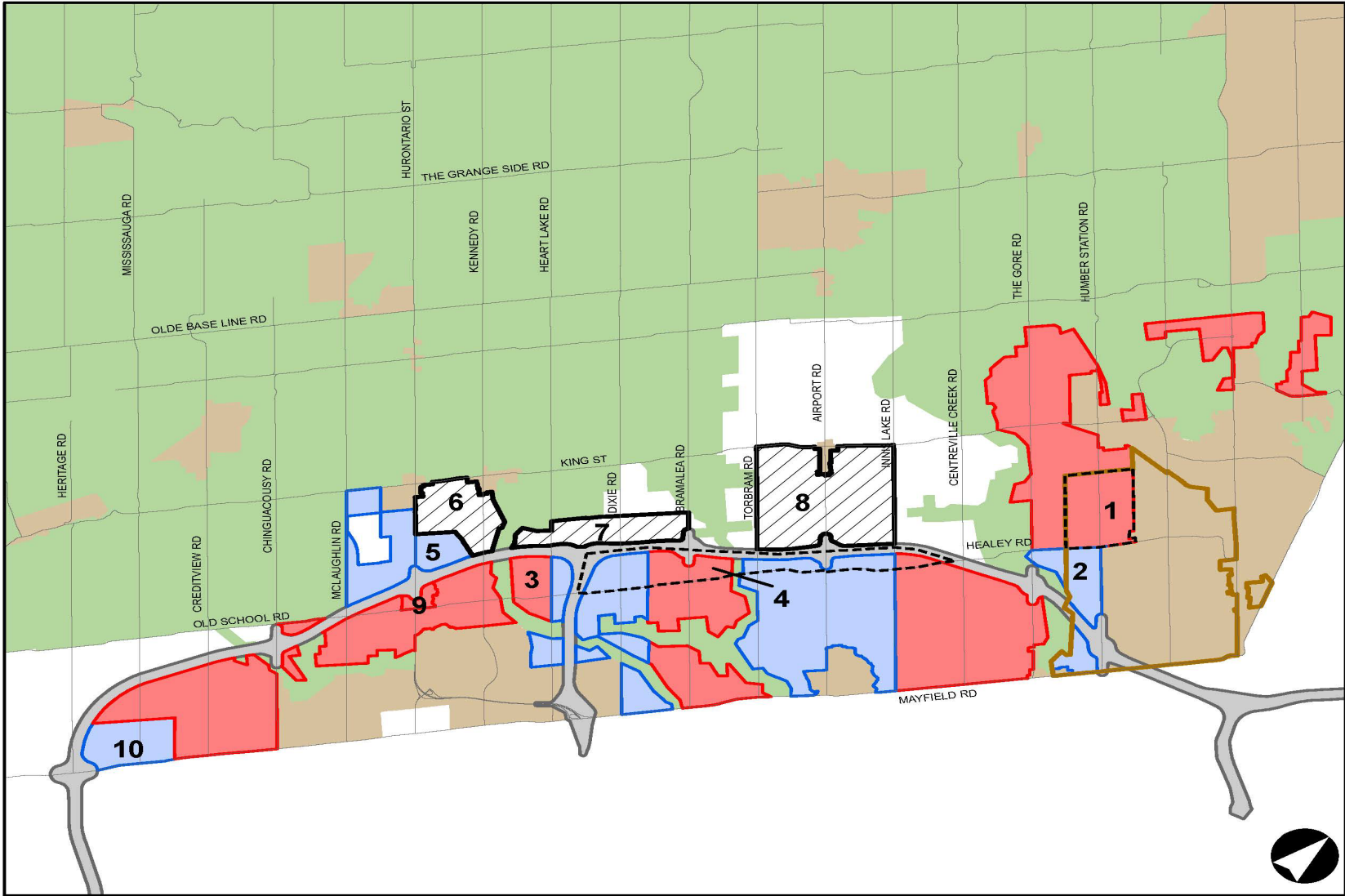
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Summary



- The Caledon Growth Concept proposes changes to Peel 2051 to more closely align with Provincial guidance, and to ensure Caledon plans Caledon
- Not recommending any changes to the land budget noted above based on the conclusions of the Region's 2051 Land Needs Assessment Report
- It is recommended that Council endorse this concept and direct staff to provide it to the Minister for consideration in the review and approval of the Peel 2051 Official Plan
- It is recommended that the Minister of Municipal Affairs and Housing be requested to modify the Peel 2051 Official Plan to reflect Caledon's Growth Concept as shown on Schedule A and outlined in this report

Caledon's Growth Concept



Schedule A

Caledon's Growth Concept Map
Town of Caledon,
Regional Municipality of Peel

Legend

- Community Area
- Employment Area
- Future Strategic Employment Reserve
- GTA West Preferred Route
- Existing Settlement Areas
- Greenbelt
- Provincially Significant Employment Zone

Key Map

Date: June 13, 2022

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