



Housing Pledge

to the Province of Ontario



Planning and Development Committee

February 21, 2023

Housing Pledge

Ontario's Minister of Municipal Affairs and Housing (MMAH) has assigned the Town of Caledon a housing target of 13,000 new homes by 2031.

A Housing Pledge needs to be approved by Council and submitted to the Ministry by Mar 22, 2023.

HOUSING TARGETS

CONSULTATION

FEASIBILITY

TOWN INITIATIVES

RISKS

ASKS

Report Recommendations

1



2



3



4



ENDORSE HOUSING PLEDGE

Show alignment with Province's housing goals

SUBMIT TO MINISTRY

Request support and consultation

SHARE WITH PARTNERS

Municipalities, School Boards, Ministries, BILD, MPP

ADVOCATE ON IMPACTS TO

GREENFIELD GROWTH

Ask for changes to Bill 23 and Planning Act

Consultation to Develop Pledge

Staff consulted with many agencies to develop this pledge

REGION OF PEEL

Region shared their capital projects that may be at risk due to Bill 23 challenges.

PROVINCIAL STAFF

Advised Town staff to include all Town initiatives, creative ideas, challenges, and asks for support in the Pledge.

ROMA - MINISTER

Minister is open to feedback on aspects of Bill 23, definitions of affordable housing, and understands that greenfield growth is challenged.

Staff also consulted School Boards and other Agencies

Housing Target Criteria

- Current development applications under review
 - Number of Units Proposed
 - Status of Applications
 - Is the Development supported by policy?
 - Type of Infrastructure that will be required for the development- Provincial/Regional/Town
 - Are there any critical issues to be resolved?
 - Will approval be given by Town or the Court/Ontario Land Tribunal
 - Town's growth plans
 - Timelines of projects
 - Staffing capacity
 - Can servicing (water/wastewater) be phased?
 - Will Secondary Planning be completed?
-

Caledon's Housing Pledge

13,000 RESIDENTIAL UNITS BY 2031

How does the Town calculate 13,000 new housing units by 2031?

800

Units already approved but have not applied for Building Permits

6,700

Units in active applications that Town is reviewing, and assumes servicing and Regional road improvements to Airport Road and Mayfield Road will be available by 2031

1,900

Units expected to be approved as basement/garden units, etc. (around 200/year)

3,600

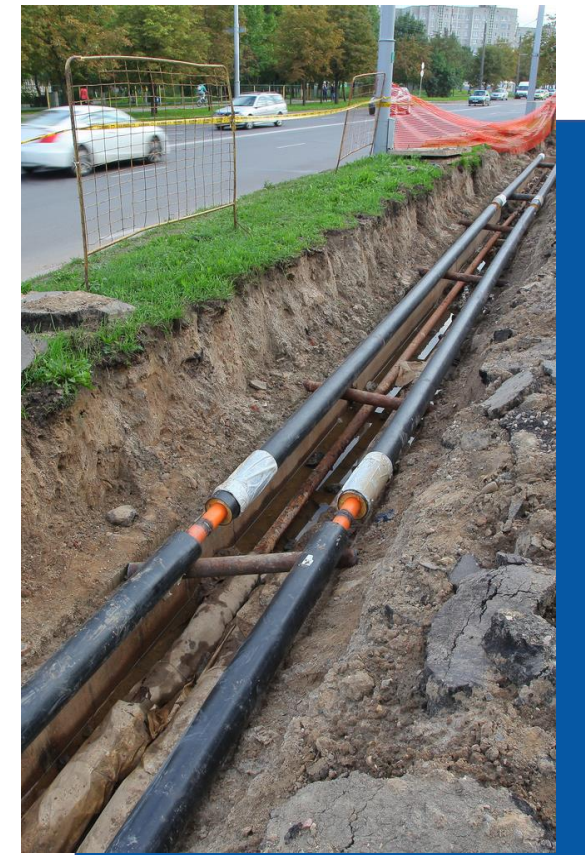
Units in Bolton 2031 Approved Urban Area and the Bolton MTSA, requiring the Caledon-Vaughan GO Rail Service and Regional servicing projects and reconstruction of King Street

Delivering the Housing Pledge

Supports needed by the Town to
achieve the target of 13,000 new
units by 2031

Province indicates support for housing infrastructure to meet targets

Water, Wastewater, Utilities, Roads, Transit



Town is asking for additional supports to serve the new housing

Schools, Parks, Fire Stations, Health Care, Community
Centres



Key Asks

Of the Province for Caledon to deliver its housing targets

- Funding tools for all growth-related infrastructure, public facilities and amenities
- Respect for Caledon's growth phasing plans and secondary planning processes
- Planning Act amendments to advance additional development review efficiencies
- Partnerships with the Town, Region of Peel and Province
- A stop to Ministerial Zoning Orders (MZOs) so Caledon's pledge is not compromised
- Restricting appeals on planning applications that are premature and not supported by the Town

Growth Investments in Caledon

Projects and Initiatives to Support
Caledon's Growth,
Risks and Considerations

Modernization of the development review process

Bill 109 led to many process efficiencies

Electronic Review is in place now

Pre-consultation process is improved

Municipal Modernization Program funding used

Lean- End to End Review of processes is ongoing

Caledon is committed to improved efficiencies in housing approvals

Growth Management Phasing Plan and Fiscal Impact Study

Will be based on the 'Made in Caledon Growth Concept to 2051'

Is strategic, and needs to inform our growth

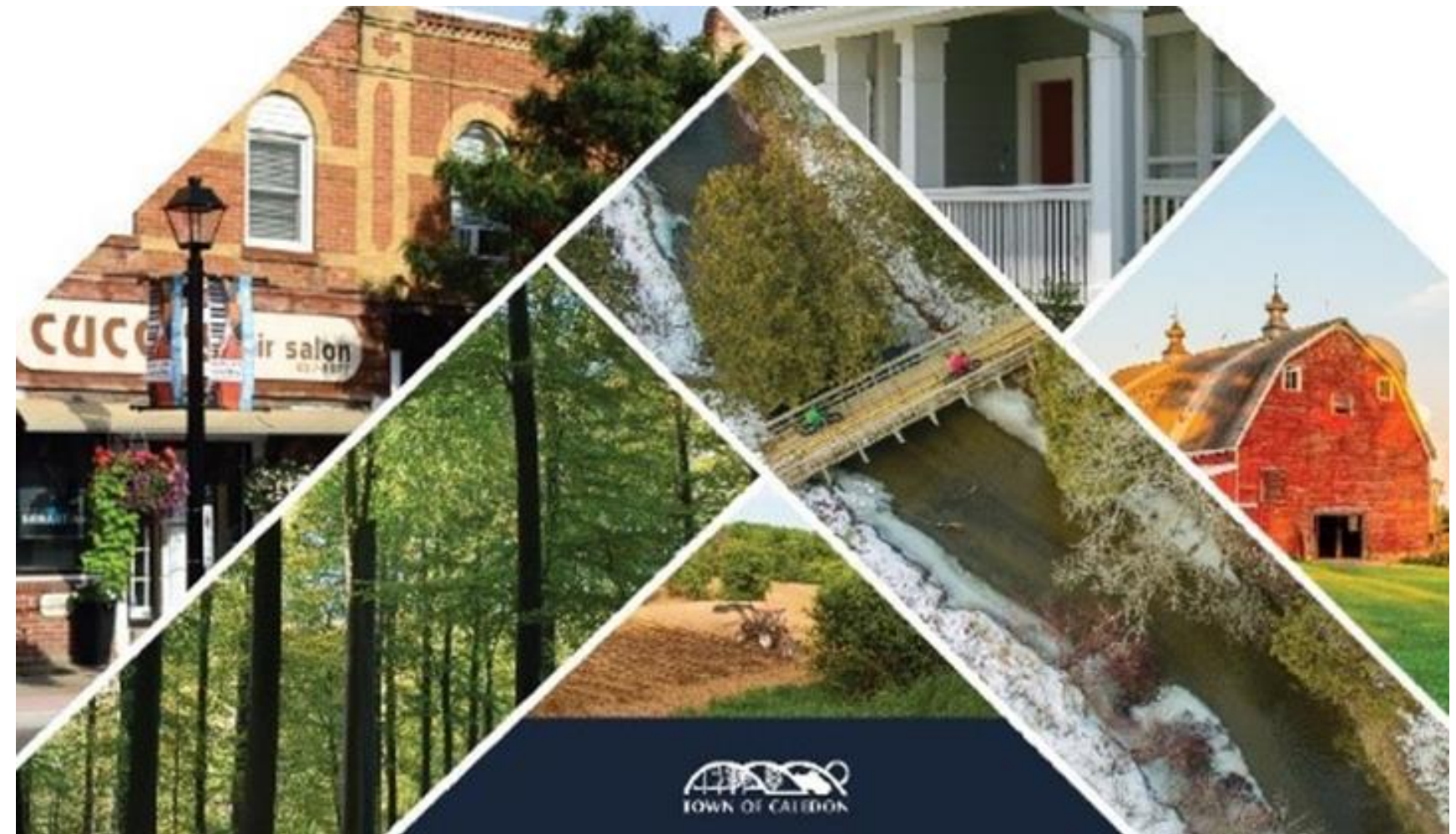
Will include advice on Infrastructure Capacity, servicing and transportation

Will include a Phasing Plan

Caledon is continuing to receive applications outside of settlement areas with no infrastructure or community services.

Official Plan Review

- Will set housing types, tenure, affordability, densities to support targets
- Will advise where Caledon should grow in existing areas and new areas
- Will speed up development



- Many unknowns
- Is planning responsibility of Regions being removed?

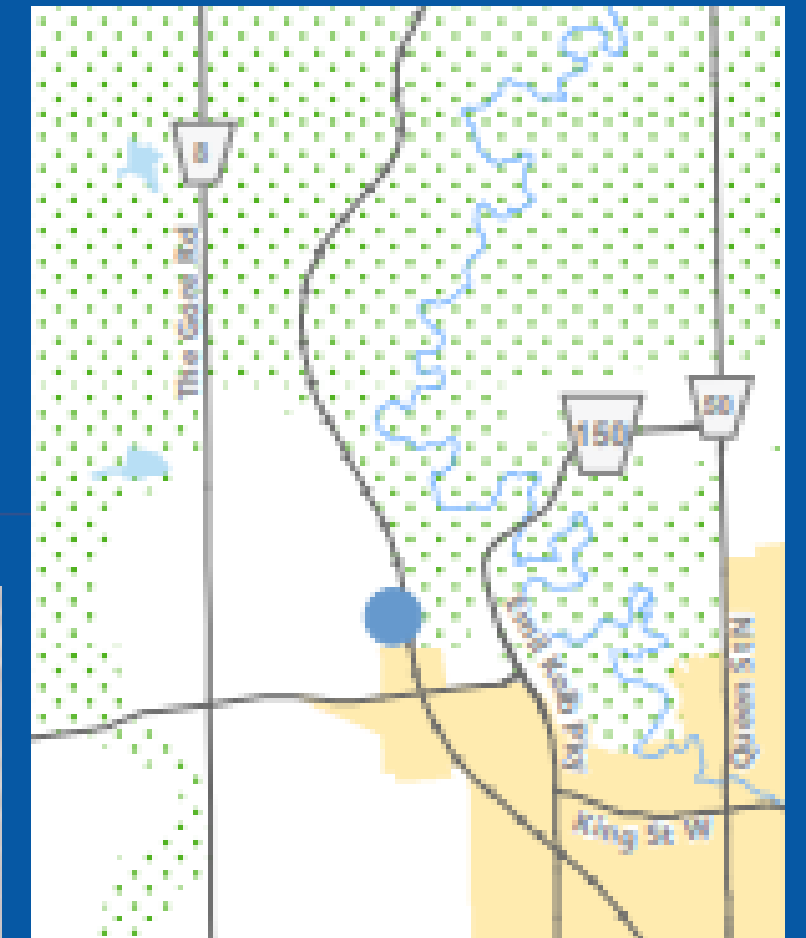
- Is Province appointing a facilitator to review regional governance?
- Is Province integrating the Growth Plan and Provincial Policy Statement?

Planning Required Before Housing in the New Greenfield Area

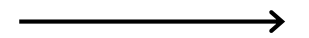
- New Official Plan will need the Town to lead Secondary Plans
- Priority Secondary Plans will be decided to fasten housing supply
- Six existing Bolton Secondary Plans are being merged
- New Secondary Plans for additional growth will be prepared as per 'Bolton Framework Plan'
- Major Transit Station Area planning is required around the Bolton and Mayfield West station areas to allow higher density



SECONDARY PLANNING

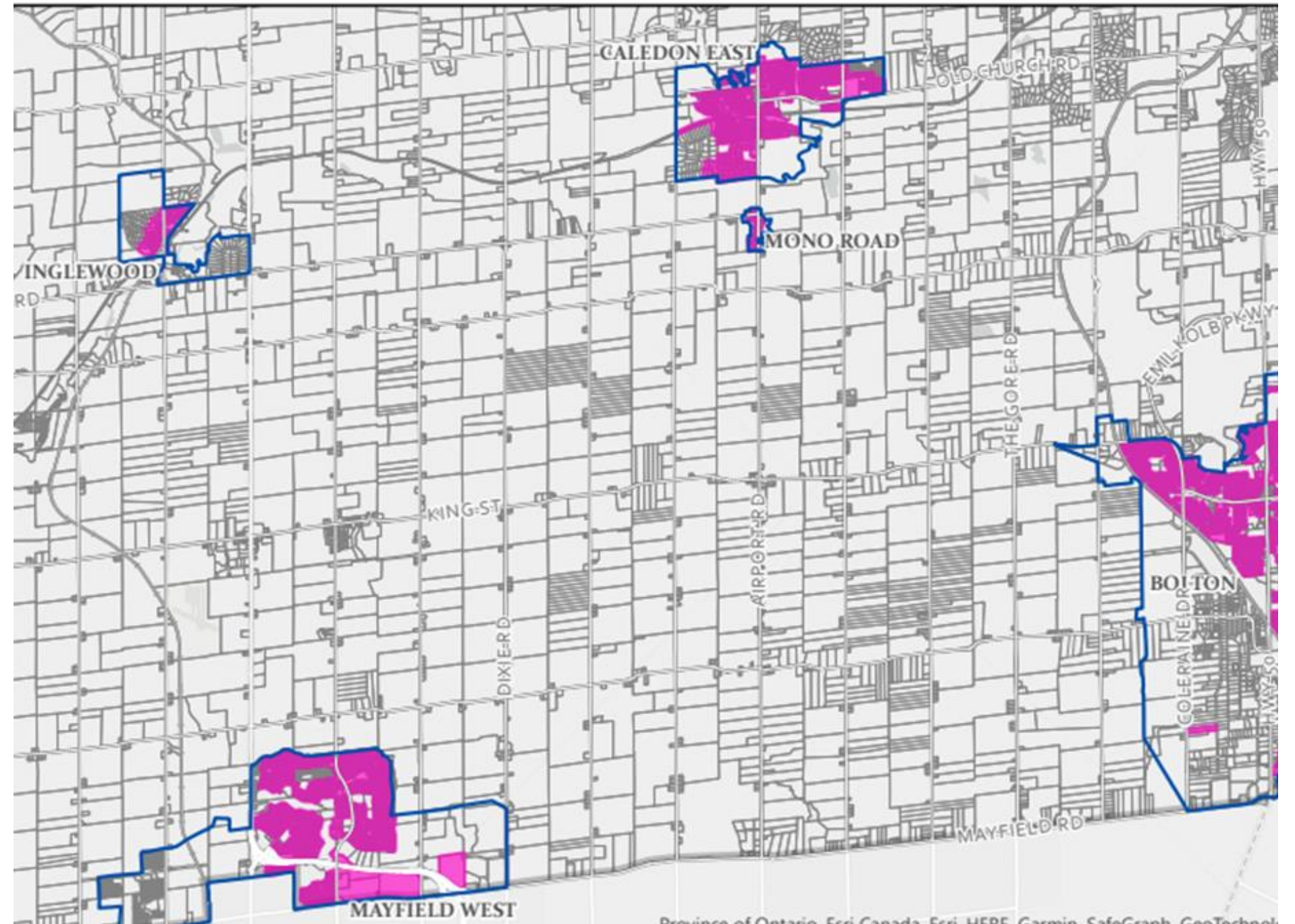


**BOLTON & MAYFIELD W
MTSA PLANNING**



Other Initiatives

- Comprehensive Zoning By-law
- Community Planning Permit Systems
- Gentle Density Strategy
 - 14K properties eligible for additional units (basement/garden suites)
- Caledon Community Builders Roundtable
- Employment Planning
- Economic Development Strategy-urban and village core intensification



**Region of Peel Capital Projects at Risk in Caledon
(Preliminary List)**

Albion-Vaughan
Road Trunk Sewer Sanitary sewer

Kennedy Road
Sanitary Sewer

Pressure Zone
6 Transmission Watermain

West Caledon
Transmission Watermain & Elevated Tank

Mayfield Road
– Hurontario Street to Chinguacousy Road (Mayfield West)

Mayfield Road
– Coleraine Drive to Hwy 50

Mayfield Road
– Mississauga Rd to Winston Churchill Blvd

Mayfield Road
– Heart Lake Road to Hurontario Street

Mayfield Road –
Chinguacousy Rd to Mississauga Rd

Capital Projects – Region of Peel

Region's Bill 23 losses are estimated to be \$2-\$6B
Region is challenged to support housing targets of
three municipalities.

Timing of updates to Regional Master Plans is
uncertain

Region has identified its at-risk projects.

Caledon may need:

- Support from Region to grow in areas where some minimal infrastructure improvements needed.

AND

- Support from Region to grow in new areas as per Caledon's phasing plans, but where significant infrastructure will be needed from the Region.

Caledon's Capital Projects are Impacted by Bill 23

- Caledon's update of all infrastructure servicing plans to 2051 will identify more capital projects needed
- Update to DC Background Study & By-law planned for 2024
- Caledon challenged as its growth is in greenfields, infrastructure is just beginning to be planned
- Municipal Operations are also impacted

Current PPS definition of Affordable Housing

Is income based

- 16% of housing (2021) in Caledon would have been considered affordable under this
- \$610,370 priced housing would have been considered affordable
- This housing could have been purchased by medium income households

Bill 23 Definition of Affordable Housing

is market based

- 20% to 56% of new ownership housing (2021) in Caledon would have been considered affordable
 - \$1,170,229 priced housing would have been considered affordable
 - In reality this housing could have been purchased only by highest income households in Caledon
- Clarity needed on affordable housing definition
 - Suggest reverting to income based definitions

Transit

Essential to Caledon's Plans for Complete Communities
Need to connect Caledon's Core and Villages to Local and
Regional Transportation Infrastructure

Caledon does not have town-wide transit service (3 areas only: Southfields, Tullamore & Bolton)

Transit is provided in partnership with Brampton Transit, private contractor

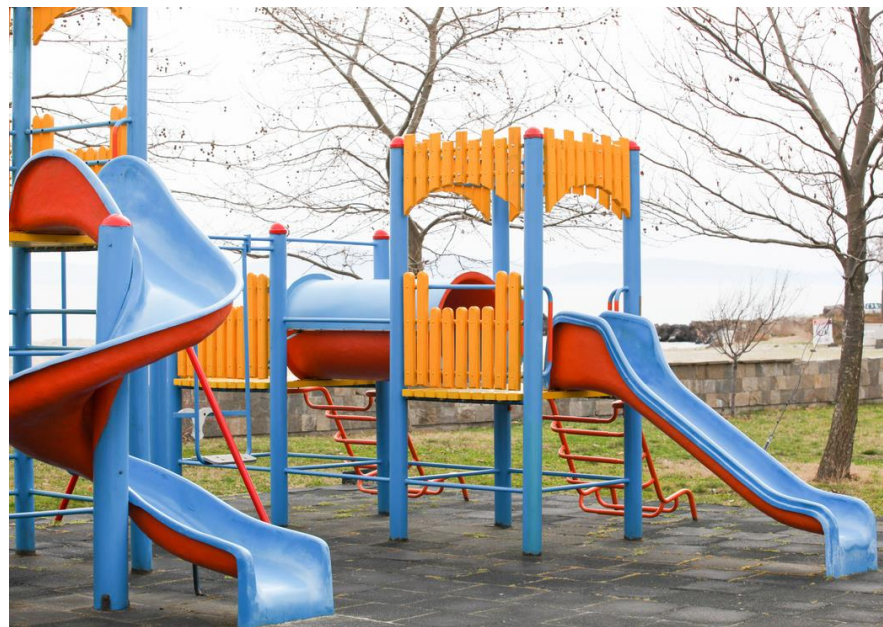
Town will need transit projects and investment like Caledon GO

Caledon-Vaughan GO Rail Service
Initial Business Case is complete

Province should prioritize and expedite in-service time to 2041 or earlier

Bolton planning is needed

- Bill 23 losses and reduction in parkland
- Greenfield areas and higher density need appropriate new parks -acquisition is costly



PARKS & RECREATION

- Six new stations required (land, building, equipment)
- Four new facility expansions required
- Emergency Services should be essential to funding



FIRE PROTECTION

- Two new recreation centres- Mayfield W and Bolton (\$56M each) AT RISK now from Bill 23
- Additional centres may be required in future



COMMUNITY CENTRES

Town Lacking in Provincial Investment Essential to Complete Communities

Schools

- Ministry funding not approved for three schools in Mayfield West Phase 2
- Securing school blocks from non-participatory landowners is challenging
- Province should empower School Boards to secure land at early stages of greenfield growth
- Empower partnerships for joint use agreements

Health Care

- No public hospital or urgent care centre in Caledon
- Town relies on Headwaters Hospital, Orangeville & Brampton Civic Hospital
- Private land donation to Peel was made for health facility-no updates
- Bolton Area Roadmap includes policy for future healthcare development there
- No provincial review has taken place yet for Caledon's healthcare servicing needs

Caledon's Housing Pledge

- A partnership approach with the Province, the Region of Peel and the development industry
 - Commitment to embracing change and innovation
 - Values and integrity of Caledon's existing and future communities
 - Complete communities for new housing
 - Caledon Plans for Caledon
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