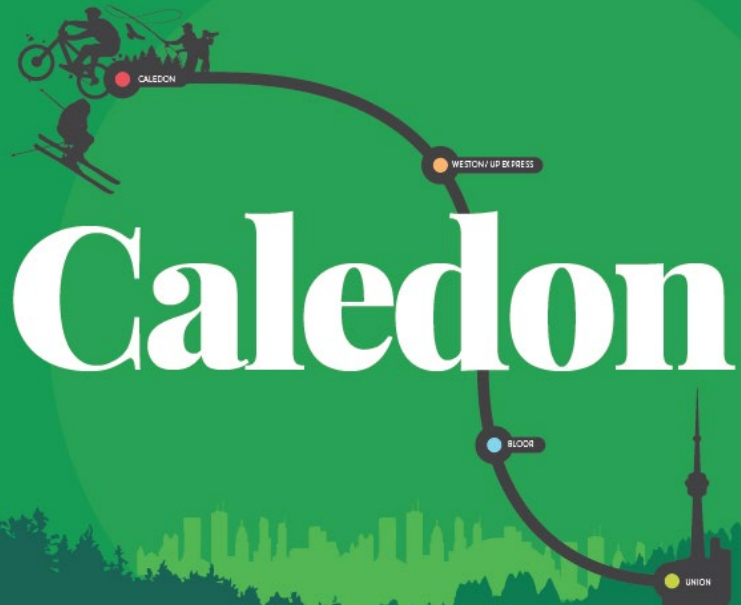




Caledon



PLANNING TIMELINE

2012: Bolton Residential Expansion Study (BRES)



2014 - 2020: Residential ROPA 30 Process & Public Engagement



Feb 2021: Initial LOPA Application (ROPA 30 Lands)



Nov 2022: Resubmission of Entire Caledon Station Secondary Plan Area (POPA 2021-0002) for Consideration



2014: Town Council Selects Option 3 Lands + ROPA Application



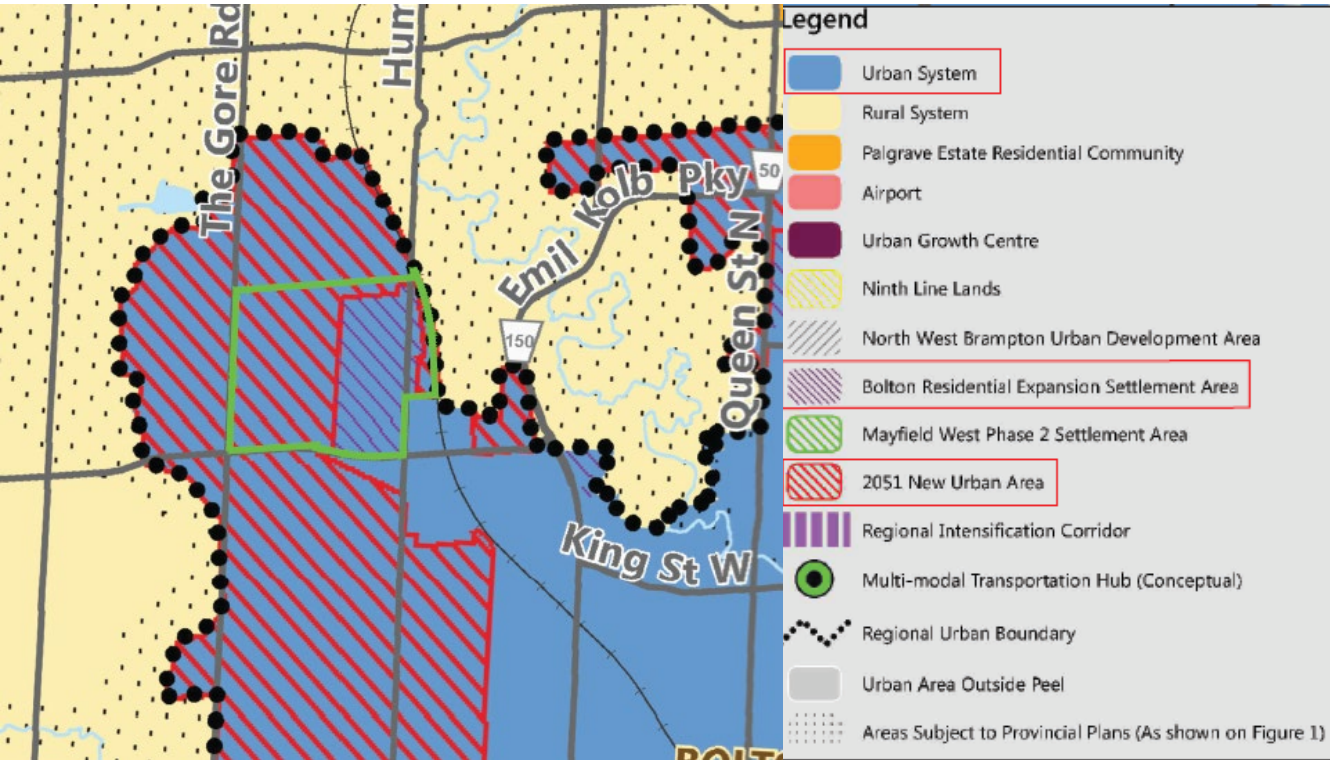
2021: Transit-Oriented Growth MZO Enacted



Nov 2022: Provincial Approval of Region of Peel Official Plan



REGION OF PEEL 2051 OFFICIAL PLAN

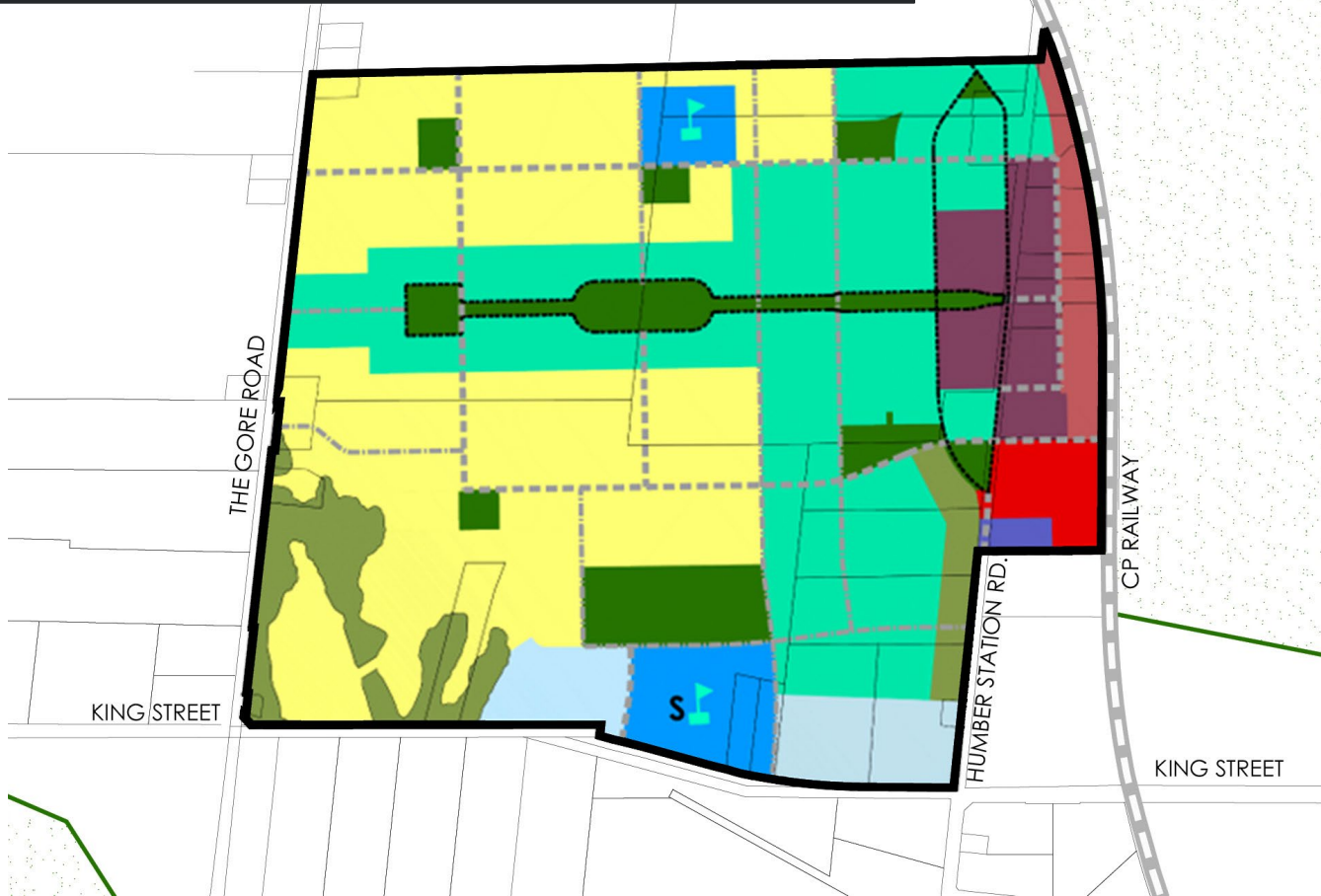


Schedule E-5: MTSAs

Schedule E-1: Regional Structure

PLANNING CONTEXT

Land Use Schedule - FEB 2021



- Low Density Residential
- Medium Density Residential
- Mixed-Use
- GO Transit Hub
- Commercial/Mixed Use
- Institutional
- Employment
- Open Space Policy Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Boundary
- Elementary School
- Collector Road
- One-Way Loop Collector Road
- Railway

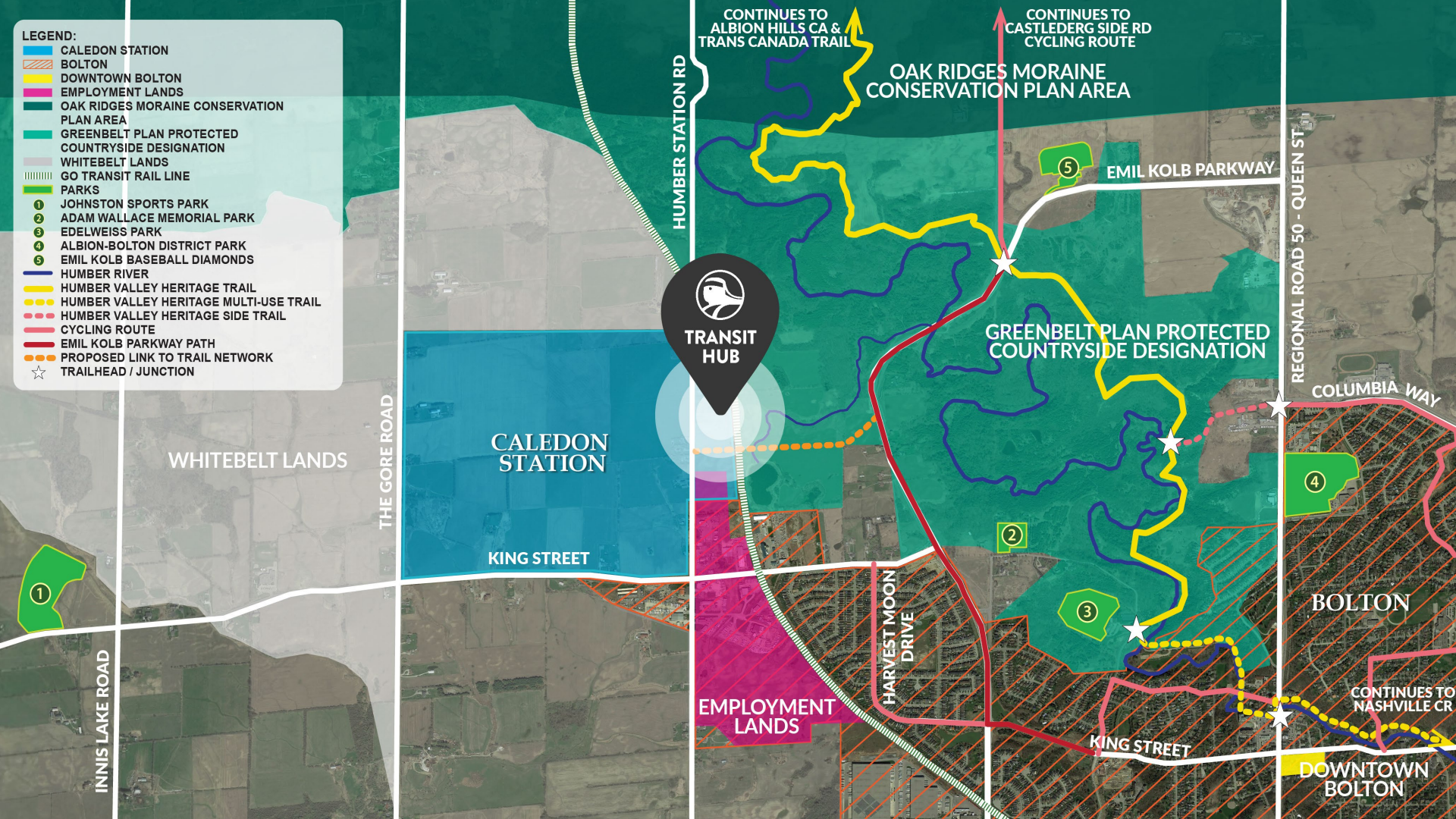


Base Data Source: Teranet, 2013



LEGEND:

-  CALEDON STATION
-  BOLTON
-  DOWNTOWN BOLTON
-  EMPLOYMENT LANDS
-  OAK RIDGES MORAINNE CONSERVATION PLAN AREA
-  GREENBELT PLAN PROTECTED COUNTRYSIDE DESIGNATION
-  WHITEBELT LANDS
-  GO TRANSIT RAIL LINE
-  PARKS
-  1 JOHNSTON SPORTS PARK
-  2 ADAM WALLACE MEMORIAL PARK
-  3 EDELWEISS PARK
-  4 ALBION-BOLTON DISTRICT PARK
-  5 EMIL KOLB BASEBALL DIAMONDS
-  HUMBER RIVER
-  HUMBER VALLEY HERITAGE TRAIL
-  HUMBER VALLEY HERITAGE MULTI-USE TRAIL
-  HUMBER VALLEY HERITAGE SIDE TRAIL
-  CYCLING ROUTE
-  EMIL KOLB PARKWAY PATH
-  PROPOSED LINK TO TRAIL NETWORK
-  TRAILHEAD / JUNCTION



ENGAGEMENT TIMELINE

**Jun – Aug, 2021
Community
Engagement Program**

**Summer 2021
Stakeholder
Workshop Series**

**Fall 2022
Collaborative
Planning Workshops**

**Jan 10th, 2023
Town of Caledon
Statutory Public Meeting
(Entire POPA 2021-0002)**

**Jun 2021
Caledon Station
Residents' Meeting**

**Nov 2021
Town of Caledon
Statutory Public Meeting
(ROPA 30 Lands)**

**Winter 2022 / 23
Collaborative GO
Station Design
Workshops**

**May 2nd, 2023
Town of Caledon Second
Public Meeting
(Entire POPA 2021-0002)**



CAMPAIGN AWARENESS & COMMUNITY PARTICIPATION



201,062

**TOTAL CAMPAIGN REACH ACROSS
ALL DIGITAL CHANNELS**



84,915

**UNIQUE VIEWS ON THE
3D FLY-THROUGH VIDEO**



42,040

**POST ENGAGEMENTS ON
SOCIAL MEDIA**



80

**PARTICIPANTS AT THE
RESIDENTS MEETING**



2,550

ONLINE ATTENDEES



802

**COMMENTS & NEW
IDEAS SHARED**



19

**STAKEHOLDER GROUPS
ACROSS FIVE WORKSHOPS**

VISION: MADE IN CALEDON

Active & Outdoors

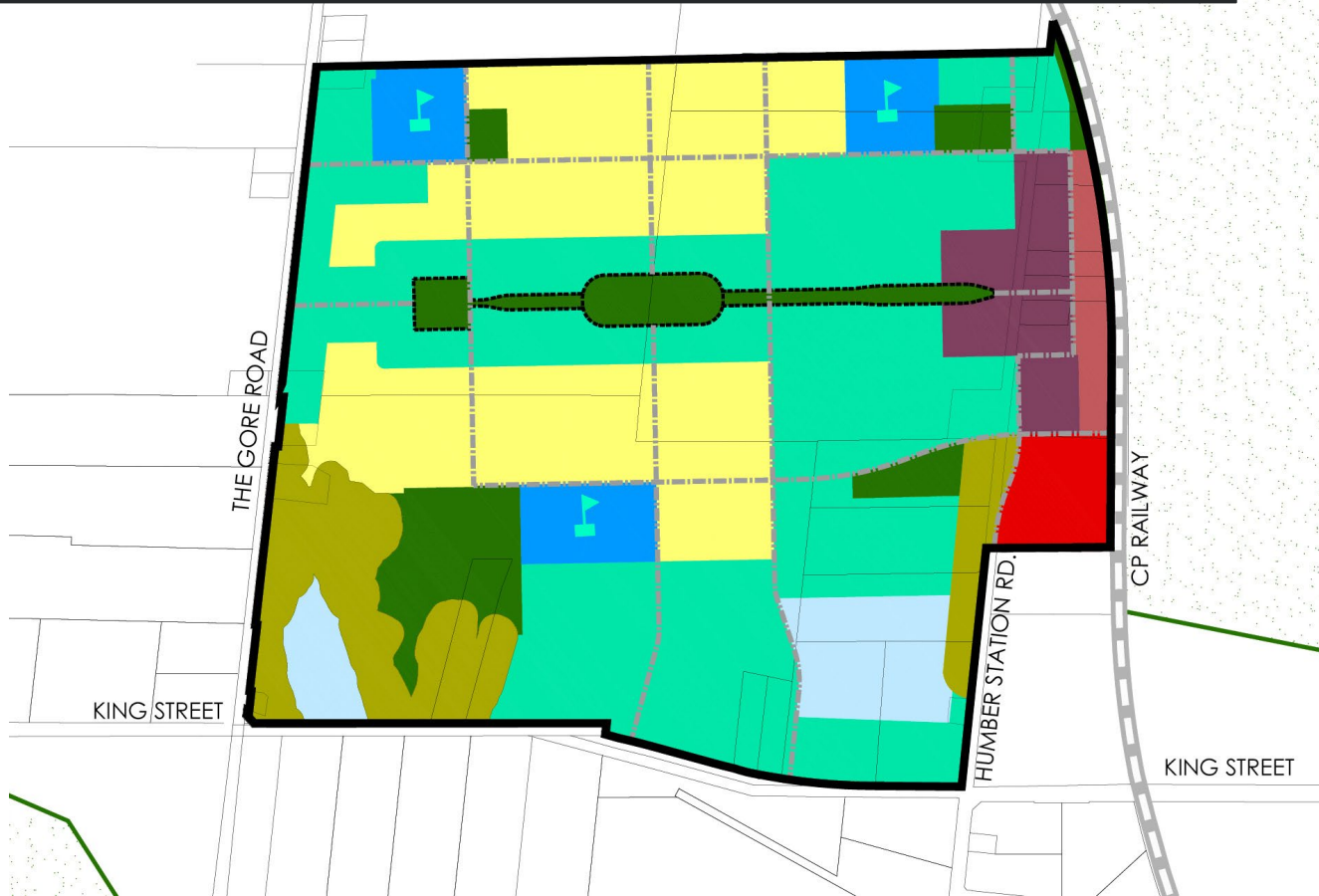
Destination in a Station

Made in Caledon



PLANNING CONTEXT

Evolving Land Use Schedule - DEC 2022



- Low Density Residential
- Medium Density Residential
- Mixed-Use
- GO Transit Hub
- Commercial/Mixed Use
- Institutional
- Employment
- Open Space Policy Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Boundary
- Elementary School
- Collector Road
- One-Way Loop Collector Road
- Railway
- MTSA Boundary

KING STREET

THE GORE ROAD

HUMMER STATION RD.

CP RAILWAY

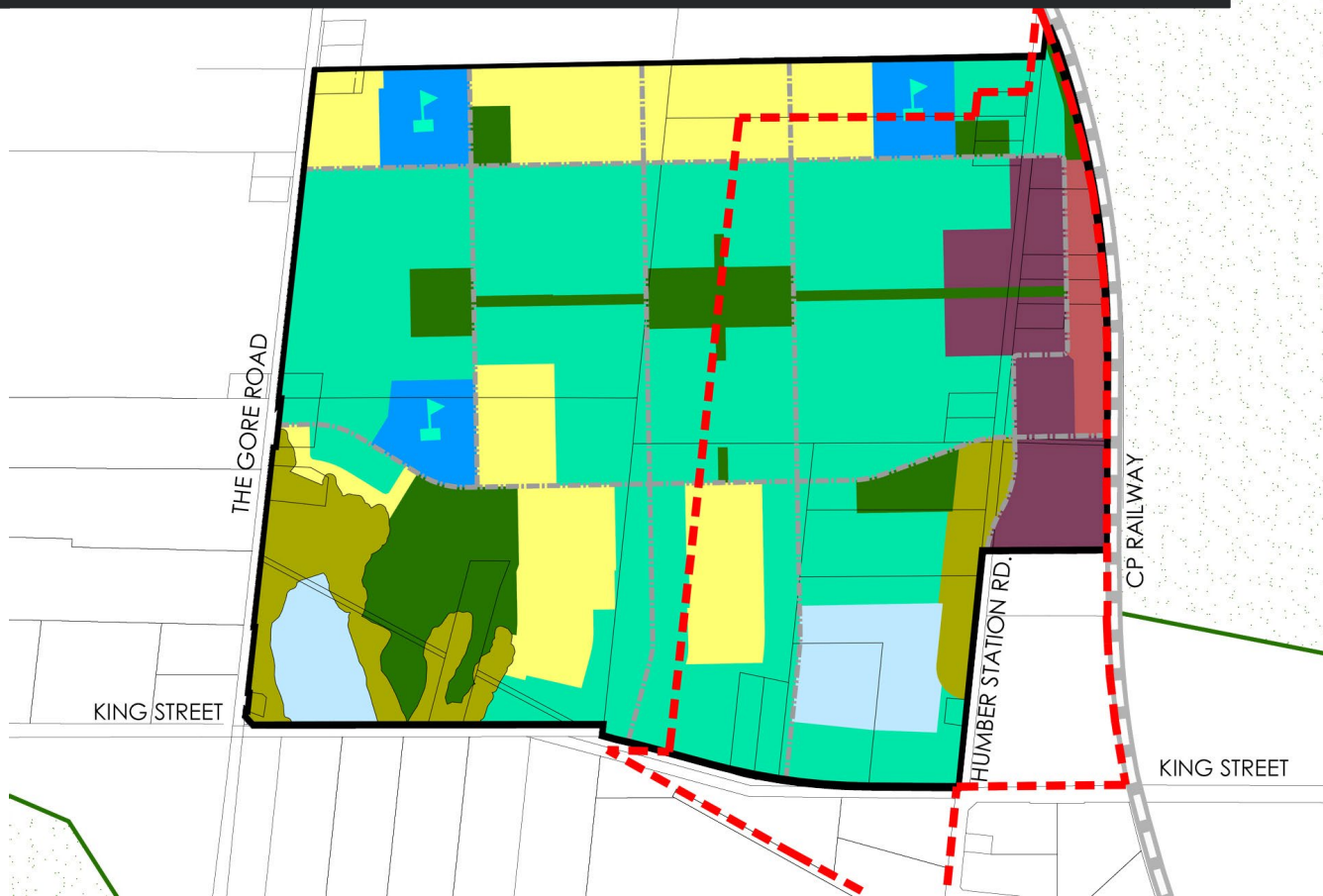
KING STREET

Base Data Source: Teranet, 2013



PLANNING CONTEXT

Evolving Land Use Schedule - APR 2023



- Low Density Residential
- Medium Density Residential
- Mixed-Use
- GO Transit Hub
- Commercial/Mixed Use
- Institutional
- Employment
- Open Space Policy Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Boundary
- Elementary School
- Collector Road
- One-Way Loop Collector Road
- Railway
- MTSA Boundary



Base Data Source: Teranet, 2013

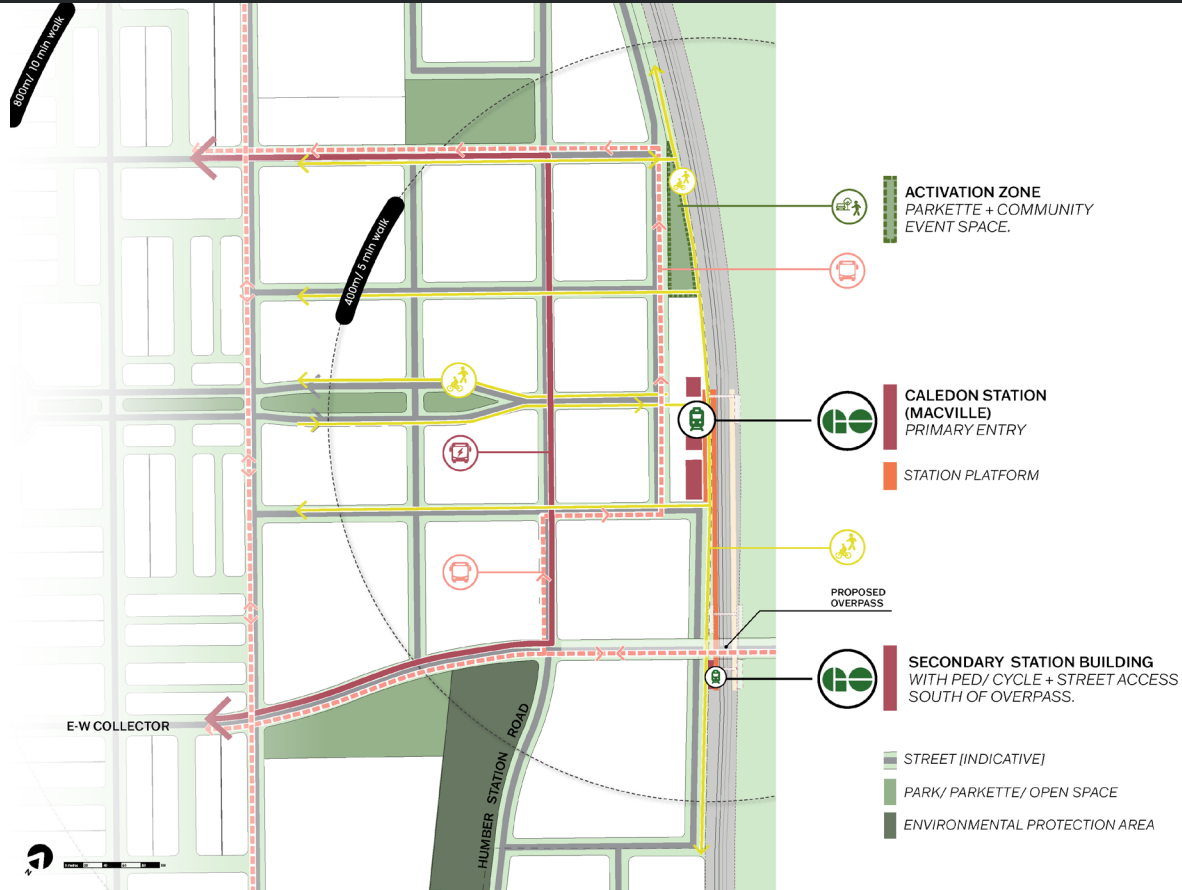


THE HUB & GO STATION



CALEDON STATION TRANSIT HUB

MULTI-MODAL PLAN



ACTIVATION ZONE
PARKETTE + COMMUNITY
EVENT SPACE.

**CALEDON STATION
(MACVILLE)**
PRIMARY ENTRY

STATION PLATFORM

SECONDARY STATION BUILDING
WITH PED/ CYCLE + STREET ACCESS
SOUTH OF OVERPASS.

STREET (INDICATIVE)

PARK/ PARKETTE/ OPEN SPACE

ENVIRONMENTAL PROTECTION AREA

LEGEND

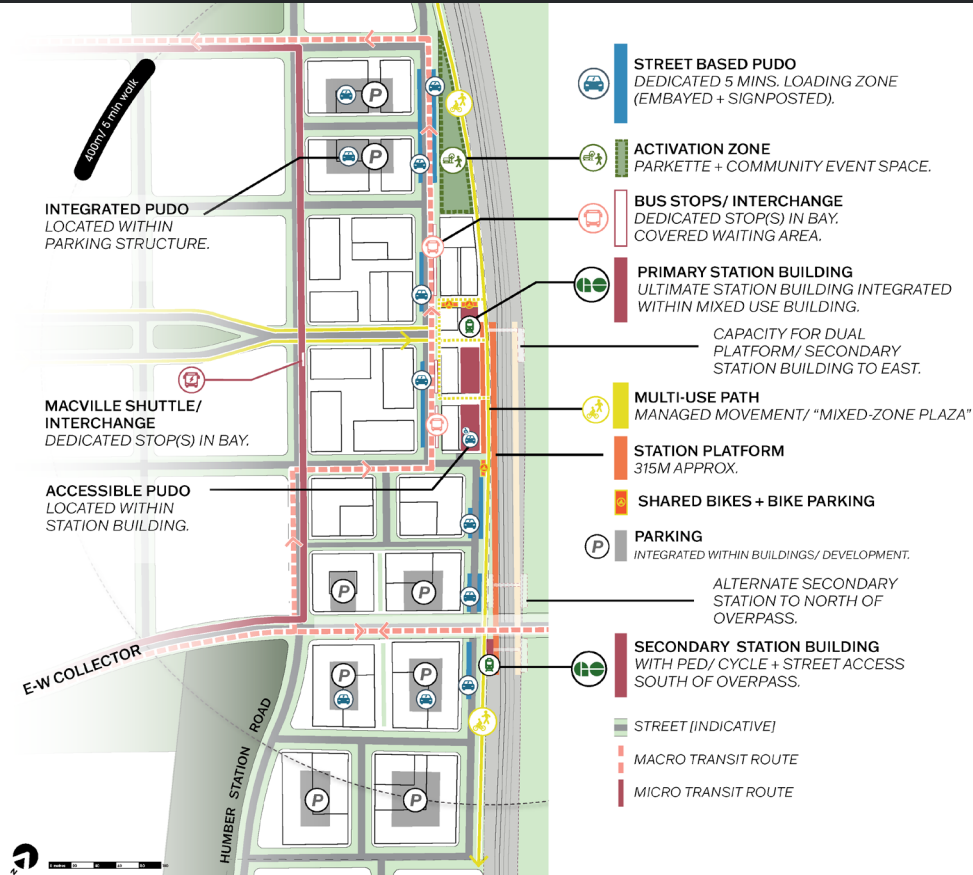
MACRO TRANSIT
LOCAL/ REGIONAL/ GO
BUS SERVICE

MICRO TRANSIT
AUTONOMOUS
VEHICLE(S)/ ON
DEMAND TRANSIT

**PRIORITY PEDESTRIAN
+ CYCLING ROUTES.**

CALEDON STATION TRANSIT HUB

ULTIMATE CONCEPT

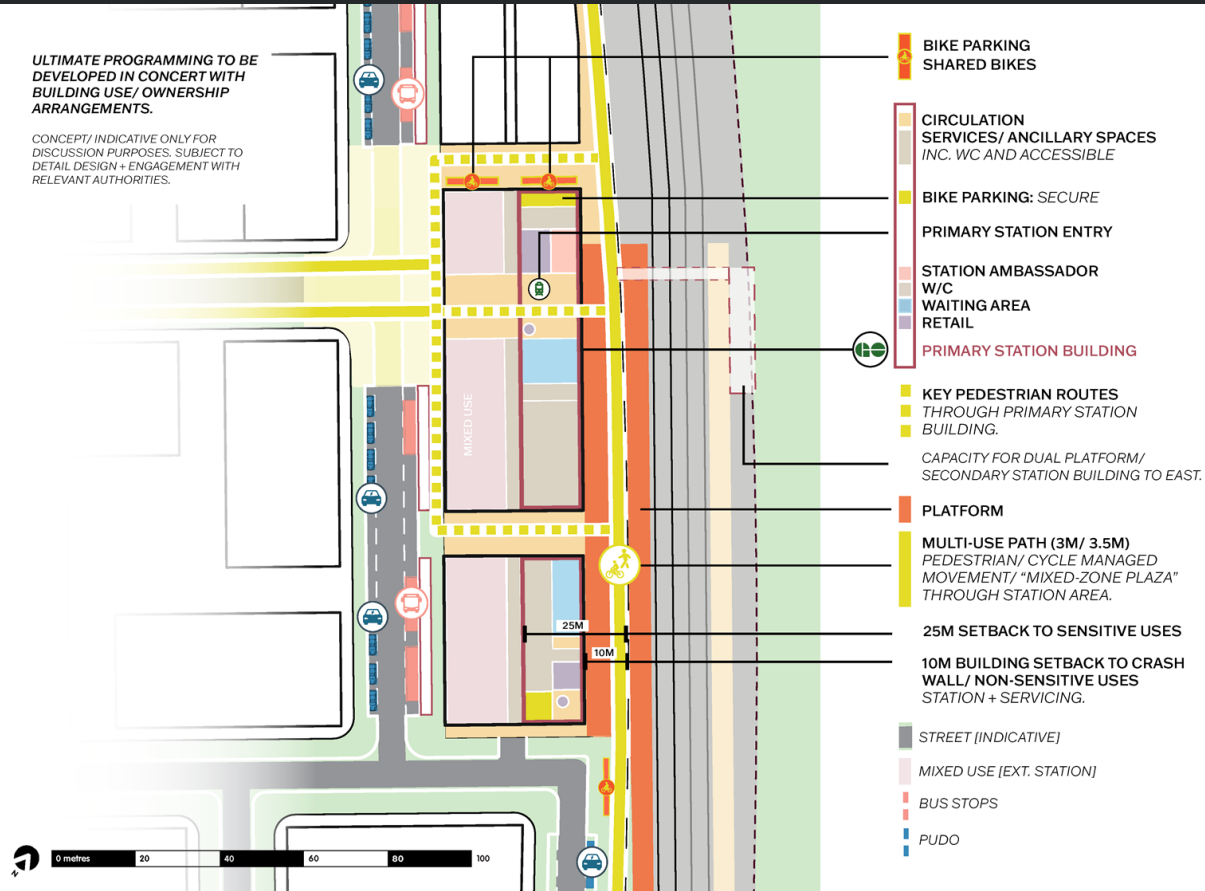


CALEDON STATION TRANSIT HUB

ULTIMATE CONCEPT - PROGRAMMING

ULTIMATE PROGRAMMING TO BE DEVELOPED IN CONCERT WITH BUILDING USE/ OWNERSHIP ARRANGEMENTS.

CONCEPT/ INDICATIVE ONLY FOR DISCUSSION PURPOSES. SUBJECT TO DETAIL DESIGN + ENGAGEMENT WITH RELEVANT AUTHORITIES.

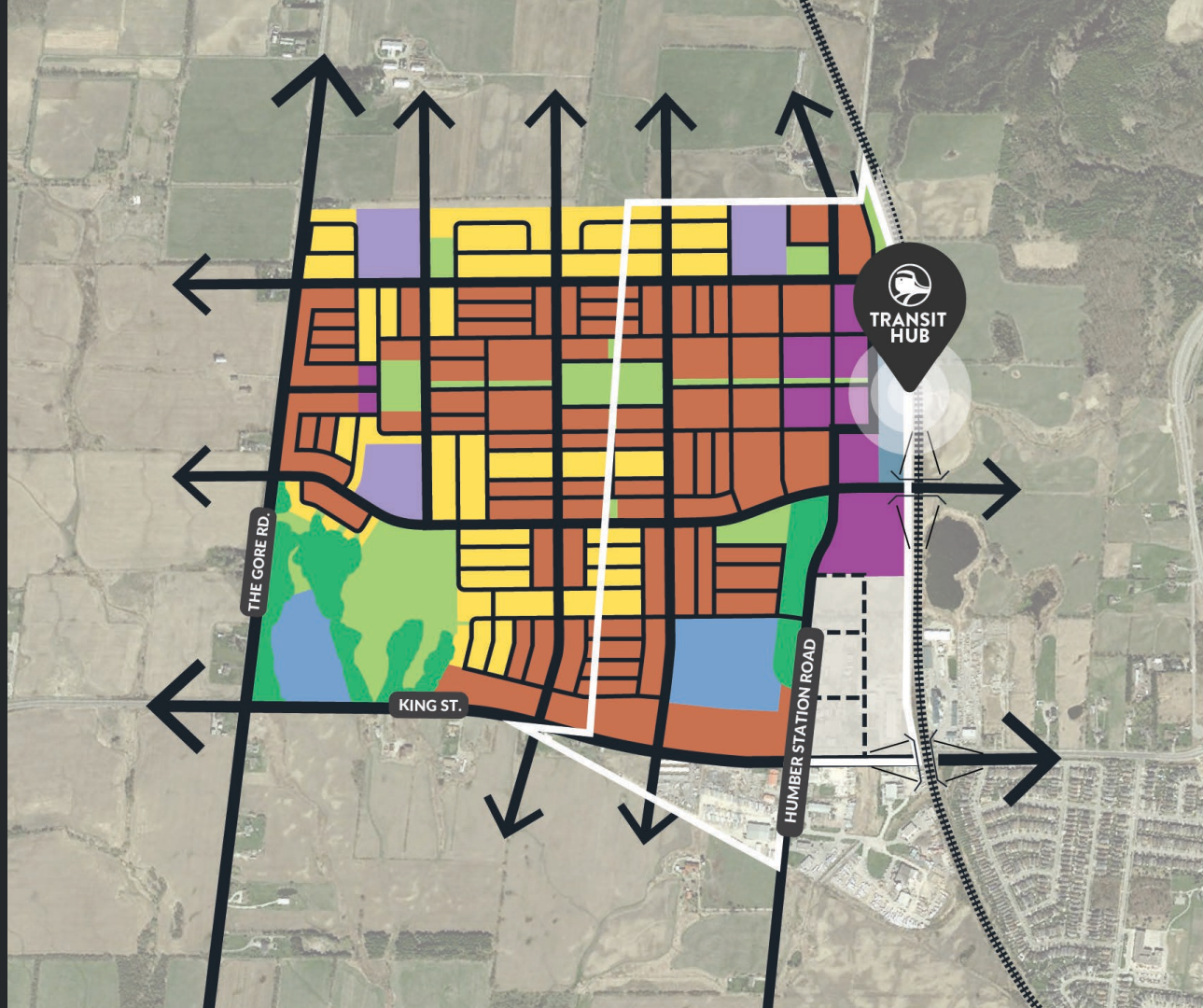


MADE IN CALEDON CONCEPTUAL FRAMEWORK PLAN

MARCH 2023

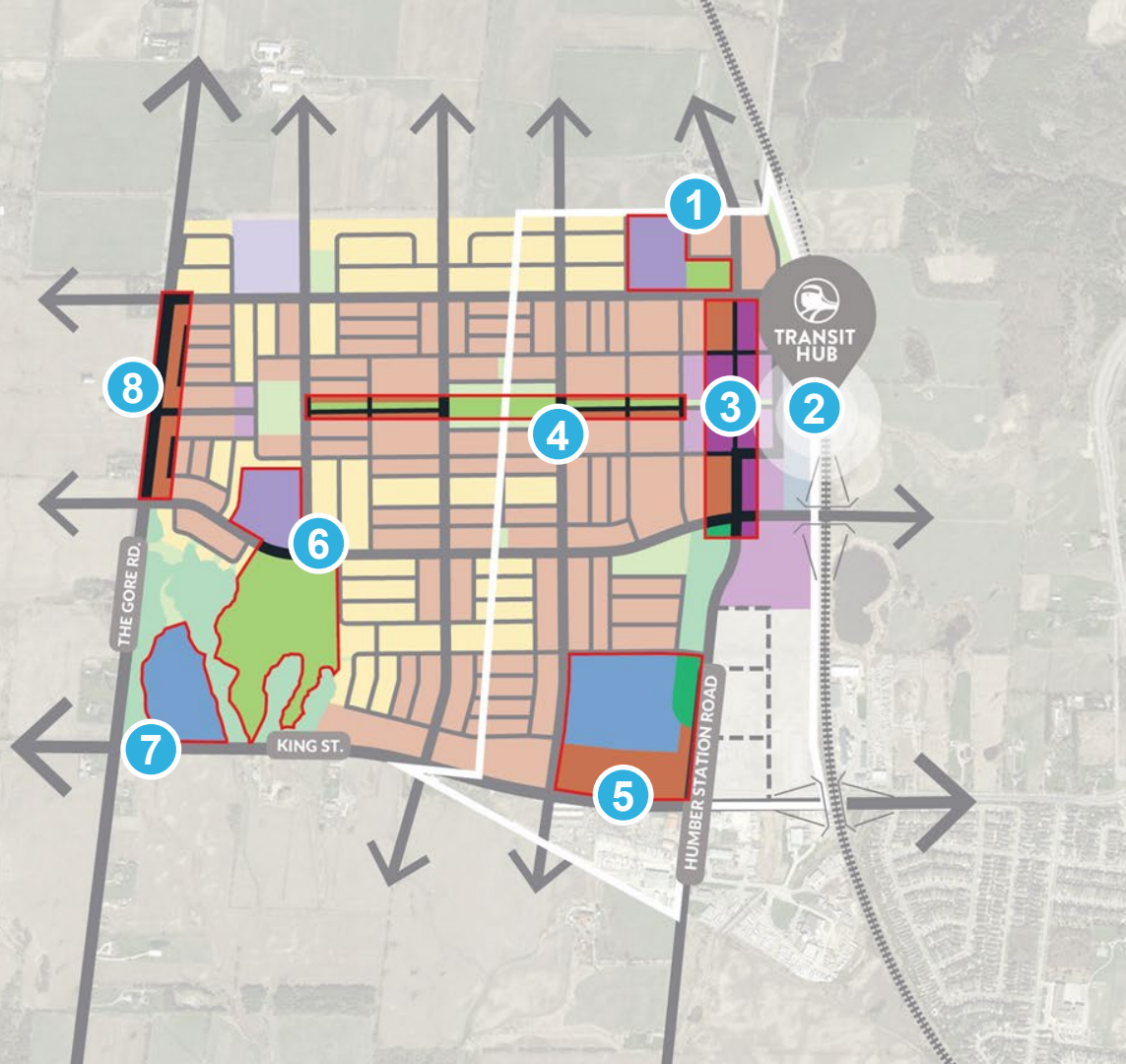
Legend

- Primary MTSA Boundary
- Low Density Residential (singles, towns)
- Medium Density Residential (townhomes, mid-rise)
- Mixed-Use (residential, commercial)
- GO Transit Lands
- School
- Park / Parkette / Open Space
- Natural Heritage Area
- Stormwater Management Pond



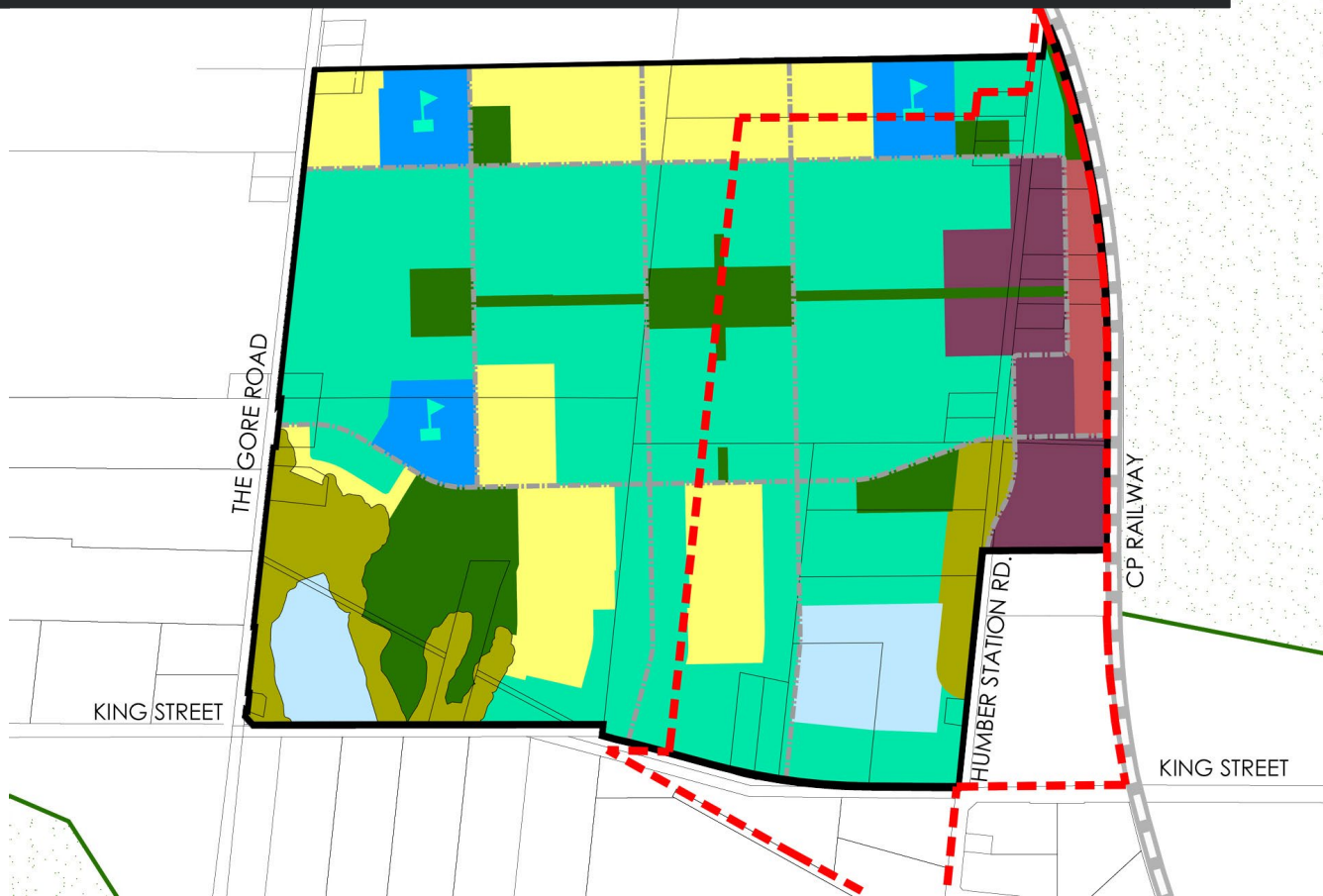
PLAN CHANGES

- 1 Integration of School and Park - Combining Compatible Uses in a Single Block
- 2 Refinement of Caledon GO Station design and integration into the Community Hub, Bolton, and surrounding communities
- 3 Removal of One-Way Loop connecting Humber Station to the northern end of community
- 4 Evolution of the Linear Park to create a prominent east-west link and connection with the greater parks and open space system, while providing LID opportunities
- 5 Relocation of Medium Density Residential at intersection of King Street and Humber Station Road to support stronger community entry
- 6 Relocation of School and Park blocks to interface uses with the Natural Heritage Area and to connect with the Trail System
- 7 Relocation of SWM Pond to expand the Natural Heritage Area while reducing carbon footprint and service cost
- 8 Placement of higher density built form (Medium Density Residential) along The Gore Road to frame the street and establish strong community edge



PLANNING CONTEXT

Evolving Land Use Schedule - APR 2023



- Low Density Residential
- Medium Density Residential
- Mixed-Use
- GO Transit Hub
- Commercial/Mixed Use
- Institutional
- Employment
- Open Space Policy Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Boundary
- Elementary School
- Collector Road
- One-Way Loop Collector Road
- Railway
- MTSA Boundary

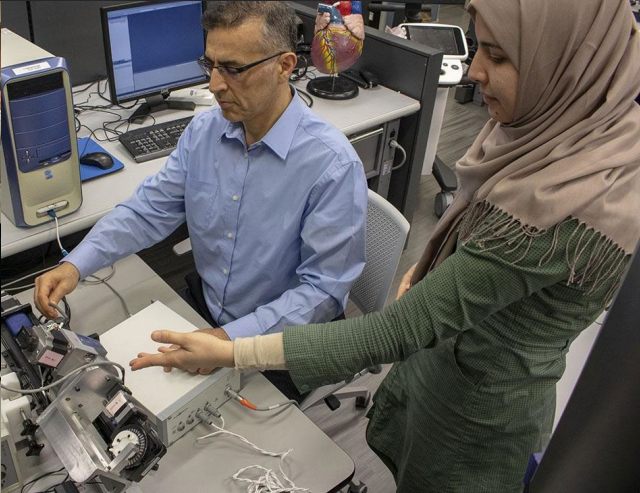


Base Data Source: Teranet, 2013



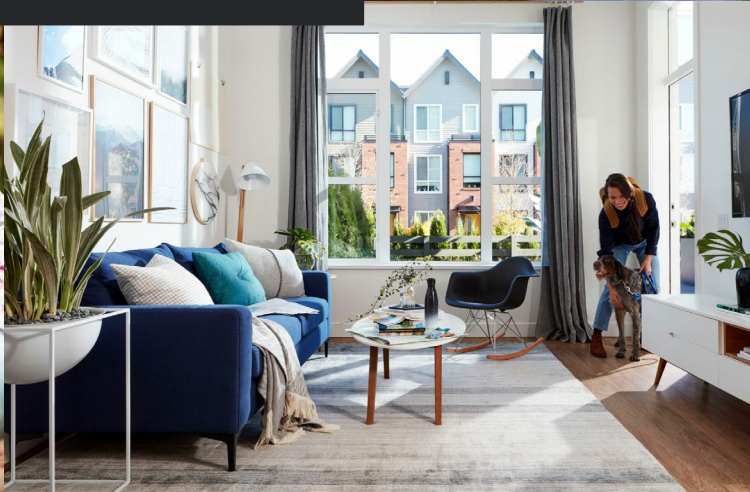


EMPLOYMENT ECOSYSTEM

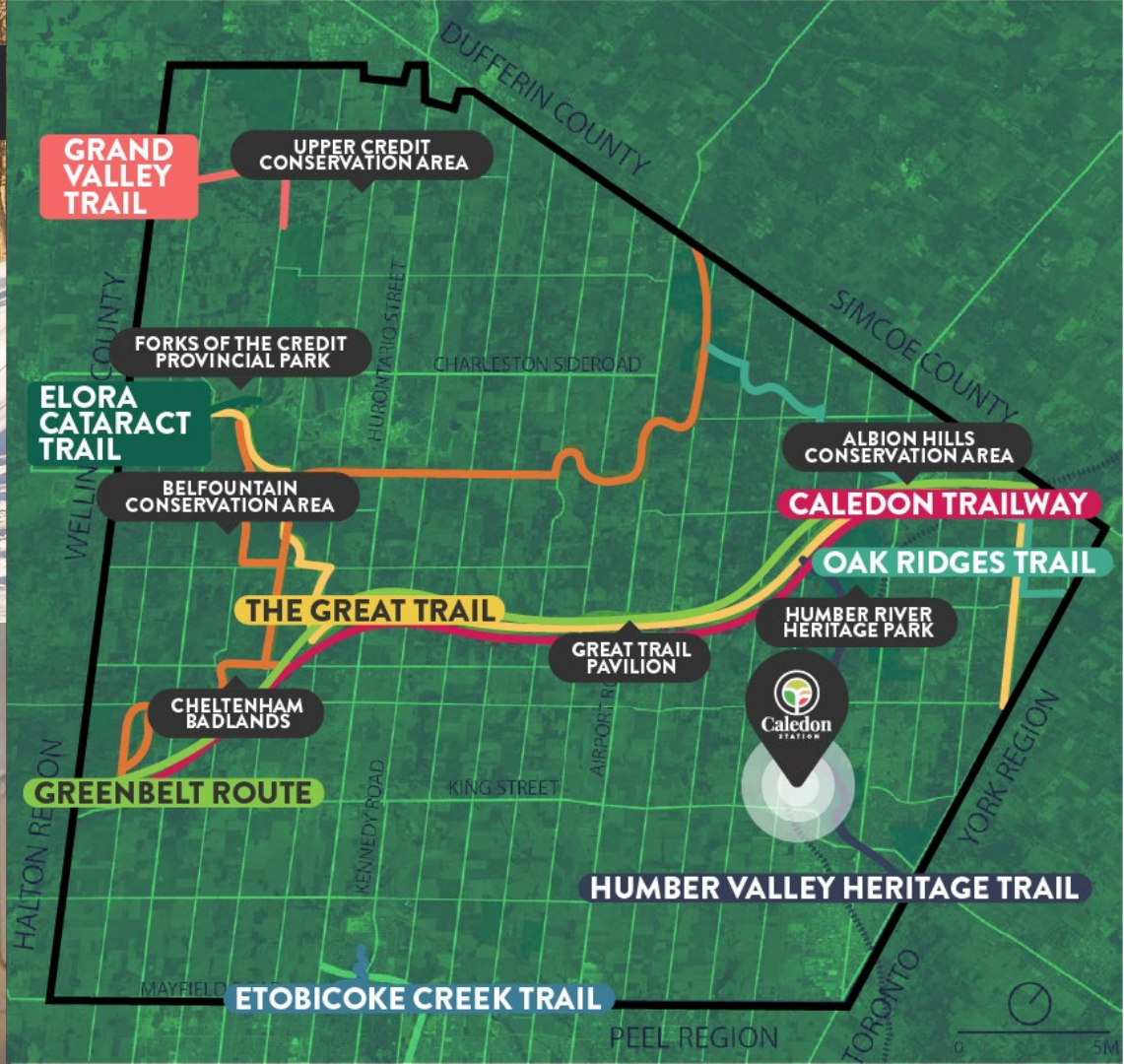




HOUSING & NEIGHBOURHOOD



RAILS TO TRAILS





PARKS & OPEN SPACES



11.5ha (28.41ac)
REQUIRED
PARKLAND AREA



14.8ha (36.57ac)
PROPOSED
PARKLAND AREA

+3.3ha (8.17ac)
OVER-DEDICATION
OF PARKLAND



Number of units proposed	Proposed population	Parkland Provision Target of 2.7ha / 1000 people	Parkland required pre Bill 23 @ alternative rate of 1ha / 300 units	Parkland recommended by Parks Services	Parkland required post bill 23 @ alternative rate of 1ha / 600 units	Parkland identified in the recent submission
6,872	19,154	52ha	23ha	16ha	11.5	14.8ha

WATER & SANITARY SERVICING

WATER DEVELOPMENT PLAN COSTS

\$9 Million

Watermain Cost

\$4.5 Million

Booster Pumping Station Cost

SANITARY SERVICING PLAN COSTS

\$19.6 Million

Sanitary Sewer Cost

\$7.2 Million

Interim Sanitary Sewer Cost

DEVELOPMENT CHARGE REVENUE

Singles, Towns and Apartments DC Revenue

\$287 Million + \$378 Million = \$665 Million

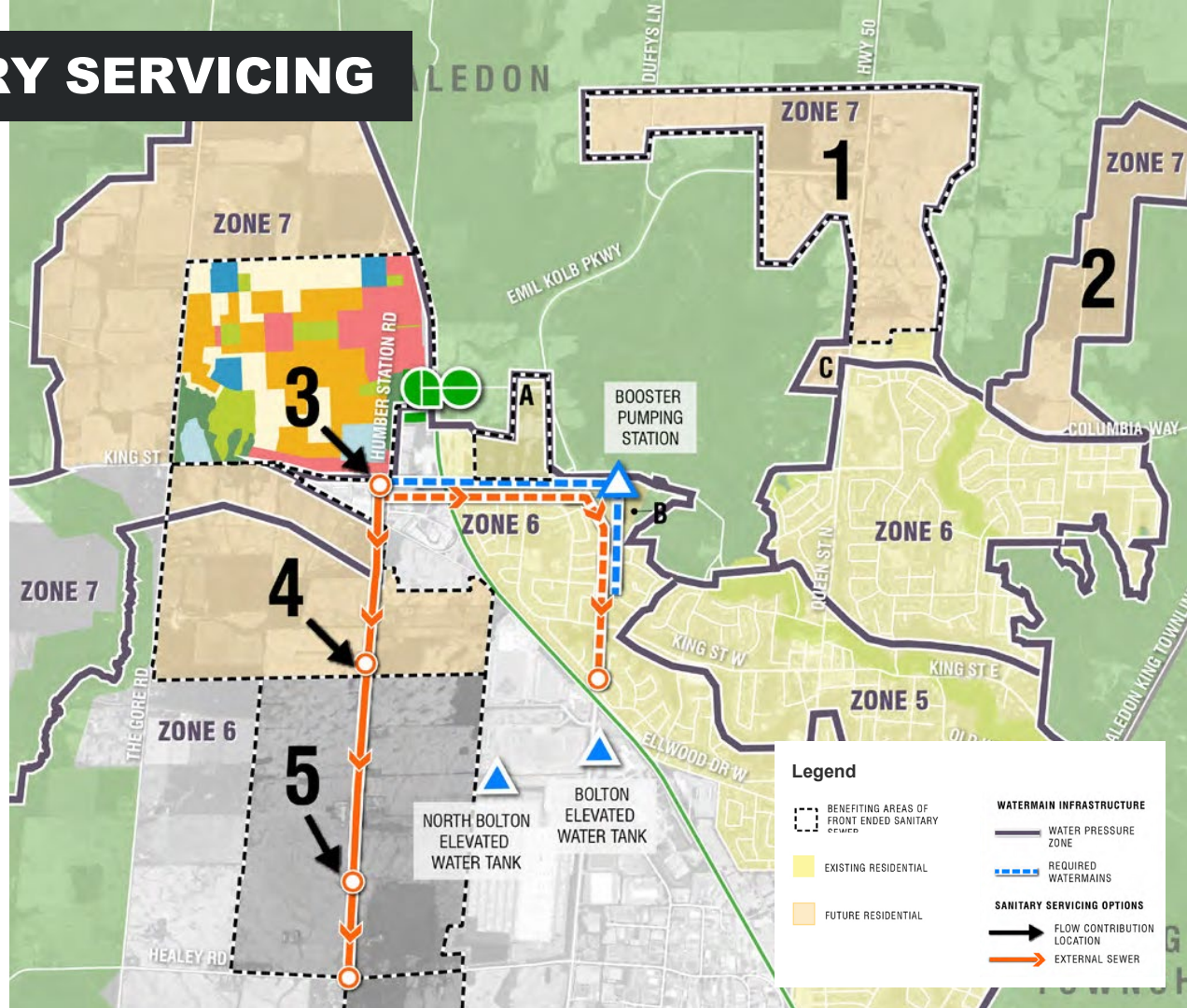
Town DC Revenue

Region DC Revenue

Total Revenue

CALEDON STATION UNIT COUNT

Singles	807
Townhouses	2,589
Apartments	4,139
Total	7,534





MADE IN CALEDON



