

Submission: Patricia Franks: Caledon Housing Initiative / CAFFI

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CAFFI and the families it represents would like to congratulate and acknowledge the positive contributions made by Town staff in this document. There is a true recognition of population diversity, and people with differing abilities are no longer hidden. The language is inclusive and positive, specifically referring to people with “*additional needs*”. There is forward thinking planning as many individuals in Caledon on ODSP, fixed incomes, homeless, and our elderly are facing housing challenges. Creating complete communities, diverse communities, inclusive communities are all vital to the future of this municipality as it grows.

Due to the dissolution of the Region of Peel in 2025 and the Town of Caledon becoming a single tier municipality, there are some concerns for consideration by Council.

*Part 1: 1. Future of Caledon Official Plan: “Responsible urban growth management”
“Equity and inclusion for all”*

1.1.1b) “coordinate land use and infrastructure requirements to ensure that forecasted growth can be accommodated responsibly.”

Concern: How will affordable housing, especially in the more urban centers (Bolton, Caledon East, Mayfield West) be built, supported and subsidized? Will the Province give Caledon the financial resources to achieve this?

1.3.2. Part C: Town Wide Policies: housing, public service facilities

Concern: Statistics Canada 2017 identified that 22% of the Canadian population have a developmental disability. Ontario has the largest percentage in the country. It is important that Caledon include in its planning for HOUSING, RECREATION, VOLUNTEERISM, and EMPLOYMENT, the existence of people with differing abilities, their families, caregivers and the essential needs for real inclusive community building.

If we look at just the bottom 5% with the greatest challenges:

Current population: 80,000 residents (2021): 5% with additional needs: 4000 individuals

Projected population: 300,000 residents (2051): 5% with additional needs: 15,000 individuals

Part 2: Vision, Guiding Principles and Policy Directions.

2.3.8: (Part C): “create healthy and complete communities”

2.3.11: (Part F): *“Housing Affordability and Choice (Chapter 9)*

Section 4.4: 4.4.3 (1): *“support the achievement of complete communities”*

Section 9: *“Housing”*

9.1 a) *“people with additional needs”*

9.4: *“Rental Housing Supply”*

9.8: *“Affordable and Attainable Housing”*

9.8.1: *“Affordable 30% of household income”*

Again, CAFFI acknowledges the positive contributions made by Town staff in recognizing our community diversity, and people with differing abilities. This language did not exist in previous policy document.

Concerns:

- 1. Language is so important to define. CAFFI would like to ensure the meanings of terms like ACCESSIBILITY, INCLUSION, COMPLETE COMMUNITIES, AFFORDABILITY, ADDITIONAL NEEDS, INCLUSIONARY ZONING, clearly represent the realities of those the terms are meant to include.**
- 2. When building *“complete communities”*, does this mean real mixed housing including affordable rental, subsidized housing units, smaller units for the ability to downsize, housing for aging in place, and housing opportunities for people with differing abilities?**
- 3. Rental units that qualify for rent subsidies and supports need to be created and protected for a sustainable tenancy for our most vulnerable populations, including people with differing abilities.**
- 4. Will the Town, through Council direction, work with CAFFI and the Caledon Housing Initiative on these important concerns?**

Transportation: 11.5.6 (use of language) refers to “people with disabilities”.

In keeping with the rest of the documentation, this language should be reviewed so all people with physical and intellectual challenges, differing abilities, and those with medical needs fall under this category.

CAFFI appreciates the time to speak on behalf of the people it represents. We hope to continue a positive and mutually respectful relationship with the Town and Council as Caledon grows. This should always be a two-way conversation. Thank you for this opportunity.