

BOLTON MIDTOWN DEVELOPMENTS INC.

HOUSING, EMPLOYMENT AND COMMUNITY SERVICES REPORT

13247 & 13233 NUNNVILLE ROAD

AUGUST 8, 2019





HOUSING, EMPLOYMENT AND COMMUNITY SERVICES REPORT

BOLTON MIDTOWN DEVELOPMENTS INC.
13247 & 13233 NUNNVILLE ROAD

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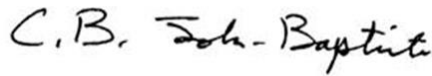


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1 INTRODUCTION

1.1 OVERVIEW

This Housing, Employment and Community Services (HECS) report was prepared by WSP Canada Group Limited (“WSP”) on behalf of Bolton Midtown Developments Inc. (“the Client”), the owner of the lands municipally known as 13247 and 13233 Nunnville Road (“subject site”). The report was prepared as background supporting information with respect to the proposed redevelopment of the lands. The proposed development would replace two existing detached dwellings on the site with a 35-unit residential development comprised of single detached units.

Per the Final Terms of Reference agreed upon with the Town of Caledon staff on Wednesday, June 26, 2019, (**Appendix A**) this HECS report identifies the housing and residential characteristics of the neighbourhood surrounding the subject site as well as the community services and facilities that are available to residents near the subject site, such as public schools, child care centres, libraries, community centres, parks and human services. The report is organized as follows:

- **Section 2** provides a demographic profile of the Study Area and Town of Caledon based on Census data;
- **Section 3** provides an inventory and review of community services and facilities in the Study Area;
- **Section 4** provides a review of residential development applications and approvals surrounding the subject site;
- **Section 5** provides an analysis of the potential impacts of the proposed development on the Town’s community services and facilities, and housing and employment objectives and policies; and
- **Section 6** provides final concluding remarks on how impacts are mitigated and how the proposed development will improve the existing condition of the Study Area.

1.2 STUDY AREA

This report’s Study Area is focused on the subject site, with reference as appropriate to the broader context of:

- The lands immediately surrounding the subject site;
- The Bolton South Hill Land Use Plan area;
- The Bolton Settlement Area; and,
- The Town of Caledon.

The Study Area is bounded by Albion-Vaughan Road to the east, Highway 50 to the west and King Street East to the north. This area generally aligns with standard census geographies (i.e. Census Aggregated Dissemination Area 35210005) and encompasses a range of approximately one kilometre around the subject site within the Town. The Study Area is illustrated in **Figure 1**.

1.3 METHODOLOGY

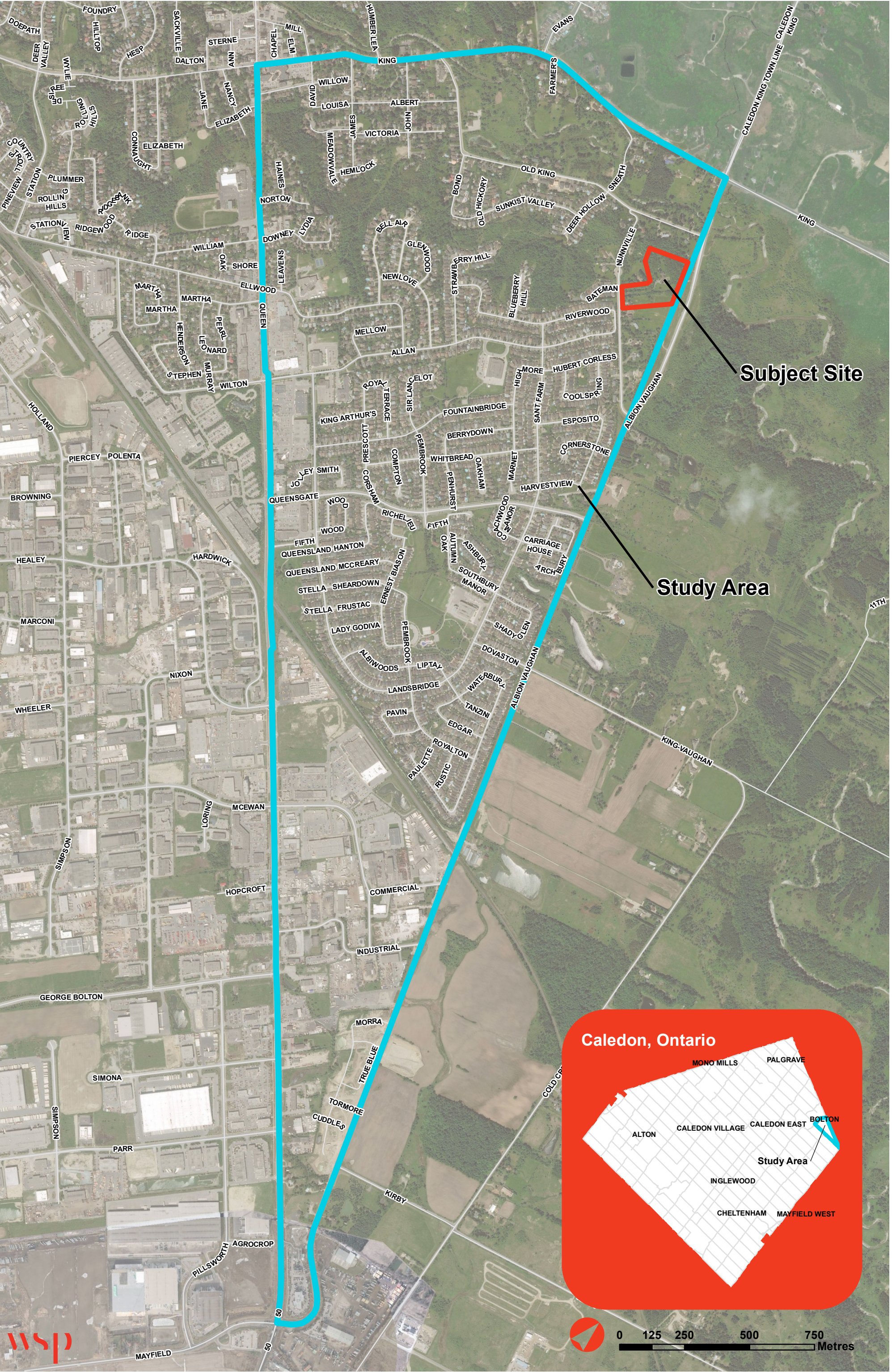
The HECS report relies on Statistics Canada’s 2011 National Household Survey and 2016 Census data for Census Aggregate Dissemination Area 35210005 and the Town of Caledon (Census Subdivision) as a whole. 2016 results, which are the most recent available, were primarily used, and supplemented with 2011 results where relevant.

The HECS report also incorporates an inventory of key public services and facilities, including: schools; child care centres; libraries; community centres; parks and human services.

The inventory identifies the location of these establishments and characterizes them based on factors such as enrolment, capacity, service boundaries, and programs offered. The inventory also includes an inventory of neighbourhood convenience amenities including health care facilities, places of worship, and grocery stores. Data was generally collected through publicly available information on the facilities and services websites as well as through contact with facilities via phone call or email.

WSP's in-house PRIME for Cities database was consulted to identify significant development that has occurred since the 2016 Census in the Study Area and emerging infrastructure and planning policy framework changes relevant to the study area. Since 2005, WSP has been monitoring the location, characteristics and approval and construction status of these projects and initiatives monthly.

Figure 1: Study Area



2 STUDY AREA PROFILE

The following demographic profile is based on the Census data collected on the Study Area and Town of Caledon found on Statistics Canada's website. The Study Area's profile contains data from both the Census and NHS Survey.

2.1 POPULATION

Table 1 provides an age cohort breakdown of the Study Area in comparison to that of the Town as of the 2011 and 2016 census periods. The age cohorts used consist of children under 14 years old, youth between the ages of 15 and 24, working age individuals between 25 and 64 and seniors over age 65.

Table 1: Population by Age Group (Statistics Canada, 2011 & 2016)

Age Group	Study Area				Town of Caledon			
	2011		2016		2011		2016	
Children (0-14)	2,417	24%	1,805	18%	11,828	20%	12,230	18%
Youth (15-24)	1,382	14%	1,655	17%	8,291	14%	9,445	14%
Working Age (25-64)	5,435	53%	5,305	54%	32,430	54%	36,041	54%
Seniors (65+)	948	9%	1,115	11%	6,911	12%	8,835	14%
Total	10,182	100%	9,880	100%	59,460	100%	66,551	100%

The Study Area's Census population of 9,880 (2016) is approximately 15% of the Town of Caledon's overall population, as shown in **Table 1**. From 2011 to 2016, the population in the Study Area decreased by 3% while the Town of Caledon grew by 12%.

As of 2016, the Study Area was predominantly comprised of people in the "Working Age" cohort (54%), which saw a proportional increase of 1% between 2011 and 2016. During this time, the "Youth" (3%) and "Seniors" (2%) cohorts increased while the "Children" (-6%) cohort decreased. When compared to the Town, the proportion of the Study Area's population in the "Children" and "Working Age" cohorts were similar, with a higher proportion of the Study Area's population being in the "Youth" cohort.

While the cohort composition of the Study Area population is similar to the Town as a whole in 2016, the Study Area's population declined and population has aged. However, the population of the Study Area is slightly younger compared to the Town of Caledon, with an average age of 37.6 compared to 39.2. Median ages were also looked at to confirm the aging population trend, as no average ages were recorded in the 2011 census. This showed that the Study Area's median age increased by over two years (from 37.9 to 40.1 years old) and the Town's median age increased by almost one year (from 40.4 to 41 years old).

Table 2 provides an age cohort and sex breakdown of the Study Area in comparison to that of the Town as of the 2016 census period. The age cohorts used consist of the same as those shown in **Table 1**.

Table 2: Population by Age and Sex Comparison (Statistics Canada, 2016)

Age Group	Study Area (2016)				Town of Caledon (2016)			
	Females		Males		Females		Males	
Children (0-14)	825	17%	960	20%	5,875	18%	6,355	19%
Youth (15-24)	805	16%	875	18%	4,495	14%	4,950	15%
Working Age (25-64)	2,695	54%	2,545	52%	18,285	55%	17,755	53%
Seniors (65+)	615	13%	495	10%	4,590	14%	4,245	13%
Total	4,965	50%	4,915	50%	33,283	50%	33,262	50%

Similar in both the Study Area and Town of Caledon, there are higher proportions of males in the children and youth age groups whereas there are higher proportions of females in the working age and senior age groups. The Study Area has a slightly higher proportion of male youths and lower proportion of male seniors compared to the Town of Caledon. However overall, the age and sex composition of the Study Area is similar to the Town of Caledon, in 2016, whereas each age group category has relatively similar proportions of females and males.

2.2 HOUSEHOLD COMPOSITION

Table 3 provides a breakdown of private household composition and size in the Study Area in comparison to that of the Town as of the 2016 census period. The categories used include households that contain at least one census family, households that contain multiple-census-families, and those that do not contain any census families and are comprised of either 1 person living alone or 2 or more persons living together but are not considered a census family.

Table 3: Study Area's Private Household Composition and Size (Statistics Canada, 2016)

Category	Study Area (2016)		Town of Caledon (2016)	
One-census-family households	2,620	84%	17,352	81%
Multiple-census-family households²	95	3%	1,015	5%
Non-census-family households³	415	13%	2,910	14%
<i>1 person living alone</i>	370	12%	2,540	12%

² Census family households are those that contain at least one census family (Statistics Canada, 2015).

³ Non-census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a census family (Statistics Canada, 2015).

Category	Study Area (2016)		Town of Caledon (2016)	
<i>2 or more persons</i>	45	1%	370	2%
Private Households by Household Type⁴	3,125	100%	21,222	100%

Within the Study Area, in 2016, there were 3,125 private households, which were mostly comprised of one-census-family households (84%), as shown in **Table 3**. Compared to the Town of Caledon, in 2016, one-census-family households were also the predominate household type and the Town had a slightly greater proportion of multiple-census-family households. In 2016, both the Study Area and the Town of Caledon had an average of 3.1 persons per household. Compared to 2011, the Study Area's average persons per household figure decreased (from 3.24 persons per household), while the Town of Caledon's figure slightly increased (from 3.09 persons per household).

Overall, in 2016, one-census-family households were the predominate household type in both the Study Area and Town as a whole, and the breakdown of proportions of household types are relatively similar.

Table 4 provides a breakdown of Study Area's family household composition in comparison to that of the Town as of the 2011 and 2016 census periods. The categories used consist of couples with children and without children, and lone parent families.

Table 4: Census Family Household Composition (Statistics Canada, 2011 & 2016)

Category	Study Area (2011)		Study Area (2016)		Town of Caledon (2011)		Town of Caledon (2016)	
Couples with children	1,893	68%	1,735	61%	10,300	62%	10,956	56%
Couples with no children	553	20%	700	25%	4,459	27%	6,226	32%
Lone parent families	345	12%	385	14%	1,778	11%	2,305	12%
Total Number of Census Families	2,791	100%	2,820	100%	16,537	100%	19,457	100%

In terms of family composition, **Table 4** indicates that between 2011 and 2016, the Study Area and Town of Caledon experienced an increase in the number of couples with no children and lone parent families, while the proportion of couples with children decreased. When compared against the Town of Caledon, the Study Area, in 2016, had a substantially greater proportion of couples with children as well as a slightly higher proportion of lone parent families.

Overall, the majority of the families in the Study Area, in 2016, had children, which is similar when compared to the Town as a whole; however, these proportions decreased since 2011. There has also been an increase in no children and lone parent households which illustrates that the Study Area is experiencing similar trends to that of the Town.

⁴ Private household refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad (Statistics Canada, 2016).

2.3 HOUSING

Table 5 provides a breakdown of the types of dwellings by structure type found in the Study Area in comparison to that of the Town as of the 2011 and 2016 census periods. The structure types analyzed consist of single-detached, semi-detached, row, duplex and apartments.

Table 5: Dwellings by Structure Type (Statistics Canada, 2011 & 2016)

Category	Study Area		Town of Caledon	
	2011	2016	2011	2016
Single-detached house	78%	78%	85%	83%
Semi-detached house	7%	7%	5%	6%
Row House	12%	12%	5%	6%
Apartment, detachment duplex	1%	1%	2%	2%
Apartment building, less than 5 storeys	2%	2%	3%	2%
Apartment building, 5+ storeys	0%	0%	0%	1%
Total Number of Private Dwellings	3,123	3,125	19,086	21,262

As illustrated in **Table 5**, in 2016, the majority of residents in the Study Area lived in single detached dwellings (78%), followed by row houses (12%). Between 2011 and 2016, there was no change to the proportion of residents living in the various structure types within the Study Area. A greater proportion of residents lived in single-detached houses in the Town of Caledon compared to the Study Area in 2016.

Overall, dwelling type composition in the Study Area is slightly more diverse than the Town as a whole, in 2016, but it has been stable since at least 2011.

Table 6 provides an overview of when occupied private dwellings were constructed in the Study Area in comparison to the Town of Caledon as a whole.

Table 6: Occupied Private Dwellings by Period of Construction (Statistics Canada, 2016)

Age of Dwelling Construction	Study Area (2016)		Town of Caledon (2016)	
1960 or before	165	5.3%	2,390	11.2%
1961 to 1980	445	14.2%	4,756	22.4%
1981 to 1990	280	9.0%	3,235	15.2%
1991 to 2000	1,825	58.4%	4,590	21.6%

Age of Dwelling Construction	Study Area (2016)		Town of Caledon (2016)	
2001 to 2005	340	10.9%	2,535	11.9%
2006 to 2010	40	1.3%	1,185	5.6%
2011 to 2016	10	0.3%	2,560	12.0%

As illustrated in **Table 6**, the dominant period of construction in the Study Area was between 1991 and 2000 (58.4%) compared to the Town of Caledon which was between 1961 and 1980 (21.6%). The Study Area has been a stable area since 2006. This is consistent with suburban subdivision-based growth in this era. Very little construction (less than 2%) has occurred since 2006 in the Study Area in comparison to the Town of Caledon (18%).

Table 7 provides a breakdown of housing tenure in the Study Area in comparison to that of the Town as of the 2011 and 2016 census periods.

Table 7: Housing Tenure (Statistics Canada, 2011 & 2016)

	Study Area (2011)	Study Area (2016)	Town of Caledon (2011)	Town of Caledon (2016)
Rent	5%	9%	8%	9%
Own	95%	91%	92%	91%

As illustrated in **Table 7**, the proportion of renters to owners in the Study Area remained relatively stable, with an increase of 4% renters between 2011 and 2016. The Town of Caledon had a slight increase (1%) of renters between 2001 and 2016. Compared to the Town of Caledon, in 2016, the Study Area had a similar proportion of renters (9%) and owners (91%).

The small increase in renters between 2011 and 2016 in the Study Area and little construction that occurred during this period, as illustrated in **Table 6**, could signify that more residents are renting in existing dwellings. The increase in renters and decrease in ownership also matches the Town's norm.

2.4 IMMIGRATION AND DIVERISTY

Table 8 provides an immigration breakdown of the Study Area in comparison to that of the Town as of the 2016 census period.

Table 8: Period of Immigration (Statistics Canada, 2016)

	Study Area (2016)	Town of Caledon (2016)
Born in Canada	78%	75%
Immigrants	22%	25%
<i>Arrived before 2005</i>	20%	22%
<i>Arrived between 2006-2010</i>	1%	2%
<i>Arrived between 2011-2016</i>	1%	1%
Non-permanent Residents	0%	0%

In 2016, 78% of the Study Area's population were born in Canada, as shown in **Table 8**. Of the immigrant population, the largest group had immigrated to the Study Area before 2005 (20%). When compared against the Town of Caledon, the Study Area had proportionally (11%) fewer visible minorities in 2016 and the proportion of the population born in Canada was 3% higher than the Town.

The majority of immigrants arriving before 2005 in the Study Area and Town indicates that that the area has been very stable and has experienced slow change in recent years with respect to immigration.

Table 9 provides an overview of the top five immigrant places of birth for the Study Area in comparison to that of the Town as of the 2016 census period.

Table 9: Top 5 Immigrant Places of Birth (Statistics Canada, 2016)

Study Area (2016)	Town of Caledon (2016)
Italy	India
Other places of birth in Europe	Italy
Poland	United Kingdom
United Kingdom	Portugal
Other places of birth in Americas	Poland

With the exception of India which is the Town of Caledon's top immigrant place of birth, **Table 9** indicates that as of 2016, both the Study Area and the Town' immigrant populations came from similar originating European countries such as Italy, Poland and the UK.

In 2016, 72% of the Study Area's population mother tongue was in official languages (English (71%); French (1%)), while 26% of the population's mother tongue was in non-official languages⁵. The top five non-official languages spoken include Italian (57%), Spanish (7%), Polish (6%), Portuguese (5%) and Russian (2%). Similar when compared to the Town as a whole, 73% of the Town's population mother tongue was in official languages (English (72%); French (1%)), while 25% of the populations' mother tongue was in non-official languages. The top five non-official languages spoken include Italian (29%), Punjabi (22%), Portuguese (7%), Spanish (6%) and Polish (5%). These top languages spoken in the Study Area and Town correlate to the top immigrant places of birth.

Table 10 provides an overview of the Study Area and Town of Caledon population's geographic movement over time with regards to a person's place of residence five years prior to the census reference day (May 10, 2016). To obtain information on geographic mobility the following categories were used:

- Non-movers: persons who were living at the same address as the one at which they resided five years earlier.
- Movers: persons who were living at a different address than the one at which they resided five years earlier.
- Non-migrants: movers who were living at a different address, but in the same census subdivision (CSD) as the one they lived in five years earlier.
- Migrants: movers who were residing in a different CSD five years earlier (internal migrants) or who were living outside Canada five years earlier (external migrants).

Table 10: Mobility Status (Statistics Canada, 2016)

Total Population by 5-year mobility status	Study Area (2016)	Town of Caledon (2016)
Non-movers	79%	66%
Movers	21%	34%
<i>Non-migrants</i>	9%	12%
<i>Migrants</i>	13%	22%

As illustrated in **Table 10**, in 2016, the majority of residents in the Study Area did not move (79%); of those that did move 9% stayed within Town of Caledon, while 13% moved outside the Town or country. When compared against the Town of Caledon, there was less geographic movement in the Study Area. Overall, the majority of residents not moving from the Study Area in 2016 indicates that this area is very stable and experiences slow change with respect to geographic movement.

⁵ Based off a 98% response rate in the 2016 Census.

2.5 SOCIO-ECONOMIC CHARACTERISTICS

Table 11 looks at the household income levels of the Study Area in comparison to that of the Town as of the 2011 and 2016 census periods.

Table 11: Household Income (Statistics Canada, 2011 & 2016)

Household Income Level	Study Area (2011)	Study Area (2016)	Town of Caledon (2011)	Town of Caledon (2016)
Under \$30,000	9%	4%	11%	7%
\$30,000 - \$49,999	12%	11%	11%	8%
\$50,000 - \$79,999	21%	16%	19%	15%
\$80,000 - \$124,999	32%	29%	27%	26%
\$125,000 +	26%	41%	32%	45%
Average Income	\$101,335	\$119,092	\$124,458	\$137,573

Between 2011 and 2016, the proportion of household income levels earning less than \$124,999 all decreased in the Study Area. During this same period, the proportion of households in the Study Area earning over \$125,000 increased significantly (26% to 41%, respectively).

The proportional distribution of households through these different income levels is similar to that of the Town of Caledon. Between 2011 and 2016, a smaller proportion of households fell into income levels earning less than \$124,999 while a greater proportion of households earned over \$125,000. In 2016, the Town of Caledon's average income was approximately 16% higher than the Study Area.

Given the data presented in **Table 11**, it is evident that, proportionally, household income levels are rising in both the Study Area and Town. While the average household income levels in the Study Area are lower than that of the Town, it should be noted that the Town has a higher income relative to other surrounding areas in the Greater Toronto Area. The Town of Caledon's average income in 2016 was approximately 39% higher than the City of Brampton's (\$98,855) and 32% higher than the Region of Peel (\$104,446).

Table 12 illustrates the type of education residents have received as a proportion of the population.

Table 12: Education (Statistics Canada, 2011 & 2016)

Education Level (15 years and over)	Study Area (2011)	Study Area (2016)	Town of Caledon (2011)	Town of Caledon (2016)
No certificate, diploma or degree	22%	21%	16%	18%
High School	30%	30%	29%	29%
Post-secondary certificate, diplomas or degree	48%	49%	55%	53%

Between 2011 and 2016, the proportion of residents that fell into different educational levels remained relatively unchanged. In 2016, the Study Area had a higher proportion of people who had no certificate, diploma or degree when compared to the Town of Caledon as a whole (21% and 18%, respectively) and had a lower proportion of people that had a post-secondary certificate, diploma or degree (49% and 53%, respectively).

Overall, there has been little change to the proportion of types of education residents have received in the Study Area between 2011 and 2016, however the Study Area's population had lower education levels compared to the Town.

Table 13 provides a labour force status breakdown of the Study Area in comparison to that of the Town as of the 2016 census period. The labour force consists of persons, 15 years or over, who contribute or are available to contribute to the production of goods and services. Labour force status refers to whether a person was employed, unemployed or not in the labour force during the reference period.

Table 13: Population 15 Years and Over by Labour Force Status (Statistics Canada, 2016)

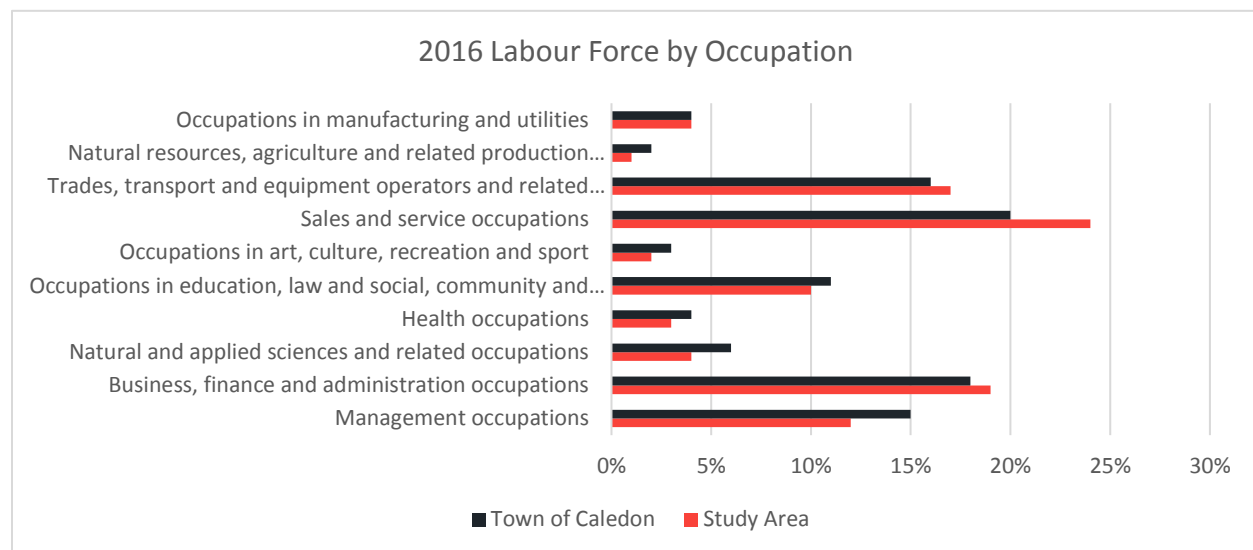
Labour Force Status	Study Area (2016)		Town of Caledon (2016)	
In the labour force	5,880	74%	38,888	72%
<i>Employed</i>	5,515	69%	36,693	68%
<i>Unemployed</i>	330	4%	2,140	4%
Not in the labour force	2,130	27%	15,041	28%
Total Population with Labour Force Status	8,010	100%	53,929	100%

In 2016, there was a total population of 8,010 residents that had labour force status within the Study Area. **Table 13**, illustrates that the majority of residents in the Study Area with labour force status are employed (69%). Overall, the unemployment rate (4%) within the Study Area is fairly similar to that of the Town of Caledon.

In 2016, 5% (or 250 persons) of the Study Area's employed labour force worked at home. In addition, in 2016, 29% of employed residents in the Study Area worked within the municipality, compared to only 23% of the Town's population who worked within the municipality. This illustrates that the Study Area's population is more likely to work in the Town compared to the Town of Caledon as a whole.

Table 14 provides an overview of the Study Area's labour force by occupation in comparison to that of the Town as of the 2016 census period.

Table 14: Study Area's Labour Force by Occupation (Statistics Canada, 2016)

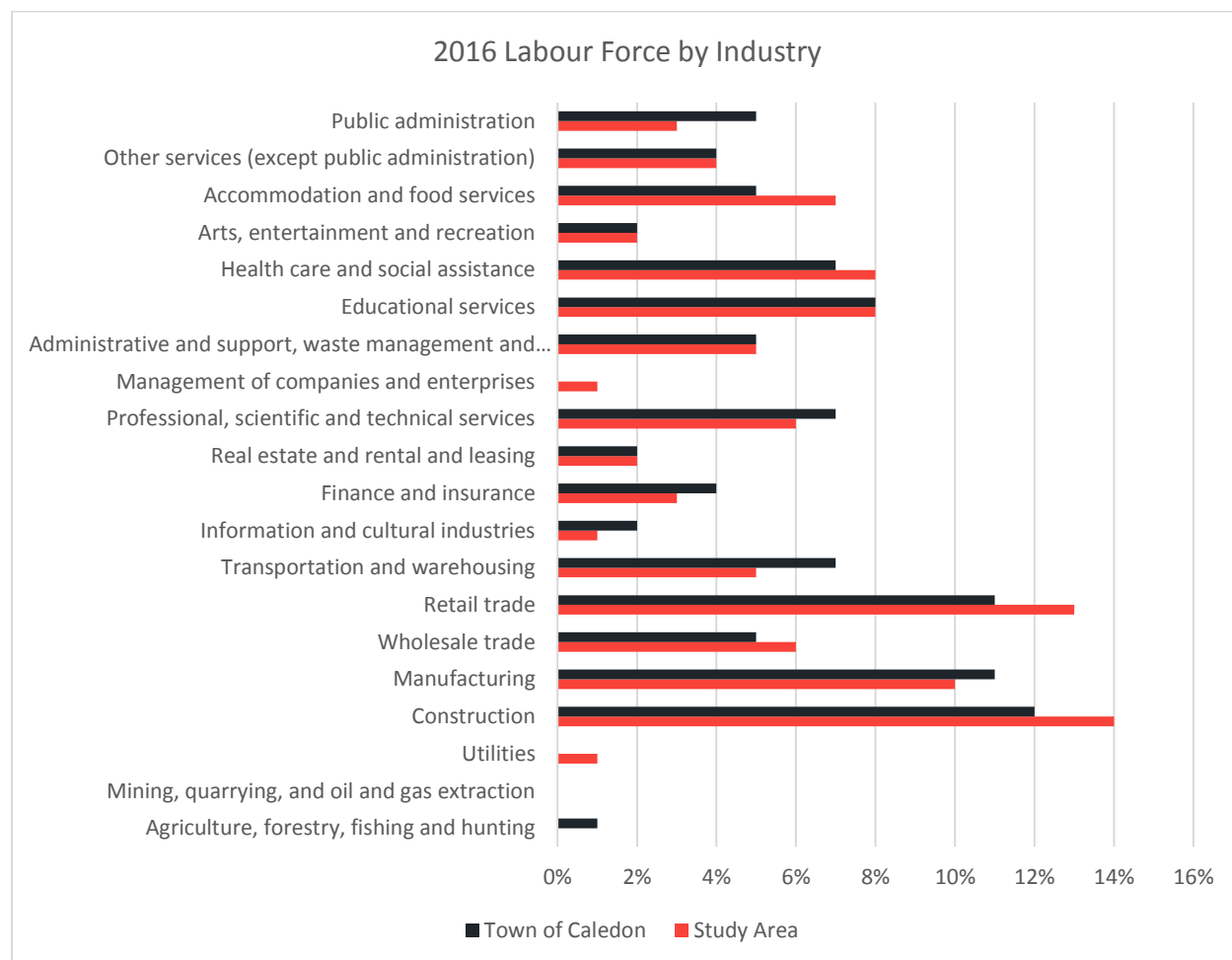


As illustrated in **Table 14**, in 2016, sales and service occupations employed the most residents (1,430 persons or 24%) in the Study Area, followed by business, finance and administration occupations (1,135 persons or 19%) and trades, transport and equipment operators (1,020 persons or 17%). Compared to the Town of Caledon, in 2016, the Study Area had the same top three occupations; however it had a greater proportion of residents employed in those occupations. The Town of Caledon, in 2016, had a slightly greater proportion (ranges from 1% to 3%) of residents employed in most other fields compared to the Study Area.

Overall, in 2016, Study Area residents were employed and working in similar occupations as the rest of the Town of Caledon.

Table 15 provides an overview of the Study Area's labour force by industry in comparison to that of the Town as of the 2016 census period.

Table 15: Study Area's Labour Force by Industry (Statistics Canada, 2016)



As illustrated in **Table 15**, in 2016, the construction industry employed the most residents (835 persons or 14%) in the Study Area, followed by the retail trade (750 persons or 13%) and manufacturing (605 persons or 10%). In 2016, the same top three industries employed the most residents the Town of Caledon.

Overall, in 2016, Study Area residents were employed and working in similar industries as the rest of the Town of Caledon.

3 COMMUNITY SERVICES & FACILITIES

The following is an inventory and review of community services and facilities in the Study Area (**Figure 1**). The inventory includes schools, child care centres, public libraries, community centres, parks, and human services. It also includes an inventory of neighbourhood convenience amenities including health care facilities, places of worship, and grocery stores. These services and facilities are illustrated in **Figure 2**. This helps our understanding and assessment of the general services available in and to the community and highlights the existing and required social infrastructure to support residents including future residents of the proposed development.

3.1 SCHOOLS

Table 16 outlines the capacity, enrolment and utilization rates for schools within and nearby the Study Area for both the Peel District School Board (PDSB) and the Dufferin-Peel Catholic District School Board (DPCDSB). The Town of Caledon contacted the School Boards regarding attending the initial Development Application Review Team (DART) meeting on Wednesday, June 26, 2019. The School Boards did not attend the DART meeting and indicated that they would provide detailed student yields, school accommodation and conditions of draft approval during the formal application circulation process.

To provide preliminary information for the HECS, the following capacity and enrollment estimates have been prepared using publicly available PDSB and DPCDSB data.

Table 16: PDSB and DPCDSB Capacity and Enrolment

	Available Grades	Capacity	Full-Time Enrolment	Utilization Rate	Portables
Public Elementary School⁶					
Ellwood Memorial Public School	Junior Kindergarten, Senior Kindergarten, Grades 1-5	504	400	79%	0
Allan Drive Middle School	Grades 6-8	643	481	75%	0
Public Secondary School⁶					
Humberview Secondary School*	Grades 9-12	1,437	1,387	97%	4

⁶ PDSB. 2018. PDSB Annual Planning Document 2018/2019 - 2019 Enrolment Projections.

Catholic Elementary School⁷					
Holy Family Elementary School	Junior Kindergarten, Senior Kindergarten, Grades 1-8	464	353	76%	N/A
St. John the Baptist	Junior Kindergarten, Senior Kindergarten, Grades 1-8	720	429	60%	N/A
Catholic Secondary School⁷					
St. Michael Catholic Secondary School*	Grades 9-12	1,266	1,156	91%	N/A

* Nearby, but not within the Study Area

Ellwood Memorial and Allan Drive Middle School are the only elementary schools serving the subject site and based on the projected 2019 enrolment data, are not oversubscribed with utilization rates of 79% and 75%. Both these schools may be able to accommodate additional students. There are two Catholic elementary schools servicing the Study Area, however Holy Family Elementary School is the subject site's designated school. Based on the 2019 enrolment data, both schools are not oversubscribed with utilization rates of 76% and 60%.

Humberview Secondary School is the only public secondary school serving the subject site and is almost at capacity, with a utilization rate of 97%. St. Michael Catholic Secondary School is the only Catholic secondary school serving the subject site and has a relatively high utilization rate of 91%.

Countryside Montessori and Private School (programming available for children of ages 24 months to 13 years), and Creative Children's Montessori School and Day Care (programming available for children of ages 18 months to 13 years) are located outside of the Study Area and provide additional schooling options for the subject site.

3.1.1 PUPIL YIELD

As noted in **Section 3.1**, the School Boards will provide comments regarding student yields following the formal circulation of the application. To provide preliminary information for the HECS, student yield assumptions from the Education Development Charge Background Study completed on March 29, 2019 have been applied.

Pupil Yield of Proposed Development – PDSB

Elementary: 9 pupils (based on a yield factor of 0.23 pupils/low density unit)

Secondary: 7 pupils (based on a yield factor of 0.20 pupils/low density unit)

Based on the pupil yield factors provided by the PDSB, the projected 9 elementary students would likely be able to be accommodated at Ellwood Memorial and Allan Drive Middle School, as they are currently operating approximately 20% under capacity. The 7 secondary students may be able to be accommodated at Humberview Secondary School as there are projected to remain 50 spaces available.

⁷ PDCDSB. 2019. Enrolment Report
as of March 31, 2019.

Pupil Yield of Proposed Development – DPCDSB

Elementary: 5 pupils (based on a yield factor of 0.14 pupils/low density unit)

Secondary: 1 pupil (based on a yield factor of 0.09 pupils/low density unit)

Based on the pupil yield provided by the DPCDSB, the projected five Catholic elementary students may be able to be accommodated at Holy Family and St. John the Baptist. Although St. Michael Catholic Secondary School is almost at capacity, the school should be able to accommodate the projected one Catholic secondary student.

Considering the conclusions drawn from the above analysis, it is important to note that it has not been determined if potential students from this development will attend the schools listed in **Table 16**. This level of detail will occur later in the application review process, when the PDSB and DPCDSB provide student yields and school accommodation data. Furthermore, considering that the enrolment analysis is based on 2019 projected data from PDSB and 2019 actual school year data from DPCDSB, it is possible that by the time the proposed development is fully realized, capacity and available student spaces may change from what has been reported in this report.

3.2 CHILD CARE CENTRES

Table 17 provides a listing of public and private child care services available within the Study Area, including information regarding capacity rates. There is currently a total of seven child care facilities within the Study Area, all of which provide subsidized spaces if available.

Table 17: Child Care Centres in the Study Area⁸

Facility	Fee Subsidy Available	License Capacity					
		Infant (0 to 18 months)	Toddler (18 months to 2.5 years)	Pre-school (2.5 to 4 years)	Kindergarten (4 to 5 years)	School Age (6 to 12 years)	Total
Bolton YMCA Child Care 12295 Highway 50 (905)857-3531	Yes	10	29	40	0	0	79
The Children's Castle 18 King St. E. (905) 857-7214	Yes	6	15	24	30	30	105
Ellwood (YMCA) 35 Ellwood Dr. E. (416) 454-5535	Yes	0	0	0	52	79	131

⁸ Region of Peel. 2019. Early Learning & Licensed Child Care Programs & Agencies Mapping.

Facility	Fee Subsidy Available	License Capacity					
		Infant (0 to 18 months)	Toddler (18 months to 2.5 years)	Pre-school (2.5 to 4 years)	Kindergarten (4 to 5 years)	School Age (6 to 12 years)	Total
Holy Family (YMCA) 61 Allan Dr. (647) 401-5057	Yes	0	0	0	26	30	56
Rainbow Academy Learning and Child Care 18 King St. E. (905) 857-3544	Yes	6	15	0	24	54	99
St. John the Baptist (YMCA) 299 Landsbridge St. (647) 203-3800	Yes	0	0	0	26	30	56
Family Tree Child Care Centre Ltd. 194 McEwan Dr. E. (905) 951-7878	Yes	0	29	31	0	0	60
Total Capacity		22	88	95	158	223	586

Within the Study Area, there is a total potential capacity of 586 child care spots. The child care inventory was based on no contact with facilities within the Study Area, as such vacancy rates were not captured. It should be noted that additional child care spots may be available through home children care centres which were not captured in this inventory.

3.2.1 PROJECTED CHILD CARE YIELD

It is estimated that the proposed 35 units will generate demand for approximately three child care spaces. This is based on a residential population increase of 128 people⁹ (refer to submitted Fiscal Impact Study), of which 4% (or 6) would be children, using the proportion of children from the 2016 Study Area's Census Profile (children are aged 0-4).

The projected number of children is then multiplied by the women's labour force participation rate in the Study Area, which was reported at 70% during the 2016 Census. A further multiplier of 50% is used to approximate the number of children needing care at a child care centre. This is the level of service standard set out by the City of Toronto's Children's Services Division and is consistently applied to their development applications.

Given the data found in **Table 17** above, the projected number of children generated from the proposed development who will require child care (3 children) are likely able to be accommodated by the existing facilities serving the area.

3.3 PUBLIC LIBRARIES

There are no libraries located within the Study area however the Caledon Public Library – Albion-Bolton Branch is located just outside of the Study Area, approximately 1.5 kilometres from the subject site.

The Albion-Bolton Branch is located on 150 Queen Street South, at the west side of Queen Street South and south of King Street West. The branch is part of the Albion-Bolton Community Centre and is open 7 days a week for a total of 60 hours. The branch offers services such as Wi-Fi, internet access, computer work stations, access to accessible resources and equipment, and multilingual materials. The library has 90-100 seats and the facility does not offer bookable meeting rooms. The services and materials available at the branch are listed below:

- Books & Magazines
- Movies & Music
- eBooks
- Large Print Books
- Video Games
- Online Resources

The facility was contacted on July 4, 2019. Staff at the branch indicated that program capacities are dependent on a program basis. Currently, the summer programs that require pre-registration are full or close to capacity. The library offers a variety of programs for all ages (children, teenagers, adults, and seniors) and diverse ranges of interests. Most of the programs listed in the website calendar are drop-in sessions. Staff did not indicate whether they expect regular programming expansions but they create new programs monthly. The library should anticipate a maximum additional 128 customers based on the forecasted population the development can be expected to generate. Of those 128 customers, there will be 14 children and 8 teenagers (refer to **Section 3.1.1**) and 106 adults. The projected additional customers are based on an assumption that the entire forecasted population will be using the library however, it should be noted that library use is dependent on the specific needs and interests of the population and therefore may be reduced.

⁹ Altus Group Economic Consulting. July 18, 2019. Fiscal Impact Study.

3.4 COMMUNITY & RECREATION CENTRES

There are two community centres just outside of the Study Area, as indicated in **Table 18**. The services and materials offered by these facilities are outlined below:

Table 18: Community Centres surrounding the Study Area

Location	Facilities	Services/Programs
Albion-Bolton Community Centre 150 Queen St. S	Don Sheardown Arena with Indoor Rink Auditorium/Banquet Hall 3 Meeting Rooms Program Room Albion Bolton Library Branch Caledon Parent-Child Ontario Early Years Centre	Social Activities Dance Fitness & Yoga Book Clubs Writing Program Arts & Crafts Camps
Caledon Centre for Recreation & Wellness 14111 Regional Road 50 North	Fitness Facility Youth Lounge & Centre Indoor Climbing Wall Gymnasium Program Rooms Two Meeting Rooms Community Rooms Two Outdoor Ice Surfaces Snoezelen Multi-Sensory Room Indoor Pool Two Squash Courts Indoor Running Track	Family & Holiday Programs Arts & Crafts Cooking & Baking Educational Activities Music & Dance Social Activities Sports First Aid & CPR Training Fitness Inclusion Programs Aquatics

Albion-Bolton Community Centre

The Albion-Bolton Community Centre is located on 150 Queen Street South, the same address as the Caledon Public Library – Albion-Bolton Branch. The community centre is open 7 days a week from 7:00 a.m. to 11:30 p.m. Attempts to contact this facility were unsuccessful; as such we were not able to capture vacancy and capacity rates for programming.

Caledon Centre for Recreation & Wellness

The Caledon Centre for Recreation & Wellness is located on 14111 Regional Road 50 North, South of Columbia Way and East of Hwy 50. The community centre is open 7 days a week from 5:45 a.m. to 11:00 p.m. on Mondays to

Friday and 6:45a.m. to 9:00 p.m. on Saturday and Sunday. Attempts to contact this facility were unsuccessful; as such we were not able to capture vacancy and capacity rates for programming.

Given the data found in **Table 18**, it is evident there is a range of services for those of all ages offered surrounding the Study Area. There are several programs available that focus on the “Children” and “Senior” cohorts. Generally, the recreation facilities surrounding the Study Area provide ample opportunities for programs focusing on fitness, social development and arts. It should be noted that some of the schools and places of worship located within the Study Area may permit community groups to rent their facilities (e.g. gymnasiums, church hall). Considering this, additional programs may be offered at these locations.

3.5 PARKS & OPEN SPACE

Table 19 below lists the 13 parks and associated amenities within the Study Area.

Table 19: Parks and Amenities in the Study Area

	Playground	Splash Pad	Baseball Diamond	Tennis Courts	Basketball Court	Bocce Court	Sports Field	Area (ha) ¹⁰
Bill Whitbread Park	X		X					0.49
Bolton Gateway Park	X							0.54
Dell’Unto Parkette	X							0.27
Ellwood Park	X			X				0.67
Fountainbridge Park	X				X			1.71
Hubert Corless Park	X							0.35
Jullie’s Park	X							0.28
Peter Eben Memorial Park	X							0.10
R.J.A. Potts Memorial Park	X	X			X	X	X	3.66
Russel and Joan Robertson Park	X							1.11
Sant Farm Parkette	X							0.24
Tormina Parkette	X				X			0.41

¹⁰ The area of the parks was determined using Google Earth (2019).

	Playground	Splash Pad	Baseball Diamond	Tennis Courts	Basketball Court	Bocce Court	Sports Field	Area (ha) ¹⁰
Whitbread Parkette	X							0.14
Total								9.97

X – Denotes the recreational facility and/or amenity

There are 13 parks and parkettes, totaling 9.97 hectares (24.63 acres) of parkland, within the Study Area. According to the Town of Caledon's Parks and Facilities Locator website, there are a wide range of amenities and facilities available, including playgrounds, splash pads, and basketball courts. The size of these parks also varies significantly, from smaller community focused parkettes to larger neighbourhood parks.

We note that there are other green spaces within and nearby the Study Area such as the Humber Valley Heritage Trail. While these may offer additional recreational opportunities, they have not been considered in this inventory. There is also an abundance of other parkland available within a one-kilometre radius of the Study Area, including the 103-hectare (254 acre) Bolton Camp redevelopment which is a 3-minute drive or 15-minute walk from the subject site. The redevelopment proposes to offer multi-purpose gathering spaces, open space areas and other facilities such as a baseball diamond and swimming pool.

The Town of Caledon Official Plan indicated that the optimum standard for community and neighbourhood (active) parkland within the Town is 2.4 hectares of parkland per 1,000 persons, exclusive of Environmental Policy Areas (EPA) (Policy 5.8.3.9). Most GTA municipalities have active parkland supply ratios in the order of 2.5 to 4.0 hectares per 1,000 population¹¹. The City of Brampton has a current supply level of 1.8 hectares per 1,000 persons for its active park forms which is on the lower side of the provision spectrum¹¹. The City of Vaughan has a current provision target of 2.0 hectares of active parkland per 1,000 population¹². The Town of Caledon's provision target is also on the lower side of the provision spectrum.

The service level of 2.4 hectares of parkland multiplied by the Study Area's population of 9.88 (9,880 people/1000) results in a parkland supply of 23.71 hectares. The study area has a shortage of 13.74 hectares of parkland relative to the standard set by the Town. It should be noted that the Town of Caledon's Recreation and Parks Master Plan indicated the South Albion-Bolton Settlement Area was considered as being the most deficient in parkland compared to all other Settlement Areas (Section 5.2).

Through the Planning Act (Section 51.1 and 53) and the Town Official Plan, the Town currently requires parkland dedication and/or cash-in-lieu as a condition of development or redevelopment. Parkland is conveyed for residential purposes at a rate of 5% of the land being redeveloped or 1 hectare per 300 dwelling units, whichever is the greater of the two (Policy 6.2.12.1). The 5% rate of the 3.3-hectare sized site generates more parkland and results in a potential conveyance of 0.165 hectares. This potential conveyance would only result in the creation of a parkette which is discouraged in the Town's Recreation and Parks Master Plan as their small size is not conducive to accommodating a range of activities while their maintenance cost is much higher (Section 5.1). As such, cash-in-lieu of parkland dedication for the redevelopment is recommended.

¹¹ City of Brampton. 2017. Parks and Recreation Master Plan, pp.28.

¹² City of Vaughan. May 2018. City of Vaughan ATMP Review & Update, pp.67.

3.6 HUMAN SERVICES

There are six human services organizations operating within and nearby the Study Area. **Table 20** outlines the title, type of services and location of each of these human service organizations.

Table 20: Human Services in and surrounding the Study Area

Organization	Address	Service Category
Caledon Community Services	18 King St. E.	Employment and training services, settlement services for newcomers, health and wellness programs, services for seniors, counselling
Caledon Meals on Wheels	80 Allan Dr.	Senior social and wellness programs, meal services, friendly visiting, security program
Vera M. Davis Centre	80 Allan Dr.	Long-term care home, Helping Hands Volunteer Program, respite care, adult day service
King Nursing Home*	49 Sterne St.	Short and long-term care home with recreation and social programs, nursing and personal care
Caledon Parent-Child Centre*	150 Queen St. S.	Provides support and services for parents, caregivers and children (e.g. learning programs, resource library, referral services, counselling)
Exchange*	55 Healey Rd.	Food bank, nutritional food programming

* Nearby, but not within the Study Area

There are a wide variety of human services available, existing for matters such as employment services, counseling, as well as language training, settlement assistance and legal services for new immigrants and refugees. The services offered not only consider a diversity of needs but also a diversity of people. The various organizations focus on specific demographics, including youth and seniors, newcomers and individuals with mental or physical disabilities.

Based on the available human services, the Study Area is well served for social resources.

3.7 HEALTH CARE FACILITIES

There are three health care facilities within the Study Area, as indicated in **Table 21**.

Table 21: Health Care Facilities in the Study Area

Health Care Facility	Address	Services Provided
Bolton Healthy Sexuality Clinic	18 King St. E.	Reduced Birth Control Costs, Testing, Counselling and Educational Services
Bolton Urgent Care Clinic	170 McEwan Dr. E.	Medical Care, Laboratory and Imaging Services, Referrals

Health Care Facility	Address	Services Provided
Central Bolton Walk-in Clinic	15 Allan Dr.	Family Doctor, Walk in, Pharmacy, Lab Services, Rehab, Dietitian

The facilities available provide family planning services, medical care, walk-in and lab services; considering a diversity of needs and people.

It should also be noted that there are no Emergency Medical Services (EMS) or hospitals located within the Study Area. The closest EMS Facility to the Study Area is Caledon Fire Station 302 which is located approximately five kilometres away from the subject site. The closest hospital to the Study Area is Brampton Civic Hospital which is located approximately 20 kilometres from the subject site and soon the future Mackenzie Vaughan Hospital (expected to be completed in 2020) which will be located approximately 23 kilometres away from the subject site.

Based on the available health care facilities and services, the Study Area is well served for medical resources.

3.8 PLACES OF WORSHIP

Table 22 provides a list of the places of worship, and their associated services provided, that are located within and nearby the Study Area

Table 22: Places of Worship in and surrounding the Study Area

Places of Worship	Address	Faith	Services/Programs
Bolton Anglican Church*	22 Nancy St.	Christian	Sunday School, Summer Camp for Children, Adult Learning
Lampstand Bolton Christian Church*	2 Jane St.	Christian	Sunday School, Bible Study
Bolton United Church*	8 Nancy St.	Christian	Community Garden Program, Group Spiritual Discussions, Seminar Series
Caven Presbyterian Church*	110 King St. W.	Christian	Bible Study, Sunday School, Nursery
Holy Family Church Bolton	60 Allan Dr.	Christian	Online Faith Formation Courses, Summer Camp for Youth, Youth Group, Prayer Groups
Nobleton Congregation of Jehovah's Witnesses*	3 Loring Dr.	Christian	N/A

* Nearby, but not within the Study Area

As shown in **Table 22**, all the places of worship in the Study Area are of the Christian denomination. Most, but not all places of worship had their programs and services published on their websites. Of those that did, it was evident that programming is available for individuals of all ages and socio-economic classes.

It is evident that a diverse range of services and programs have been added to this community through these religious institutions. It should be noted that while some of the locations did not have any information online, additional resources may be offered (and available) to the public.

3.9 GROCERY STORES & NEIGHBOURHOOD RETAIL

As illustrated in **Table 23**, there are four grocery stores within the Study Area. Additional services provided by these grocery stores include pharmacy, optometry clinic, catering and a variety of other retail uses.

Table 23: Grocery Stores in the Study Area

Grocery Store	Address	Additional Services Provided
Zehrs	487 Queen St. S.	Pharmacy, Beer Purchases, Optometry
Garden Foods Ltd	501 Queen St. S.	Catering
M&M Food Market	1 Queensgate Blvd.	Grocery Pickup
Walmart Bolton Supercentre	150 McEwan Dr. E.	Grocery Pickup, Lotto, Marlin Travel, McDonalds, Mr. Lube, Pharmacy, Portrait Studio, Nail Salon, Hair Salon, Photo Centre, Vision Centre

Based on the available grocery stores and additional services the Study Area is well served for day to day retail amenities.

4 NEARBY DEVELOPMENT ACTIVITY

To further understand the context of the Study Area, this report looked at residential development applications and approvals surrounding the subject site since 2016. The properties that are listed in **Table 24** fell within the Study Area shown in **Figure 1** and are illustrated in **Figure 2**. As of July 2019, there are two developments under review and two developments built within the Study Area. The table below illustrates key aspects of these developments.

Table 24: Surrounding Development Applications

Address	Application Type	Status	Unit count	Multiplier ¹³	Estimated Population	Units per hectare ¹⁴
336 King St. E. (0.63 ha)	OPA (POPA 19-03) ZBLA (RZ 18-08) Subdivision (21T-18003C) Condominium (21CDM-18001C) Site Plan (SPA 18-088)	Under Review On December 12, 2018, OPA, ZBLA, Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Application were circulated.	16 Townhouse Units	2.79	45	26
9023 5th Sideroad (3.15 ha)	ZBLA (RZ 16-06) Subdivision (21T-16003C) Condominium (CDM-16002C) Site Plan (SPA 16-42)	Under Review On August 8, 2016, ZBLA, Draft Plan of Subdivision, Draft Plan of Condominium, & Site Plan Application were circulated. On July 24, 2018, Council approved the ZBLA and Draft Plan of Subdivision.	1 Detached Unit 4-Semi-Detached Units 111 Townhouse Units	Singles & Semi-Detached – 3.67 Multiples- 2.79	329	37

¹³ Multipliers obtained from Town of Caledon's 2019 Development Charges Background Study, pp. A-7.

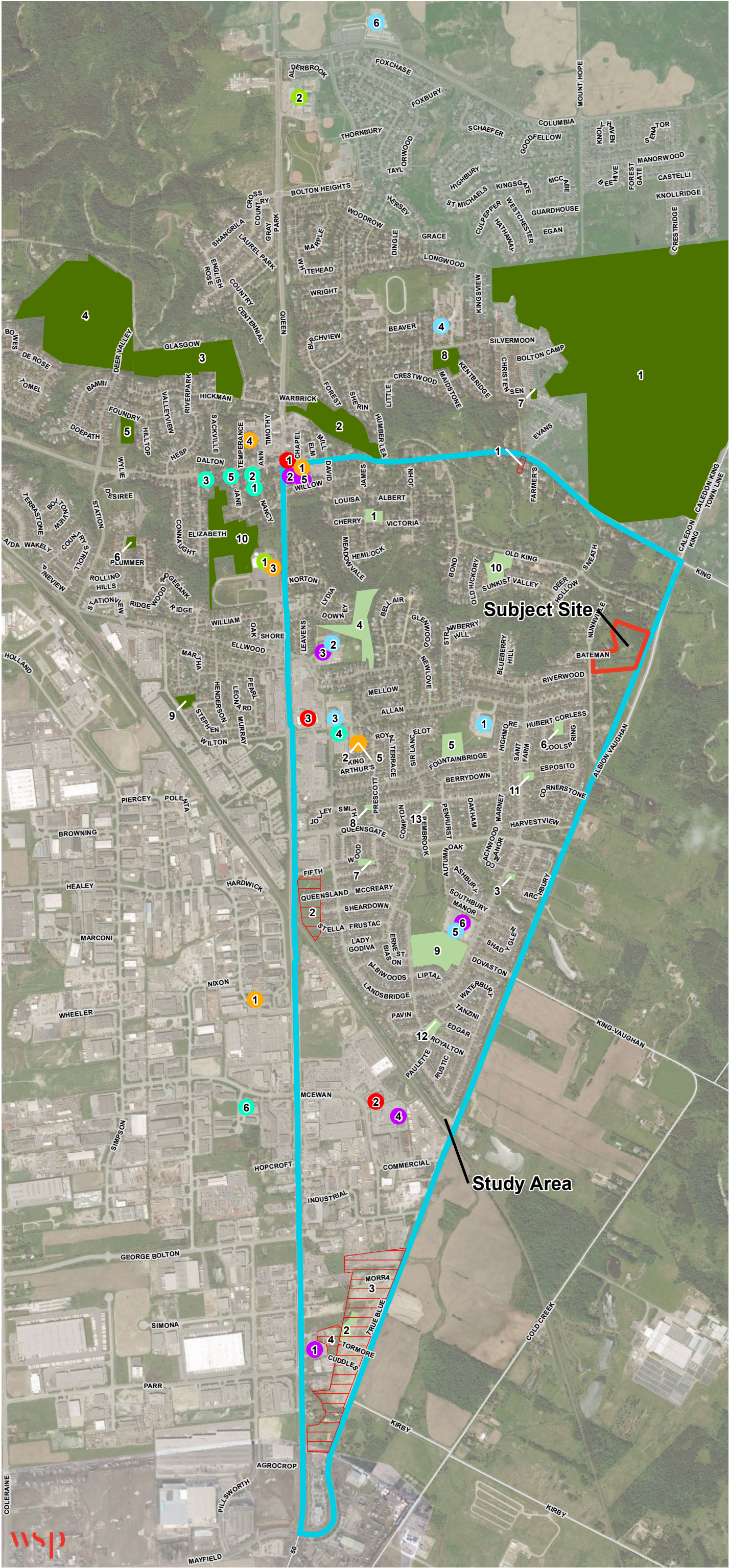
¹⁴ Gross hectare measured by the entire area of the development lot.

Address	Application Type	Status	Unit count	Multiplier ¹³	Estimated Population	Units per hectare ¹⁴
12130 – 12378 Albion-Vaughan Rd. (13.7 ha)	OPA (POPA 12-06) ZBLA (RZ-12-18) Subdivision (21T-12006C)	Built & Occupied since 2017 On August 12, 2014, Council approved the OPA and Draft Plan of Subdivision. On September 16, 2014, Council approved the ZBLA.	22 Detached Units 158 Townhouse Units	Singles & Semi Detached – 3.67 Multiples- 2.79	522	14
100 Morra Ave.	Unknown	Built & Occupied since Fall 2018	112-Suite Retirement Community	N/A	112	N/A
Total			424	-	1,008	77

The estimated population is calculated by multiplying the total number of proposed units by the average number of persons per units (p.p.u.) by dwelling type obtained from the Town of Caledon's 2019 Development Charges Background Study. Based on these figures, the estimated population resulting from the developments would be 1,008 people. It should be noted there are other proposed developments adjacent to the Study Area boundaries which were not captured in this inventory. These proposed developments may add additional pressures to the existing community services and facilities.

It is our opinion that the increase in the Study Area's population resulting from these developments will occur incrementally. Given that the applications are at various stages of the review/approval process, the projected population increase will likely occur over many years and not within the immediate term. As it relates to the proposed developments in the Study Area, some may not be approved or may be approved but constructed in a different form (e.g. with fewer units) than what has been proposed.

Figure 2: Community Facilities and Services Map



Surrounding Developments

- 1. 336 King St. E.
- 2. 9023 5th Sideroad
- 3. 12130-12378 Albion-Vaughan Rd.
- 4. 100 Morra Ave.

Human Services

- 1. Caledon Community Services
- 2. Caledon Meals on Wheels
- 3. Caledon Parent-Child Centre
- 4. King Nursing Home
- 5. Vera M. Davis Centre

Schools

- 1. Allan Drive Middle School
- 2. Ellwood Memorial Public School
- 3. Holy Family Elementary School
- 4. Humberview Secondary School
- 5. St. John the Baptist Elementary
- 6. St. Michael Catholic Secondary School

Places Of Worship

- 1. Bolton Anglican Church
- 2. Bolton United Church
- 3. Caven Presbyterian Church
- 4. Holy Family Church Bolton
- 5. Lampstand Bolton Christian Church
- 6. Nobleton Congregation of Jehovah's Witnesses

Health Care Facilities

- 1. Bolton Healthy Sexuality Clinic
- 2. Bolton Urgent Care Clinic
- 3. Central Bolton Walk-in Clinic

Community Centres

- 1. Albion Bolton Community Centre
- 2. Caledon Centre for Recreation and Wellness

Child Care Centres

- 1. Bolton YMCA Child Care
- 2. Children's Castle (The)
- 3. Ellwood (YMCA)
- 4. Family Tree Child Care Centre Ltd.
- 5. Rainbow Academy Learning and Child Care
- 6. St. John the Baptist (YMCA)

Parks

- 1. Bill Whitbread Park
- 2. Bolton Gateway
- 3. Dell'Unto Parkette
- 4. Ellwood Park
- 5. Fountainbridge Park
- 6. Humber Corless Park
- 7. Julie's Park
- 8. Peter Eben Memorial Park
- 9. R.J.A. Potts Memorial Park
- 10. Russel and Joan Robertson Park
- 11. Sant Farm Parkette
- 12. Tomina Parkette
- 13. Whitbread Parkette

Parks Outside Study Area

- 1. Bolton Camp
- 2. Bolton Mill Park
- 3. Dick's Dam Park
- 4. Edelweiss Park
- 5. Foundry Park
- 6. Heritage Hills Parkette
- 7. Keith Mccreary Park
- 8. Ruth and Richard Hunt Park
- 9. Stephen Drive Parkette
- 10. Ted Houston Park



5 EFFECTS ANALYSIS

Based on the findings of the previous demographic analysis, and inventory and review of community services and facilities, the following will discuss the impact of the proposed development on the Town's housing objectives and policies and community services.

5.1 RENTAL HOUSING & HOUSING FOR OLDER ADULTS

As indicated in **Table 7**, renters make up only 9% of all households in the Study Area and the Town of Caledon. The proposed development will initially provide home ownership options to the community to reflect the prevalence of ownership (91%). It will support the secondary rental market which represents self-contained units that are not built specifically as rental housing but can be rented out. The proposed detached units can be rented or the owners can create secondary suites which are permitted in the Town of Caledon's Zoning By-law 2006-50.

Table 7 also illustrates that there was a small increase of renters between 2011 and 2016 in the Study Area but very little construction occurred during this period. This could signify that more residents are renting in existing dwellings and support the secondary rental market in which the proposed development could create. In the Study Area, between 2011 to 2016, there were only 10 private dwellings constructed, with most of housing constructed between 1991 to 2000 (58.4%). The proposed development will bring additional housing stock to the market which in turn has the potential to add more units to the secondary rental market.

As indicated in **Table 1**, the "Seniors" cohort grew by 2% between 2011 and 2016 and made up 11% of the Study Area's population. This growing cohort in the Study Area and Town suggests a need for senior housing options. The proposed detached units are large enough to facilitate multiple family households which provide options to older adults who want to age at home. As mentioned above, the Zoning By-law also permits secondary suites which provides the option for owners to build separate dwelling units that can be used for aging relatives that wish to downsize. In addition, the builder can provide consumers with the option of an accessible house design, to be posted in the sales office, to also help support aging at home options.

5.2 AFFORDABLE HOUSING

As discussed in **Section 5.1**, the proposed development will support the secondary rental market, as owners can rent their homes or build a secondary suite. The secondary rental market is usually a good source of affordable rental units that provides less of a financial burden for major maintenance and does not require the initial financial outlay such as a down payment. The proposed development will also provide a variety of lot sizes which will provide different cost options to consumers.

5.3 UNIVERSAL DESIGN AND ACCESSIBILITY FEATURES

The builders will provide consumers with the option of an accessible house design (e.g. provision of low counters, ramps, etc.), to be posted in the sales offices, to provide universal design and accessibility. Sidewalks provided in the proposed development will also be designed to be barrier free with a width of 1.5 metres to promote accessibility.

5.4 DISTRIBUTION OF HOUSING

The proposed development will help promote a diverse mix of housing types and tenures within the Study Area. Although the proposed development proposes single-detached units, a dwelling type which comprises 78% of the Study Area's housing stock, it supports the Town's Official Plan intensification policies by developing the subject site at a much higher density than what currently exists.

The proposed development will provide a variety of lot sizes with options of accessible house design to help develop a diverse mix of housing types. It also supports a tenure mix by helping to meet the needs of a variety of residents including the needs of different income groups, people with accessibility challenges and the needs of people through all stages of their lives.

The variety of lot sizes will provide different purchase price options to consumers and the allowance of secondary suites supports the secondary rental market which supports the needs of different income groups. The option to select an accessible house design supports the needs of people with accessibility challenges and increases the Town's stock of dwellings that incorporate universal design features. The proposed development will also support the needs of people throughout life stages as the units are large enough to facilitate multiple family households and potential secondary suites help support aging at home options.

5.5 ACHIEVEMENT OF TOWN OFFICIAL PLAN POLICIES

The proposed development supports the achievement of the Town of Caledon's Official Plan housing and employment policies. The subject site is designated as Rural Service Centre in the Town's Official Plan. Rural Service Centres are designated as primary growth areas that will be the focus for the majority of new residential and employment growth, as per Policy 5.10.4.1. The Official Plan also specifies, as per Policy 4.2.1.1, that intensification potential is greatest within the Bolton Rural Service Centre. The proposed development achieves these policies by representing an intensification of the existing site, given that it will be redeveloped with 35 detached dwellings in comparison to the existing two dwelling units. The subject site is also within the built boundary, making it subject to provincial, regional and local growth management frameworks that stress growth and intensification opportunities within the boundary. However as discussed in **Section 2.3**, the Study Area has been very stable as little construction has occurred since 2006. The proposed development will help to support growth and represents an intensification opportunity.

As per Policy 4.2.4, by 2031, the Town is forecasted to have a population of 108,000 residents and 46,000 jobs. Rural Service Centres are allocated 70% of that population and by 2031 will have a population of 75,054 residents. Furthermore, the subject site falls within the South Albion-Bolton Rural Service Centre which is allocated 53% of the Rural Service Centre population projection, resulting in a population of 39,898 residents by 2031.

The South Albion-Bolton Rural Service Centre in 2016 had a population of 22,565 residents and 13,485 residents in the labour force¹⁵. The proposed development will help achieve the Official Plan's population projections for South Albion-Bolton Rural Service Centre by adding 128 people to the area. Although the proposed development does not include employment uses, the generated population will help support the Town's job projections by generating people who work from home and customers to support nearby businesses.

As per **Section 2.5**, 5% (or 250 persons) of the Study Area's employed labour force worked at home. It is forecasted that the development will generate three people who work from home. This is based on the total number of people who worked from home (250 people) divided by the total number of households in the Study Area (3,125) which results in a ratio of 0.08. This ratio is then multiplied by the proposed 35 dwelling units to generate the amount of people who will work from home. The Study Area's population is also more likely to work in the municipality

¹⁵ Data obtained from the 2016 Census. It should be noted that the figures are estimates as the Census boundaries may not be accurate to reflect the Rural Service Centre.

compared to the Town's population as a whole (**Section 2.5**) and the population produced increases the numbers of customers that will support existing nearby neighbourhood convenience businesses.

As discussed in **Section 5.4**, the proposed development also achieves the Town's housing objectives, as per Policy 3.5.2, by creating a diverse mix of housing type and tenure in order to meet the needs of current and future residents. The proposed development will provide a variety of lot sizes with options of accessible house design which will help meet the needs of a variety of residents. The development encourages residential intensification in parts of built up areas, and has the potential to increase future supply of rental housing stock and housing stock with universal design features.

The subject site is also designated by the Official Plan as belonging to the Bolton South Hill Secondary Plan. As per Policy 7.2.2(a), one of the goals of the Secondary Plan is to ensure plans of subdivision are compatible with adjacent land uses. As indicated in **Table 5**, 78% of the dwellings in the Study Area are single-detached houses, signifying that the Study Area has a lower density built form. The existing uses that surround the subject site are primarily single-detached units and to reflect this character of the neighbourhood the proposed development is similar in nature.

5.6 IMPACT ON COMMUNITY FACILITIES

Based on the review of the Study Area in **Section 2**, the population has declined and aged since 2011. It was also illustrated that the Study Area has been very static and stable since 2011 based on indicators such as the dominant period of construction and immigration. There has been very little development until recently where there are only two other proposed residential developments and two that have been occupied since 2018 in the Study Area. As such, community services and facilities are likely able to accommodate the proposed development.

There is likely sufficient elementary school capacity for both School Boards as they are both operating under capacity. Both secondary schools are estimated to be over 90% of design capacity, however there are still 160 combined spots available from both School Boards based on the most recent enrollment numbers and/or projections. This signifies that there likely will be sufficient secondary school capacity.

There are seven child care facilities within the Study Area, all of which provide subsidized spaces. Given the data presented in **Table 17**, the projected number of children generated from the proposed development who will require child care (three children) is a nominal number and are likely able to be accommodated by the existing facilities.

There is a wide range of community services and programs available through the library and two community centres nearby the Study Area. These facilities provide services and programs focusing on education, social development, arts and fitness.

There are 13 parks (9.97 hectares) throughout the Study Area that vary from local parkettes to major community parks and offer a wide range of amenities, as indicated in **Table 19**. The Town aims for a service level of 2.4 hectares of parkland per 1,000 population which results in a targeted parkland amount of 23.71 hectares. The Study Area has a shortage of parkland and requires an additional 13.74 hectares to achieve the service level. As such, the proposed development may add additional pressures to the deficit of parkland. However, it is recommended that the proposed development provide cash-in-lieu of parkland to help support investment in parks within Caledon and relieve this pressure.

There are three health care facilities within the Study Area, as indicated in **Table 21**, offering a variety of services to residents such as medical care, walk-in and lab services. There are also a wide variety of human services and places of worship facilities available within and surrounding the Study Area, as shown in **Table 20** and **Table 22**.

These services further support the publicly funded services by providing additional opportunities for education, child care services and recreation.

Finally, there are four grocery stores within the Study Area, as shown in **Table 23**, which provide residents with a variety of food options and other services (e.g. Pharmacy, Optometry). Based on this availability, the Study Area is well served for day to day retail amenities and needs.

To conclude, the Study Area is served by several community services and facilities that are likely able to accommodate the additional population that would be generated by the proposed development. It should be noted that both secondary schools that service the Study Area are operating close to design capacity however have a significant number of spots available. It is recognized that the Study Area is deficient in active parkland per the Town Standard. However, the subject site on its own can not make up for the shortfall. Through the Planning Act (Section 51.1 and 53) and the Town Official Plan (Policy 6.2.12.1), the subject site can only be requested to provide parkland at a rate of 5% of the land being redeveloped or 1 hectare per 300 dwelling units, whichever is the greater of the two. This parkland dedication results in a potential conveyance of 0.165 hectares which is only conducive to the creation of a parkette which is discouraged in the Town's Recreation and Parks Master Plan. As such, cash-in-lieu of parkland dedication for the redevelopment may be more appropriate and is recommended.

The needs of future residents can also be accommodated, in part, at facilities located outside of the Study Area. Within the Bolton Settlement Area, an example of this is the 103-hectare (254 acre) Bolton Camp redevelopment which is a 3-minute drive or 15-minute walk from the subject site. The redevelopment proposes to offer multi-purpose gathering spaces for education programs, workshops and wellness activities, open space areas and other facilities such as a baseball diamond and swimming pool.

6 CONCLUSION

This report captured key demographic information and community services and facilities available for residents of the Study Area. The Study Area generally aligns with available census boundary data and covers an area more than one kilometre around the subject site in the Town of Caledon. A summary of the report and the effects of the proposed development is provided below.

6.1 EFFECTS ON RESIDENTIAL COMPOSITION

Throughout the report, indicators suggest that the Study Area has been experiencing slow growth and is relatively stable. The Study Area is predominantly low-density, composed of mainly single-detached housing. There is also no evidence that the area is under socio-economic pressure as household income levels are rising and unemployment rates are low. It is our opinion that the proposed development provides an opportunity to add housing stock to the Study Area and Town as a whole, and to diversify the socio-demographic composition of the community by providing potential for rentals, senior housing and affordable options.

6.2 EFFECTS ON COMMUNITY SERVICES & FACILITIES

We expect new residents from this development to have some demand for community services and facilities identified in the Study Area, but it should be relatively limited and able to be accommodated. New residents will use public and Catholic schools, child care centres, libraries, community centres, parks, human services and neighbourhood convenience amenities, depending on specific needs and interests. However, in our opinion, the projected residents generated through the redevelopment of the subject site would have a limited impact on the current community services and facilities in the Study Area and support the efficient use of them.

It is recommended that the proposed development provide cash-in-lieu of parkland to help support investment in parks within Caledon. While this area has a parkland deficit per Town standards, the needs of future residents can be accommodated at facilities located outside of the Study Area. For example, the Bolton Camp redevelopment represents a large-scale addition to parkland and other services within the Bolton Settlement Area.

In addition, the proposed development will also contribute to growth-related community services and facilities including schools, child care, and parks through development charges and/or the new community benefit charge.

6.3 NEARBY DEVELOPMENT ACTIVITY

The Study Area has experienced low growth since 2000; the two ongoing development applications and two recently constructed residential developments exemplify this trend. Given that the subject site is located within an area that is designated as a primary residential growth area and subject to Growth Plan intensification targets, it is our opinion that the proposed development will assist the Town in meeting their growth management obligations.

6.4 EFFECTS ANALYSIS

The proposed development is not intended for rental housing but for ownership, however it is our opinion that it will support the secondary rental market as owners can rent their homes or build secondary suites. It will also support affordable housing as the secondary rental market is usually a good source of affordable rental units and the provision of a variety of lot sizes will help provide different cost options to consumers.

The proposal will also bring additional housing stock to the market which in turn has the potential to add more units to the secondary rental market.

It is our opinion that the proposed development will provide housing for older adults in the form of multiple family households and through the ability to construct secondary suites. The builders will also provide consumers with the option of an accessible house design to provide universal design and accessibility. This will help create barrier-free, inclusive environments and support seniors to age in place.

The proposed variety of lot sizes with options of accessible house design help to develop a diverse mix of housing types and tenure. This diversity will help meet the needs a variety of residents including the needs of different income groups, people with accessibility challenges and the needs of people through all stages of their lives. The proposed development also encourages residential intensification in parts of built up areas and has the potential to increase future supply of rental housing and housing with universal design features. This all supports the achievement of the Town's Official Plan housing policies.

It is our opinion that the proposed development will also support the achievement of the Town's employment projections, as the development is forecasted to produce residents who work from home and who will work in the Town, as well as support existing nearby neighbourhood convenience businesses.

APPENDIX

A TERMS OF REFERENCE



Abatecola, Michaela

From: Melissa Mohr <Melissa.Mohr@caledon.ca>
Sent: Wednesday, June 26, 2019 8:33 AM
To: Pietrewicz, Andrew; Leilani Lee-Yates
Cc: John-Baptiste, Chad; Chu, Valentina; Sam Morra; Marisa Williams
Subject: RE: Nunnville Road (File# 19-0069): draft Terms of Reference for your review and input - Housing, Employment and Community Services Report
Attachments: File 19-0069 - Draft TOR HECS Nunnville Rd June 17 2019.mw.docx

Good Morning Andrew,

Please see the attached amended TOR for the HECS. The amended sections are in yellow.

Kind Regards,

Melissa

Melissa Mohr, MCIP, RPP
Community Planner, Development
Community Services

Office: 905.584.2272 x.4024
Email: melissa.mohr@caledon.ca

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From: Pietrewicz, Andrew <Andrew.Pietrewicz@wsp.com>
Sent: Monday, June 24, 2019 4:16 PM
To: Melissa Mohr <Melissa.Mohr@caledon.ca>; Leilani Lee-Yates <Leilani.Lee-Yates@caledon.ca>
Cc: John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>; Chu, Valentina <Valentina.Chu@wsp.com>; Sam Morra <sammorra@bell.net>
Subject: RE: Nunnville Road (File# 19-0069): draft Terms of Reference for your review and input - Housing, Employment and Community Services Report

Good afternoon, Melissa: I hope this note finds you well.

I was wondering whether your team has had a chance to consider the draft Terms of Reference shared last Monday and discussed in the threads below?

Thank you again for your time, your feedback is most appreciated.

If there is any clarification I can offer, please do not hesitate to get in touch.

Yours,

Andrew Pietrewicz
Planner
Planning, Landscape Architecture and Urban Design



T +1.647.730.7162

119 Spadina Avenue, Suite 500
Toronto, Ontario,
M5V 2L1 Canada

wsp.com

From: Pietrewicz, Andrew
Sent: Monday, June 17, 2019 8:31 AM
To: 'Melissa Mohr' <Melissa.Mohr@caledon.ca>
Cc: Leilani Lee-Yates <Leilani.Lee-Yates@caledon.ca>; John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>; Chu, Valentina <Valentina.Chu@wsp.com>
Subject: Nunnville Road (File# 19-0069): draft Terms of Reference for your review and input - Housing, Employment and Community Services Report

Good morning Melissa:

- As follow-up to our email exchange last week, we have prepared the attached draft Terms of Reference for a “Housing, Employment and Community Services” Report for your review and feedback; the draft Terms of Reference outlines WSP’s proposed scope of analysis.
- We share this draft Terms of Reference further to the Submission Checklist and other materials you shared at the May 23, 2019 Pre-Consultation (DART) meeting (File# 19-0069), which indicated that a residential housing distribution assessment and an assessment of the impact of development on community services and the Town’s employment and housing objectives and policies would be required, pursuant to section 5.10.3.27.7 of the Town of Caledon Official Plan.
- We will look forward to your input and to working with you to finalize this draft Terms of Reference
- We appreciate your time and consideration very much; please do not hesitate to contact me at any time.

Sincerely,

Andrew Pietrewicz
Planner
Planning, Landscape Architecture and Urban Design



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119 Spadina Avenue, Suite 500
Toronto, Ontario,
M5V 2L1 Canada

From: Melissa Mohr <Melissa.Mohr@caledon.ca>
Sent: Wednesday, June 12, 2019 9:22 AM
To: Pietrewicz, Andrew <Andrew.Pietrewicz@wsp.com>
Cc: Leilani Lee-Yates <Leilani.Lee-Yates@caledon.ca>
Subject: RE: Nunnville Road (File# 19-0069): seeking your advice on Community Facilities and Services Study (re: preferred format/guideline)

Good Morning Andrew,

Thank you for your emails. I have received them and will be reviewing them with Leilani Lee-Yates. I will be unavailable for the majority of the day today, however I will touch base before the end of the week.

Kind Regards,

Melissa

Melissa Mohr, MCIP, RPP
Community Planner, Development
Community Services

Office: 905.584.2272 x.4024
Email: melissa.mohr@caledon.ca

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From: Pietrewicz, Andrew <Andrew.Pietrewicz@wsp.com>
Sent: Wednesday, June 12, 2019 8:56 AM
To: Melissa Mohr <Melissa.Mohr@caledon.ca>
Subject: RE: Nunnville Road (File# 19-0069): seeking your advice on Community Facilities and Services Study (re: preferred format/guideline)

Good morning, Melissa: I've received some guidance since I wrote you yesterday; I hope this will help clarify my original request for your advice:

The Town of Caledon Official Plan Section 5.10.3.27.7 identifies a variety of required studies/assessments, including:

c) a residential housing distribution assessment....

- e) an assessment of the impact of the development on community services,....
- f) a fiscal study...
- g) a community design assessment....

To help us prepare a terms of reference for your review, is there any further detail or guidance you might be able to share in terms of the required contents of the above?

Thank you again, please let me know whether a quick chat would be easier/more efficient.

Andrew Pietrewicz
Planner
Planning, Landscape Architecture and Urban Design



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From: Pietrewicz, Andrew
Sent: Tuesday, June 11, 2019 4:39 PM
To: Melissa.Mohr@caledon.ca
Subject: Nunnville Road (File# 19-0069): seeking your advice on Community Facilities and Services Study (re: preferred format/guideline)

Good afternoon, Ms. Mohr: my name is Andrew Pietrewicz – I recently joined WSP as a planner and am supporting WSP and its client Sam Morra (Salu Inc.) on a proposed plan of subdivision at 13247 and 13233 Nunnville Road (File number: 19-0069). I was provided your contact information by my boss, Chad John-Baptiste, who I understand you met at a Pre-Consultation (DART) meeting on May 23, 2019.

I write to ask whether you might be able to point me in the direction of a format/guideline or example you will prefer in terms of a Community Facilities and Services Study - I would greatly appreciate any advice you could offer.

I will call you in-person as follow up, but thought I would send you this introductory note first by way of introduction.

Thank you in advance for your time, I will look forward to your consideration and to working with you!

Yours,

Andrew

Andrew Pietrewicz
Planner
Planning, Landscape Architecture and Urban Design



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June 17, 2019

Ms. Melissa Mohr, MCIP, RPP
Community Planner, Development
Community Services
Town of Caledon
Office: 905.584.2272 x.4024

VIA EMAIL: melissa.mohr@caledon.ca

**SUBJECT: File# 19-0069, Nunnville Road Subdivision
Draft Terms of Reference for Housing, Employment and Community
Services Report**

1. INTRODUCTION

Dear Ms. Mohr:

WSP Group Canada Limited (WSP) is acting on behalf of Bolton Midtown Developments Inc., the owner of the subject site municipally known as 13247 and 13233 Nunnville Road.

Per the Pre-Consultation (DART) meeting held on May 23, 2019, Bolton Midtown Developments Inc. proposes to develop the subject site with 35 detached dwelling units.

The Submission Checklist and other materials you shared at the May 23, 2019 Pre-Consultation (DART) meeting indicated that a residential housing distribution assessment including mix of housing types and an assessment of the impact of development on community services and the Town's employment and housing objectives and policies would be required, pursuant to section 5.10.3.27.7 of the Town of Caledon Official Plan.

WSP proposes to prepare and submit a Housing, Employment and Community Services (HECS) Report to satisfy these requirements. We have prepared the following draft Terms of Reference in the form of an annotated table of contents for your review and feedback. The draft Terms of Reference outline WSP's proposed scope of analysis as well as a variety of related methodological considerations. We will look forward to working with you to finalize this draft Terms of Reference.

2. DRAFT TERMS OF REFERENCE

2.1 Introduction and Study Purpose:

As articulated within the Provincial, Regional and Local planning frameworks, the purpose of the HECS Report will be to identify the impact of the proposed development on the Town's community services, employment and housing objectives and policies.

2.2 Study Area

The study will focus on the subject site, with reference as appropriate to the broader context of the immediate vicinity, Bolton South Hill Land Use Plan area, Bolton settlement area and Town of Caledon more broadly.

To ensure that the context of the immediate vicinity is suitably considered, the primary study area will be bounded by Albion-Vaughan Rd to the east, Highway 50 to the west and King St. E to the north. This area aligns with available census boundary data and covers an area more than 1,000 metres around the subject site in Caledon. The proposed primary study area is illustrated in the following map:

<https://www12.statcan.gc.ca/census-recensement/geo/maps-cartes/pdf/S0516/2016S051635210005.pdf>

2.3 Data Sources

The HECS will rely on Canadian census data and “point of interest” data from Open Data and WSP's own datasets to identify existing conditions. We will consult 2016 Census results, supplemented with 2011 results where it is relevant to understand change over the past 5 years. We will rely on our own PRIME for Cities database to identify development that has occurred since 2016 and emerging infrastructure and planning policy updates relevant to the study area.

WSP operates the PRIME | Cities web platform which we use to share detailed land development and urban planning information amongst our staff and clients across Ontario, Canada. We have been tracking all significant land development projects and growth-related infrastructure and policy initiatives in the Province since 2005.

PRIME for Cities tracks the location, characteristics and approval and construction status of these projects and initiatives monthly. We leverage this resource with a vast array of other data sources to provide daily insights to our colleagues and clients. Over 20,000 (and growing) PRIME for Cities records enable us to data mine to inform growth and development trends across the Province. PRIME for Cities is most frequently used to enhance land development assignments, identify growth opportunities and risks and expand and optimize asset portfolios and infrastructure deployments.

2.4 Study Area Profile

We will prepare a summary profile of the study area. Where applicable, we will address the following Census topics as they relate to the study area and in comparison, to the Town as a whole:

- 2016 Population by Age and Sex
- Population Change from 2011 to 2016
- 2016 Families by Type
- 2016 Families by Number of Children
- 2016 Private households by type and size
- 2016 Occupied private dwellings by structural type
- 2016 Occupied private dwellings by period of construction
- 2016 Occupied private dwellings by Tenure
- 2016 Immigrant population by period of immigration
- 2016 Recent immigrants by selected countries of birth for the most recent census period (top five countries)
- 2016 Number of immigrants
- 2016 Number and type of languages spoken
- 2016 Population mobility status
- 2016 Labour Force by occupation
- 2016 Labour Force by industry
- 2016 Educational Attainment
- 2016 Labour Force Participation
- 2016 Average Income
- 2016 Income Range

We will map and characterize the location of all relevant development, infrastructure and policy activity in the study area. We will also identify and characterize Community Facilities and amenities in the study area, or where relevant, the nearest Community Facilities to the Study Area, including:

- Public and Separate Elementary & Public Schools
- Privately operated schools
- Public Libraries
- Child Care Centres
- Community & Recreation Centres
- Parks & Open Space
- Arenas
- Swimming Pools
- Places of Worship
- Social Services
- Grocery stores
- Health care facilities

We will contact public Community Facilities in the study area and request general information on the programs they offer and their utilization level / capacity. If necessary, we will apply typical school pupil generation rates that are currently being used in similar contexts to assess the potential impact on public and separate schools serving the area.

Lastly, we will identify and characterize other businesses and establishments operating in the study area in terms of employment and industry sector.

2.5 Effects Analysis

Based on the findings we generate in Task 2.4, we will comment on how the proposed development:

- Will provide for rental housing stock and housing for older adults
- Addresses affordable housing
- Provides for universal design and accessibility features

- will affect the distribution of housing, including housing mix (types and tenure);
- impact the achievement of the Town's Official Plan housing and employment policies; and,
- impact community facilities.

3 CONCLUSION

It is our pleasure to submit this draft Terms of Reference for a Housing, Employment and Community Services Report for your review and feedback. We will look forward to your feedback at your earliest convenience and will be happy to discuss further should you have any questions or concerns in the meantime.

Yours very truly,

WSP Canada Group Limited

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