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KLM FILE: P-2623

February 1, 2023

**Ms. Aleah Clarke, MHBC**  
**On Behalf of Development Review Services**  
Planning Department, Town of Caledon  
6311 Old Church Road  
Caledon, Ontario, L7C 1J6

**Attention:** **Aleah Clarke, Planner**

**RE:** **Housing Brief**  
**Applicant: Giuseppe Scenna and Albion-Vaughan (12148) Inc.**  
**Location: Between Highway 50 and Albion-Vaughan Road, North of Mayfield Road**  
**Address: 12148 Albion-Vaughan Road, Town of Caledon, Region of Peel**  
**Town Files: POPA 2021-0001, RZ 2021-0003, and SPA 2021-0004**

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Dear Ms. Clarke:

On behalf of our client, Giuseppe Scenna and Albion-Vaughan (12148) Inc. ("**Client**" or "**Owner**"), KLM Planning Partners Inc. ("**KLM**") is pleased to submit the enclosed Housing Brief for the proposed residential high-density development located within the Community of Bolton, in the Town of Caledon.

The Housing Brief will review and address the applicable housing-related policies contained in the respective Official Plan's for the Town of Caledon and the Region of Peel, the Town's 2017 Housing Study, and the Region's 2018 Housing and Homelessness Study as identified in an email from Aleah Clarke of MHBC Planning on behalf of the Town's Planning Department regarding the Housing Brief requirements.

## **1.0 Property Location and Land Use**

The subject property is located between Highway 50 and Albion-Vaughan Road, and approximately 385m north of Mayfield Road, and municipally known as 12148 Albion-Vaughan Road, in the Town of Caledon, within the Regional Municipality of Peel. The gross site area is approximately 1.5 ha (3.8 ac) in size and irregular in shape, and is located in the southeast quadrant of Caledon within the Bolton community. The net developable area of the property is 1.02 ha after the natural area and buffer, road widenings and 0.3m reserves have been excluded from the gross site area.

The subject lands are designated “Bolton Rural Service Centre” and further designated as “Special Residential” in the Town of Caledon’s Official Plan (April 2018, Office Consolidation), which permits existing residential uses. Until recently, the existing single-detached residential dwelling on the property was used for residential purposes, which has since ceased. The client has submitted a site-specific Official Plan Amendment Application in accordance with the “Special Residential” policies that require an appropriate land use, designation and policies to be identified for the redevelopment of the property. Through the land use review undertaken by the client’s consultant team, it was determined that the best use of the developable portion of the subject lands is for a residential apartment building use within a “High Density Residential” designation. The non-developable lands consisting of the watercourse and associated 10 m buffer is proposed to be redesignated to “Environmental Policy Area”, and conveyed to an appropriate public authority.

The current zoning of the property is Rural Residential (RR) Zone by Town of Caledon Zoning By-law 2006-50, as amended, which permits a single detached residential dwelling. The client has submitted a Zoning By-law Amendment Application to rezone the developable portion of the subject lands to Multiple Residential – Exception XXX (RM-XXX) with site-specific permissions to permit the proposed residential apartment building use. The non-developable lands consisting of the watercourse and associated 10 m buffer is to be rezoned to an EPA1 – Environmental Policy Area 1 Zone, and conveyed to an appropriate public authority.

## **2.0 Description of Proposed Development**

The proposed residential apartment-style development comprises a 6-storey building (Building “A” – north) connected to a 7-storey building (Building “B” – south) by way of a 3-storey amenity link. The total number of residential dwelling units will be 265. There will be 114 units in Building “A” and 151 units in Building “B”.

The development will be served by a total of 462 parking spaces including 10 at-grade visitor parking spaces and two levels of underground parking (213 spaces on Level P1 and 231 spaces on Level P2) for the residents of the two buildings, with driveway access to Albion-Vaughan Road. A walkway connection will be provided to Highway 50 to access public transit (bus) that will serve the future residents.

## **3.0 Caledon Official Plan – Policy Direction (Office Consolidation, 2018)**

### **3.1 Bolton Rural Service Centre Policies**

The subject lands are identified as being within the *Bolton Rural Service Centre* by the Town of Caledon Official Plan (Office Consolidation, April 2018) as identified on *Town Structure Schedule “A1”*. Section 5.10.4.1 states:

*Rural Service Centres will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for residents of the Town.*

*Rural Service Centres are compact, well integrated rural towns on full piped water and sewer services. A wide range of commercial, employment, recreational, institutional, and other uses and community services will be developed and permitted in these settlements to serve both the needs of residents within the settlement, and to residents in other areas of the Town.*

The related 2023 Planning Justification Report prepared by KLM Planning Partners Inc. provides a detailed analysis of how the proposed multi-unit apartment development addresses the Town's Official Plan policies. Briefly, the following response to the above policy can be provided as it relates to the proposed apartment development and housing:

- The subject lands are located in an area of Bolton that is experiencing redevelopment and intensification and where the construction of new residential (ie. senior's apartment and townhouses), commercial and employment development has occurred recently in the vicinity, and where the area is transforming towards becoming a complete community.
- There is a symbiotic relationship between new business and employment opportunities that can provide goods and services and jobs to new residents that move into the area.
- The proposed 6 and 7-storey, two building apartment development is compact and will utilize the developable portion of the property that is remaining after the open space valley and associated buffer areas and road widenings and 0.3 m reserves have been dedicated to the appropriate public authorities. The proposed development of the site will result in an efficient, appropriate and environmentally sustainable use of the entire lands.
- The proposed development will be developed on full municipal services (piped water, and sanitary and storm sewers).
- New residents of the residential development will be able to enjoy the view of the rejuvenated and re-naturalized watercourse to the west of the client's developable property together with the common amenities and landscaped areas and terraces that will be provided on site and within the buildings. A multi-use pedestrian and bicycle pathway will also be constructed by the client within the Albion-Vaughan Road right-of-way that will help to connect the subject development to the broader community. A walkway connection will also be provided from the development out to the existing sidewalk on Highway 50.

The proposed development of the subject lands for 265 apartment-style units within two buildings (6 and 7-storeys) conforms to and does not conflict with Section 5.10.4.1 of the Town of Caledon's Official Plan. The client's development proposal helps to achieve the Town's vision for this particular area of the Bolton community.

### **3.2 Special Residential Policies**

The subject lands are further designated as *Special Residential* on the *Bolton Land Use Plan "C"*. The *Special Residential Areas – Bolton* policies contained in Sections 5.10.4.5.12.1 and 5.10.4.5.12.2 state:

- 5.10.4.5.12.1 *Existing Special Residential Areas on Schedule C may be considered for redevelopment by an Amendment to this Plan, subject to the preparation of a Secondary Plan, or additional studies to address servicing, appropriate uses and their demand, transportation issues, and other areas Council may request.*

5.10.4.5.12.2 *The Special Residential Area located north of Mayfield Road, east of Highway 50 and west of the Albion-Vaughan Line is an interim type of land use. It is recognized that there is a need, through the process provided in Section 5.10.4.5.12.1, to address more compatible long-term use(s). A minimum lot size of 1.0 hectare shall apply to these lands.*

The related Planning Justification Report prepared by KLM Planning Partners Inc. provides a detailed analysis of how the proposed multi-unit apartment development addresses the Town's Official Plan policies. Briefly, the following response to the above policies is provided as it relates to the proposed apartment development and housing:

- The client has submitted a site-specific Official Plan Amendment Application in accordance with the "Special Residential" policies that require an appropriate land use, designation and policies to be identified for the redevelopment of the property. Through the land use review undertaken by the client's consultant team, it was determined that the best use of the developable portion of the subject lands is for a residential apartment building use within a "High Density Residential" designation.
- The subject lands are located in an area of Bolton that is experiencing redevelopment and intensification pressures for residential, commercial and employment uses. The existing single-detached dwelling on the property is currently vacant and will be demolished once development approvals from the Town of Caledon have been secured for a high-density residential designation and associated RM – Multiple Residential Zone zoning category to permit the apartment building use. The existing condition of the property containing a single-detached dwelling is interim as the Official Plan policies imply until the proposed 6 and 7-storey apartment buildings are constructed. The current site development and location along Highway 50 represents an under-utilization of the property, which can be maximized through redevelopment with a more intensive apartment residential housing form.
- The client's gross site area is approximately 1.5 ha (3.8 ac) in size, however, once the open space and buffers, road widenings and 0.3 m reserves are dedicated to the appropriate public authorities, there will be approximately 1.02 ha (2.5 ac) of developable land remaining.

The proposed development of the subject lands for 265 apartment-style units within two buildings (6 and 7-storeys) conforms to and does not conflict with Sections 5.10.4.5.12.1 and 5.10.4.5.12.2 of the Town of Caledon's Official Plan. The client's development proposal helps to achieve the Town's vision for this particular area of the Bolton community.

### **3.3 Town Housing Specific Policies**

Town of Caledon Planning staff have requested that the Housing Brief address how the proposed development will meet residential intensification policy 5.10.3.14 of the Official Plan, which states the following:

5.10.3.14 *Residential intensification will generally be permitted in settlements where:*

- a) *The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community;*
- b) *The existing and planned services in the community can support the additional households; and,*
- c) *The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.*

This policy outlines criteria to be satisfied in support of residential intensification within settlements, which include the ability of the site to accommodate the form of the proposed development, compatibility with the surrounding community, services to support the additional households, and the demand for the housing types based on the needs of the municipality as identified through the Town of Caledon's 2017 housing study.

A response to the above policies is provided in Section 12.1 of this Housing Brief as it relates to the proposed apartment development, residential intensification, and housing.

#### **4.0 Region of Peel Official Plan – Housing Specific Policies (Office Consolidation, 2021)**

Town of Caledon Planning staff have requested that the Housing Brief address how the proposed development will meet the Region's policies contained in Section 5.8 (Housing) in terms of affordable ownership, social housing target, and environmental housing initiatives.

The Region's housing objectives are as follows:

##### *5.8.1 General Objectives*

- 5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.*
- 5.8.1.2 To foster the availability of housing for all income groups, including those with special needs.*
- 5.8.1.3 To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.*
- 5.8.1.4 To achieve annual minimum new housing unit targets for the Region by tenure, including affordable housing.*

Some of the pertinent housing policies that are applicable to the development of the subject lands include the following:

- 5.8.2.2 Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:*
  - a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and*
  - b) cost-effective development standards for new residential development, redevelopment, and intensification.*

5.8.2.3 *Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low-and-moderate income households, enabling all Peel residents to remain in their communities.*

5.8.2.6 *Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.*

5.8.2.10 *Encourage the area municipalities to establish minimum new housing unit targets that are affordable in secondary plans where appropriate, to ensure a diverse mix of housing type and tenure.*

Section 12.2 of this Housing Brief will discuss how the current development proposal addresses the above policies.

#### **4.0 New Region of Peel Official Plan – Housing Specific Policies (April 2022; Modified and Approved by the Province on November 4, 2022)**

The Region of Peel's new Official Plan contains housing policies are consistent with the recommendations contained in their 2018 Housing and Homelessness Plan that is discussed in Section 6.0 of this Housing Brief. The Region's new Official Plan housing objectives and policies focus on housing location, form, tenure, and affordability to ensure that new housing is aligned with growth trends and contributes to the creation of healthy, mixed-use, transit-supportive, and sustainable complete communities. The Region recognizes that Peel is home to diverse populations and that housing must be responsive to the needs and goals of all individuals and communities. The Region is committed to collaborating with partners including the development industry to build accessible, adequate, and appropriate housing that is affordable. The Region of Peel's Official Plan forecasts that the Town of Caledon will have a population of 200,000 people, 65,000 households and 80,000 jobs in 2041, and a population of 300,000 people, 90,000 households and 125,000 jobs in 2051. The proposed 265 apartment units will assist to achieve Peel's housing objectives.

#### **5.0 Town of Caledon Housing Study (2017)**

The Town of Caledon completed a Housing Study in 2017, which provides directions to meet the housing needs of the community. Town of Caledon Planning staff have requested that the Housing Brief include justification around the diversity of housing in terms of types, densities and tenure, and with regards to universal design, and other elements included in the Housing Study that will be discussed in Section 12.3 of this Housing Brief.

The analysis undertaken in the Town's Housing Study identified the following findings of interest:

- The population is aging in Caledon and there is a need for smaller housing alternatives such as apartment-style units;
- The household sizes in Bolton are smaller compared to the rest of Caledon;
- The majority of Caledon households are in the 25 to 64 age range;

- In 2016, the largest number of households in Caledon were comprised of 2-persons (ie. couples) followed by 4-persons (ie. families);
- There is a need for housing options that address families and smaller households including people living alone and for an aging population;
- In 2011, 92.7% of Bolton households owned their home, whereas there is little rental housing available;
- The estimated 2017 average household income in Caledon was \$133,015, whereas it was \$117,624 in Bolton, and \$105,575 in Peel;
- 54% of Caledon households fall within the higher income deciles with 21% in the lower income deciles; in Bolton, the breakdown is 20.8% Low, 28.5% Mid, and 50.7% High income;
- The report states “the need for housing options that are affordable to households with low incomes is greater for those living alone, lone parent households, and households with persons with a disability”;
- Both Mayfield West and Bolton are seeing the highest rates of growth;
- Younger age groups are declining in Caledon, while older age groups are increasing;
- The current housing need is for families and couples but there is an increasing need for housing options for seniors and those seeking to downsize, persons with disabilities, persons living alone, and for immigrants;
- In 2016, there were 21,255 dwelling units in Caledon;
- Apartment buildings greater than 5-storeys comprise 0.5% of the total housing stock in Caledon;
- Between 2001 and 2016, only 75 apartment dwelling units were built in Caledon, whereas the majority of units built were single-detached; the report indicated that single-detached housing will not address the housing that will be needed in Caledon’s future;
- The report indicated that there is a need for more affordable and rental housing for seniors downsizing and young adults starting their work careers;
- As of 2011, more than 50% of all homes built in Caledon were prior to 1991 (56.8%), 19% between 1991-2000, 24.2% between 2001-2011;
- Since 2001, only 25 rental units have been built and all in 2009;
- In 2016, of the 550 residential Building Permits issued, 49.6% were for single-detached; the report indicated that the greatest increase in Building Permits was for townhouses, however, this housing form would not address housing affordability in Caledon;
- The report indicated that if the Provincial Policy Statement (PPS) definition is applied, the affordable ownership threshold for Peel in 2017 would be \$420,362, while the affordable rental housing threshold would be \$1,517/month;
- The report indicated that in 2017, a household in Caledon needed to be in the 9<sup>th</sup> income decile (\$142,581) to own a semi-detached dwelling, and in the 10<sup>th</sup> income decile (+\$142,582/year) to own a single-detached home in Caledon;
- The Housing Study concluded the following:
  - The largest number of households are comprised of couples and families with children;
  - There is a need for more units for seniors, single persons, and persons with disabilities over the next 5-10 years;
  - There is a need for accessible housing, housing options for low/moderate incomes, seniors seeking to downsize, and for those with special needs;
  - There is a need for an inclusive community having a range of housing options suitable for different housing needs;
- The report recommended that the Caledon Official Plan be amended to permit a mix of unit sizes (1, 2, 3 or more bedrooms) in new multi-unit residential developments.

Section 12.3 of this Housing Brief will discuss how the current development proposal can address the Town of Caledon's housing needs as identified in the Town's Housing Study and summarized above.

## **6.0 Region of Peel Housing and Homelessness Plan (2018)**

Town of Caledon Planning staff have requested that the Housing Brief address the affordable and accessible housing policies found within the Region of Peel's Housing and Homelessness Plan that was adopted by Regional Council in 2018, and is discussed in Section 12.4 of this Housing Brief. The Housing and Homelessness Plan is the Region's 10-year plan to make affordable housing available and to prevent homelessness for Peel residents.

The Housing and Homelessness Plan includes a Housing Needs Chart for the various income levels. Of particular note are the needs for the middle-class income household (ie. comparable to those persons who may choose to purchase one of the client's apartment units) earning \$59,157 - \$106,002 a year, which identifies a requirement for more rental units, 3+ bedroom units, and home ownership costing \$421,617 or less.

The report indicated that there is a need to address the housing needs of low-and-middle class income households through the land use planning process involving the private sector.

The housing targets envisioned by Peel Region include:

- 7,500 new residential units each year in Peel Region;
- Of the 7,500 units, 2,000 would be affordable units consisting of 1,000 for Low Income households and 1,000 for Middle Income households in Peel Region;
- Of the 7,500 units, there should be 5,500 market units in Peel Region for Middle Income households where 25% of new housing is rental, and 50% new housing is medium and/or high-density units, the latter representing approximately 385 units each year in Caledon to be provided by the private sector.

The Region of Peel's 5 Strategies for Housing and to Prevent Homelessness include:

1. Ensure efficient use of existing infrastructure.
2. Create densities that support transit and affordable housing.
3. Minimize financial impact to residents and businesses.
4. Protect environmental and agricultural resources.
5. Develop a long-term employment strategy.

Overall, the Region of Peel's Housing and Homelessness Plan proposes the need to build more affordable housing by increasing the capacity for affordable housing development and by reducing the costs of development.

Section 12.4 of this Housing Brief will discuss how the current development proposal can address the Region of Peel's housing needs as identified in their Housing and Homelessness Plan, and summarized above.



## **7.0 Distribution of Housing Types**

A total of 265 apartment-style residential units are being proposed, which will provide new housing within the Bolton community and contribute to the diversity of housing types within the Town of Caledon that is primarily developed with low density housing in the form of single-detached dwellings. The Town's Housing Study identified that there is a need for alternative forms of housing to the single detached dwelling that will serve a segment of the population that requires a smaller and more affordable housing form and option for persons living alone, seniors and those seeking to downsize, young adults starting their work career, persons with disabilities, and immigrants.

As identified in the Housing Study, there are very few apartment-style units in the Town of Caledon and within Bolton as most of the residential development activity has been directed towards single-detached dwellings with a recent trend towards townhouses. The Housing Study indicated that the creation of more townhouse units will not resolve the housing affordability issue. Accordingly, there is a definite need for smaller units that can be served by the apartment-style living that is being proposed on the subject lands.

A few single-detached dwellings exist directly to the north of the subject lands, however, some of these lands have been acquired by developers and will likely be redeveloped for some type of multi-unit residential in the near future as the properties are small and are impacted by the watercourse and road widenings along both Highway 50 and Albion-Vaughan Road that will reduce the size of the developable area of these properties similar to the subject lands. This is one of the main reasons for introducing apartment-style dwellings to the subject lands, as the property is considered to be too small and not economically feasible to develop with residential single-detached, semi-detached or townhouse dwellings.

A recent townhouse development and a four-storey senior's building were recently constructed further north on Albion-Vaughan Road. There is no other residential housing located in the near vicinity, and the area would benefit from new multi-unit housing that would introduce more people into the area that is currently under-served by residents. A new influx of population to the immediate area would help the local businesses and industries operating along and off Highway 50 with a source of new customers as well as provide new employment opportunities for the residents that is within walking distance or a short transit or driving trip within the Bolton community. This would help to address the issue of people not having to commute long distances from places within and beyond Caledon to their place of work in the Bolton community as identified in the Town's Housing Study.

The proposed apartment-style residential units have been designed by Fausto Cortese Architects with varying unit sizes and number of bedrooms within the two buildings. The unit types, number of bedrooms, and number and percentage of units by type are identified in Section 9.0 of this Housing Brief.

The various suite options that will be marketed to the public will allow persons who grew up in the Town of Caledon to remain and live within the Bolton community, and to be close to family, friends and their place of work, in housing that best meets their current needs, income level, and lifestyle.

## **8.0 Tenure of Housing Types**

All of the proposed unit types will be of a condominium tenure, and will be subject to a future draft plan of standard condominium application that will require approval from the Town of Caledon and the registration of a condominium plan on title.

As the two residential buildings share common services (ie. water, sanitary, and storm), both buildings will need to be under one condominium corporation or corporate entity. Under this scenario, as each building will not have access to its own services as required by the Ontario Building Code, the two buildings cannot legally be registered as two separate condominium corporations.

A standard condominium will entail the creation of 265 residential condominium apartment units in Building's "A" and "B", where each unit owner will own their own suite and can purchase an unbundled parking space. Each residential unit will have exclusive use of the interior of the suite and associated private balconies and at-grade patios. The common areas that include but are not limited to the lobbies, hallways, amenity areas including roof-top landscaped terraces and at-grade children's play area, and the at-grade visitors parking spaces will be owned by the condominium corporation and each unit owner will contribute to the cost of maintaining these common elements through the payment of monthly maintenance fees to the condominium corporation.

A standard condominium will allow each unit owner to own their own residential suite. Unit owners will also have the opportunity to rent/lease their units if they choose, which will accommodate persons seeking to rent/lease within the Town of Caledon. Both of these scenarios will help to provide more affordable and smaller housing opportunities that may include rental opportunities in contrast to the single-detached ownership option that predominantly exists within the Town of Caledon and is less affordable and out of reach for many income levels as identified in the Housing Study.

A condominium-lifestyle allows households to live in smaller units with the convenience of not having to pay for the high costs associated with maintaining a house, or the time it takes to undertake or schedule the maintenance work to be done. A condominium tenure provides a lifestyle choice that is convenient and where the maintenance of the building and site and access to common amenities that are accessible to the residents are shared by everyone living within the same building complex. A condominium living arrangement also ensures that the common amenity areas are well maintained through monthly maintenance fees provided by the unit owners and that the Condominium Corporation's reserve fund will ensure any necessary repairs and upkeep to the property and building are undertaken. This will help to increase the value of the property and ensure proper living conditions and standards are maintained for the residents of the complex.

## **9.0 Unit Sizes and Number of Bedrooms**

The unit styles, average unit sizes, and numbers of each unit type that are proposed within the two buildings include:

- 78, 1-bedroom (29.4 %) at 55 -64 m<sup>2</sup> (592 - 633 sqft) average size per unit
- 36, 1-bedroom + den (13.6 %) at 74 -93 m<sup>2</sup> (800 – 1,004 sqft) average size per unit
- 99, 2-bedroom (37.4 %) at 86 - 104 m<sup>2</sup> (932 – 1,114 sqft) average size per unit
- 39, 2-bedroom + Large Balcony (14.7 %) at 94 - 116 m<sup>2</sup> (1,011 – 1,244 sqft) average size per unit
- 13, 3-bedroom (4.9 %) at 147 - 167 m<sup>2</sup> (1,584 – 1,801 sqft) average size per unit

The proposed development provides for a range of unit sizes and number of bedrooms that will attract a variety of household types of varying income levels and life-style requirements including first-time homebuyers, single persons or couples, families, seniors and those seeking to downsize, and renters. The building and site have been designed by the architect to be accessible to all persons in accordance with

the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) and can accommodate persons with disabilities that can live independently.

The types and various sizes of units that will be available to the public as part of the client's development proposal will help to facilitate the Region's recommendation to the Town of Caledon that it permit a mix of unit sizes (1, 2, 3 or more bedrooms) in new multi-unit residential developments in collaboration with builders through the land use planning and development application review process as identified in the Town's Housing Study.

## **10.0 Alternative Housing Types**

The proposed development contributes to providing new housing stock within the Bolton community and the Town of Caledon by offering home ownership in the form of freehold condominium apartment units. Differing unit sizes and number of bedrooms are offered for purchase and will contribute to the affordability aspect through various price points. Individual homeowners may choose to rent/lease their units which will have the added effect of incorporating rental units into the market.

The client will not be providing social housing, housing specific to seniors, support housing, or an emergency shelter within the development. As identified earlier, the building and site have been designed by the architect to be accessible to all persons in accordance with the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act, 2005 (AODA), and facilitate persons with disabilities who can live independently.

## **11.0 Unit Prices**

As described earlier, the client is proposing freehold condominium apartment units for Building's "A" and "B". Unit prices for the various suites (various sizes and number of bedrooms) are not available at this time as the proposed development is currently going through the land use planning, review and approvals process as required by the Planning Act, and has not yet gone to market. However, prices will be competitive with similar condominium apartments in the Caledon and Peel area, and will be considerably more affordable than other housing options including single-detached, semi-detached and townhouse dwelling units.

## **12.0 Housing Analysis**

### **12.1 Response to Policy 5.10.3.14 in the Caledon Official Plan**

Town of Caledon Planning staff have requested that the Housing Brief address how the proposed development will meet the residential intensification policy 5.10.3.14 of the Official Plan, which states:

*5.10.3.14 Residential intensification will generally be permitted in settlements where:*

- a) The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community;*
- b) The existing and planned services in the community can support the additional households; and,*

- c) The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.*

The related Planning Justification Report prepared by KLM Planning Partners Inc. provides a detailed analysis of how the proposed multi-unit apartment development addresses the Town's Official Plan policies. However, the following response to the above policies can be provided as it relates to the proposed apartment development, residential intensification, and housing:

- The proposed change in the use of the property from a single-detached dwelling to two apartment buildings containing 265 units is considered to be residential intensification that is allowed by the policies of the Official Plan.
- The developable area of the site can physically accommodate the 6-storey and 7-storey apartment buildings and the 3-storey amenity building link together with the associated above and below grade parking, landscaped areas including the children's play area, and walkway connections to serve the future residents of the development. The proposed buildings will be setback 9.2 m from the new Albion-Vaughan Road property line that will facilitate an appropriate urban interface along this frontage. The proposed heights of the two buildings are in keeping with GTA-wide mid-rise building forms (although considered to be a high-rise in the Caledon context) and are a desired multi-unit housing form in Caledon as identified in the Town's Housing Study, which has very few existing buildings of this height.
- The proposed development of the client's overall landholding includes the re-channelization and re-naturalization of the open space valley and associated 10 m wide buffer areas along the west side of the property that will assist to protect these environmentally sensitive areas within public ownership.
- The proposed development of the site with a residential apartment building housing form is considered to be compatible with the surrounding community that includes other residential to the north including a few single-detached, and recently constructed 2-storey townhouses and a 4-storey senior's apartment building. Some of the under-utilized residential properties located north of Mayfield Road between Highway 50 and Albion-Vaughan Road have also recently been obtained by developers who will be looking to demonstrate through the "Special Residential" policies to intensify their lands with residential in close proximity to commercial and industrial employment buildings on Highway 50. The proposed residential apartment development is compatible with the existing uses in the surrounding area, which is transforming towards becoming a complete community.
- The lands on the east side of Albion-Vaughan Road are located within the City of Vaughan and comprise agricultural and employment uses including a helicopter business. The proposed residential apartment development is considered to be compatible with these existing uses. The noise study prepared by HGC Engineering recommends the incorporation of noise barriers on the east and west sides of the outdoor podium roof-top amenity area together with other noise mitigation measures and the application of noise warning clauses for the balance of the site and building to be included in the implementing

site plan and condominium agreements, and in all offers of sale, purchase and lease agreements, which will assist to ensure both the residents and the existing businesses in the area are not impacted.

- The existing services in the community can support the additional households including a medical building and church to the north on Highway 50, and several restaurants and retail opportunities including gas stations, car dealerships, car repair, cinema, and hotels among other uses. There is an existing residential community located north of Albion-Vaughan Road and the rail line that includes several schools including St. John the Baptist Elementary School, Allan Drive Middle School, Humberview Secondary School, James Bolton Public School, Saint John Paul II Catholic School, St. Nicholas Elementary School, and St. Michael Catholic Secondary School. The Albion-Bolton Fairgrounds, Albion Bolton Community Centre, and Caledon Centre for Recreation and Wellness (ie. Community Centre) are also located to the north on Highway 50, as well as several parks, conservation areas, and natural trails to enjoy. There are also several senior's and long-term care homes and senior's services including the Caledon Senior's Centre, Caledon Community Services for Seniors, Sorrento Retirement Residence, and The Davis Centre. The Laurel Hill Cemetery also exists along Highway 50 to the north. The proposed development of 2 apartment buildings containing 265 units will be well served by the existing services within the immediate and broader Bolton community.
  
- In 2017, the Town of Caledon approved a Housing Study that identified the existing housing situation, pressures, deficiencies, and needs over the next 5 to 10 years. The findings of the Town's Housing Study are identified in Section 5.0 of this Housing Brief. The demand for smaller multi-unit dwellings of various sizes and tenures including apartment units was identified as a desired form of housing as an alternative to the dominant single-detached dwelling.

The proposed development of the subject lands for 265 apartment-style units within two buildings (6 and 7-storeys) conforms to and does not conflict with Section 5.10.3.14 of the Town of Caledon's Official Plan. The client's development proposal helps to achieve the Town's vision for this particular area of the Bolton community.

## **12.2 Response to Section 5.8 (Housing) in the Region of Peel Official Plan (2021)**

Town of Caledon Planning staff have requested that the Housing Brief address how the proposed development will meet the Region's policies contained in Section 5.8 (Housing) in terms of affordable ownership, social housing target, and environmental housing initiatives.

As identified earlier, the Region's housing objectives are as follows:

### *5.8.1 General Objectives*

*5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.*

*5.8.1.2 To foster the availability of housing for all income groups, including those with special needs.*

5.8.1.3 *To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.*

5.8.1.4 *To achieve annual minimum new housing unit targets for the Region by tenure, including affordable housing.*

The client's development proposal addresses the Region's housing objectives by:

- Proposing to build 265 apartment dwelling units on the subject lands that is a desired form of housing in the Town of Caledon as identified in the Town's 2017 Housing Study. The proposed development will have a density of 258.5 units/ha, and will provide a contrast to the single-detached dwelling form that is most common within the municipality, which both the Town and the Region would like to build less of in favour of a smaller and more affordable multi-unit housing form and option for persons living alone, seniors and those seeking to downsize, young adults starting their work career, persons with disabilities that can live independently, and immigrants. The apartment units will be available for purchase in different sizes and number of bedrooms that will accommodate varying income levels and lifestyles with a condominium tenure. Owners of each condominium apartment unit can also rent/lease their units to create additional rental units on the market.
- Proposing apartment dwelling units that will be available for purchase to all persons but will primarily attract middle-class households given the smaller unit sizes and condominium tenure. The building and site have been designed by the architect to be accessible to all persons in accordance with the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act, 2005 (AODA), and facilitate persons with disabilities who can live independently.
- Protecting the watercourse along the client's westerly landholding by re-channelizing and re-naturalizing this environmental feature including providing associated 10 m wide buffers that will be dedicated to the appropriate public authority. The Toronto and Region Conservation Authority (TRCA) has approved the client's re-channelization and re-naturalization plans that will publicly benefit lands located downstream of the client's property by improving the condition and quality of the watercourse and by enhancing the natural habitat for various species.
- Proposing to create and add 265 new high density residential apartment dwelling units into the market to address the Region of Peel's goal for the Town of Caledon to approve approximately 385 units of medium and/or high-density residential units each year as identified earlier in the Region's Housing and Homelessness Plan.

The proposed development of the subject lands for 265 apartment-style units within two buildings (6 and 7-storeys) conforms to and does not conflict with Sections 5.8.1.1 to 5.8.1.4 inclusive of the Region of Peel's Official Plan (2021). The client's development proposal helps to achieve the Region of Peel's housing objectives and the Town's land use vision for this particular area of the Bolton community. The proposed development also does not conflict with the housing objectives and policies contained in the Region of Peel's new Official Plan, 2022.

### **12.3 Response to Items in the Town's Housing Study (2017)**

Town of Caledon Planning staff have requested that the Housing Brief include justification around the diversity of housing in terms of types, densities and tenure, and with regards to universal design, and other elements included in the Housing Study.

As identified earlier, the Town's Housing Study concluded the following:

- The largest number of households are comprised of couples and families with children;
- There is a need for more units for seniors, single persons, and persons with disabilities over the next 5-10 years;
- There is a need for accessible housing, housing options for low/moderate incomes, seniors seeking to downsize, and for those with special needs;
- There is a need for an inclusive community having a range of housing options suitable for different housing needs; and,
- The report recommended that the Caledon Official Plan be amended to permit a mix of unit sizes (1, 2, 3 or more bedrooms) in new multi-unit residential developments.

The proposed development of the client's lands with 265 apartment units contained within 2 buildings (6 and 7-storey's) will provide a new source of smaller and more affordable housing units that are not readily available in the Town of Caledon, and more particularly within the Bolton community. The proposed apartment units will be offered for sale with a variety of options regarding unit sizes and number of bedrooms, which will contribute to the affordability aspect through various price points. Individual homeowners may also choose to rent/lease their units which will have the added effect of incorporating rental units into the market.

The client's proposed development with smaller condominium apartment units (compared to other housing forms such as single-detached, semi-detached and townhouses) will appeal to seniors and those persons requiring to downsize, single persons, persons with disabilities, and immigrants. The proposed condominium tenure of the development will also assist to keep maintenance costs to a minimum as costs associated with the upkeep of the common elements are shared amongst all of the residents within the complex and are further secured through the condominium corporation's Provincially-required reserve fund.

For these reasons, the proposed development of the subject lands for 265 apartment-style units within two buildings (6 and 7-storeys) addresses the housing needs of the Town of Caledon as identified in the Town's 2017 Housing Study.

### **12.4 Response to Items in the Region of Peel's Housing and Homelessness Plan (2018)**

Town of Caledon Planning staff have requested that the Housing Brief address the affordable and accessible housing policies found within the Region of Peel's Housing and Homelessness Plan that was adopted by Regional Council in 2018.

As identified earlier, the Region of Peel's 5 Strategies for Housing and to Prevent Homelessness were to:

1. Ensure efficient use of existing infrastructure.
2. Create densities that support transit and affordable housing.

3. Minimize financial impact to residents and businesses.
4. Protect environmental and agricultural resources.
5. Develop a long-term employment strategy.

The client's development proposal addresses the Region's strategies by:

- Proposing residential development that will be constructed on full municipal services (ie. water, and sanitary and storm sewers) that are available and exist in the vicinity of the property. Road widenings and 0.3 m reserves will also be dedicated to the Town of Caledon and to the Region of Peel for Albion-Vaughan Road and Highway 50, respectively, that will satisfy the road right-of-way requirements specified in the respective Official Plans to provide the necessary transportation capacity that will be required in the future to accommodate additional urban growth.
- Proposing 265 new apartment dwelling units at a density of 258.5 units/ha that is transit-supportive and will facilitate a high-density housing form that is more affordable than the single-detached dwelling that is primarily found in the Town of Caledon. The 265 total units at 2.13 persons/unit for apartment dwellings greater than 70 m<sup>2</sup> (187 units) and 1.25 persons/unit for apartment dwellings less than or equal to 70 m<sup>2</sup> (78 units) based on the persons/unit ratios referenced in the 2019 – 2031 Development Charges Update Study dated April 29, 2021 that was prepared on behalf of the Town of Caledon by Watson & Associates Economists Ltd. will generate an estimated new population of 496 persons into the immediate community that will help the existing bus ridership and route planning along the Highway 50 corridor. This multi-unit housing proposal will be more affordable than existing low-density housing forms (ie. primarily single-detached dwellings) and will benefit those persons living alone, seniors and those seeking to downsize, young adults starting their work career, persons with disabilities that can live independently, and immigrants.
- Ensuring the costs to develop the site and buildings will be borne entirely by the landowner (ie. the private sector) under the "development pays for development" model, and will include paying Development Charges to the Town, Region and School Boards to pay for community growth-related infrastructure. The proposed apartment units will be marketed under a standard condominium tenure model and will be offered for sale at current market prices. Each of the apartment dwelling units will be owner-owned and all costs to maintain the dwelling unit will be borne by the individual homeowner. The costs to maintain the common elements associated with the multi-unit complex will be borne collectively by the unit owners monthly maintenance fees and through the Condominium Corporation's reserve fund as required by the Condominium Act. Individual unit owners will also pay their respective fair-share of taxes to the Town, Region and School Boards to pay for services within the broader community. There will be no financial burden placed upon the existing residents and businesses in the vicinity or the public sector associated with the proposed development of the client's lands with 265 apartment dwelling units.
- Protecting the watercourse along the client's westerly landholding by re-channelizing and re-naturalizing this environmental feature including providing associated 10 m wide buffers that will be dedicated to the appropriate public authority. The Toronto and Region Conservation Authority (TRCA) has approved the client's re-channelization and re-naturalization plans that will publicly benefit lands located downstream of the client's property by improving the condition and quality of the watercourse and by enhancing the natural habitat for various species.



- Allowing new residential apartment development to be near existing and future employment lands located along the Highway 50 corridor that will provide a source of jobs within walking and transit-available distances and avoid long commutes by car from outside the Bolton community or the Town of Caledon.

The Housing and Homelessness Plan also identifies a requirement for the provision of more rental units, 3+ bedroom units, and home ownership costing \$421,617 or less, as well as, a need to address the housing needs of low-and-middle class income households through the land use planning process involving the private sector. The client's housing development proposal is private-sector driven and will be considered through the Town's development application review and approvals process. If the Town approves the client's Official Plan and Zoning By-law Amendment and Site Plan applications to grant the necessary land use permissions to build the proposed 265 apartment units, this will result in new ownership units of various sizes and number of bedrooms (including 13, 3-bedrooms at 147 - 167 m<sup>2</sup> (1,584 – 1,801 sqft)) becoming available within Caledon's housing market that will primarily attract middle-class households to purchase at a more affordable cost to the single-detached and townhouse alternative.

The costs to develop the site and buildings will be borne entirely by the landowner under the "development pays for development" model. This will help to address the Region of Peel's Housing and Homelessness Plan by achieving the building of a more affordable housing supply for primarily the middle-class by reducing the costs of development that will not be borne by the public sector. As identified earlier, the housing targets envisioned by Peel Region include:

- 7,500 new residential units each year in Peel Region;
- Of the 7,500 units, 2,000 would be affordable units consisting of 1,000 for Low Income households and 1,000 for Middle Income households in Peel Region;
- Of the 7,500 units, there should be 5,500 market units for Middle Income households in Peel Region where 25% of new housing is rental, and 50% new housing is medium and/or high-density units, the latter representing approximately 385 units each year in Caledon to be provided by the private sector.

The client is proposing to build a smaller multi-unit apartment housing form that will provide a more affordable housing option to the costlier and land intensive single-detached dwelling that is prevalent within the municipality. The Town's Housing Study identified that townhouse dwellings are becoming unaffordable for many households that have yearly incomes that are not in the highest 10<sup>th</sup> decile range, and that there is a need for smaller multi-unit apartment dwellings to address certain segments of Caledon's population that can benefit from this housing form. The proposed compact multi-unit and multi-storey complex will assist to reduce the costs of the overall development and allow for an increased supply of dwelling units into the Bolton community in order to meet the Region's yearly housing targets allocated towards the Town of Caledon.

For these reasons, the proposed development of the subject lands for 265 apartment-style units within two buildings (6 and 7-storeys) addresses the housing needs of the Town of Caledon as identified in the Region of Peel's 2018 Housing and Homelessness Plan by facilitating and providing more affordable and accessible housing that is needed within the municipality.

### **13.0 Bill 23 – More Homes Built Faster Act,**

The Province recently passed Bill 23 - “More Homes Built Faster Act” that will require 1.5 million homes to be built in Ontario over the next 10 years including a target of 13,000 new units in the Town of Caledon. The proposed 265 apartment dwelling units will contribute towards meeting the Province’s housing goal set for Caledon.

### **14.0 Conclusion**

The proposed development includes 265 apartment-style residential units of various sizes, which will contribute towards providing housing that will attract a variety of household types (ie. singles, couples, families, and seniors including those seeking to downsize) of varying income levels and age groups within the Bolton community in the Town of Caledon. The proposed development will also be designed to be accessible at ground level and within the interior of the buildings to accommodate persons with disabilities in accordance with the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

The overall development will be marketed as a condominium. The proposed number of units will assist the municipality to meet the housing unit targets identified in the Region of Peel’s 2018 Housing and Homelessness Plan. The development has the potential to welcome approximately 496 new residents to the Bolton community, who will be well served by existing services and places of employment, and who will assist to transform this area of the Town into a warm and welcoming place to live, work and recreate, and that they can call as their “home”.

If you have any questions, please contact me to discuss further.

Respectfully submitted,

**KLM PLANNING PARTNERS INC.**



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