

TOWN OF CALEDON  
PLANNING  
RECEIVED  
07-29-21

### Application Submitted

- Site Plan Control     OP/Zoning By-law Amendment     Draft Plan of Subdivision     Block Plan  
 Secondary Plan

### Office Use Only

Municipality:     Brampton     Caledon     Mississauga  
Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_ Application No.: \_\_\_\_\_  
Is this HDA revised from an earlier submission?     Yes     No

### Property and Applicant

Address of Subject Land (Street Number/Name): 15728 Airport Road

### Applicant

Name: Wellings Planning Consultants Inc.    Telephone: 905-681-1769 ext. 201    E-mail: glenn@wellingsplanning.ca  
Registered Owner: Wyndham Holdings Inc.

### Proposal Description

Gross Floor Area: 9,182.1 square metres    Number of Storeys: Three (3)    Number of Units: 127

### Project Summary (describe how the project contributes to a healthy community)

Project provides for elderly retirement accommodation with various levels of care from more independent living to ambulatory and memory care. Project contributes to the living and health care needs of seniors and adds to the housing options available in Caledon East.

## PEEL HEALTHY DEVELOPMENT ASSESSMENT (SMALL-SCALE)

Please indicate where and how a standard is met or exceeded in the Demonstration of Standard column with reference to a policy, plan, map or illustration of some kind in the Document/Policy Reference column. Please also tabulate points in the Score column based on whether the development proposal meets or does not meet a community design standard. For further instruction, refer to "How to Use this User Guide" on pages 2 and 3.

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
<b>SERVICE PROXIMITY</b>				
Transit				
1. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.	No, there is no municipal transit offered in Caledon East. This measurement is not applicable (N/A).	Caledon OP Section 1.4.3	2	N/A
2. Areas within 400m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets.	N/A.		1	N/A
3. Access to transit from the proposed development is safe, attractive and direct for pedestrians.	N/A.		n/a	
Neighbourhood Community and Retail Services				
4. 100% of the proposed dwelling units are within 800m of an existing or planned elementary school.	Yes, but this measure is N/A to housing for seniors.	Planning Justification Report	1	N/A
5. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.	Yes, but this measure is N/A to housing for seniors.	Planning Justification Report	1	N/A
6. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.	Yes. Public school to the rear of the proposed development has an abundance of open space.	Planning Justification Report	2	2

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
7. At least 75% of the proposed dwelling units are within 800m of 5,000m <sup>2</sup> of personal service and commercial retail space, comprising a mix of uses such as a grocery store, pharmacy, bank, coffee, shop, restaurant, dry cleaner and hair salon.	There is a commercial plaza of approximately 3000 m <sup>2</sup> within 500 m offering groceries, pharmacy, dry cleaners, dental services, and a restaurant. A full range of services is available within 800 m, within Caledon East downtown.	Planning Justification Report	2	2
<b>LAND USE MIX</b>				
8. <i>Employment lands</i> include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.	N/A. These are not employment lands.		2	N/A
9. Retail uses on the ground floor are provided in multi-unit and mixed-use buildings.	No retail uses are proposed within this multi-unit building.		2	0
<b>STREETSCAPE CHARACTERISTICS</b>				
Pedestrian Amenities				
10. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets.	Existing street trees will be preserved.	Landscape Concept Plan (L3)	1	1
Cycling Amenities				
11. 90% of the residential dwelling units are within 400m of a continuous and connected bike network.	Within 530 metres of Caledon Trailway. The residents of the development are not anticipated to widely utilize bicycles.		2	N/A
Lighting				
12. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking	Lighting provided in private amenity and parking areas. Details to be finalized at site plan approval stage.	Site Plan	1	1

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
areas, relate to the pedestrian and are limited to a height of 4.6m.				
<b>EFFICIENT PARKING</b>				
13. Where Zoning By-laws permit, provide reduced automobile parking ratios for: <ul style="list-style-type: none"> <li>• buildings and other facilities within 400m of a higher order transit stops; and,</li> <li>• apartments/condominiums offering car share parking spaces.</li> </ul>	Reduced parking provided due to seniors demographic served.		1	1
14. Efficient use of parking is promoted by identifying systems for sharing parking spaces by two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).	No.		1	0
15. Provide preferential parking for car pool and car share vehicles.	No.		1	0
16. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit stop.	N/A. Parking is largely for staff and visitors. There is no higher-order transit available.		1	N/A
17. Medium to high density residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks.	N/A.		2	2
18. For institutional and employment uses, parking is	Yes, parking is located to the side and rear of site.			

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
located away from the street to the rear or to the side, or is located underground.				
<p>19. Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design:</p> <ul style="list-style-type: none"> <li>• pedestrian access, connectivity and circulation</li> <li>• tree planting</li> <li>• landscaping</li> <li>• stormwater management</li> <li>• porous/permeable surfaces</li> <li>• Light-coloured materials instead of black asphalt</li> </ul>	<p>Yes. Landscaping, tree planting, and pedestrian connectivity provided via walkways.</p>	<p>- Site Plan - Landscape Plan</p>	<p>1</p>	<p>1</p>
<p>20. The development must meet or exceed the higher of:</p> <ol style="list-style-type: none"> <li>a. Local bicycle parking requirements (provided in local Zoning By-laws or bicycle master plans); or</li> <li>b. The Minimum Bicycle Parking Standards outlined on page 10 of the User Guide.</li> </ol>	<p>N/A. This is an institutional use for the elderly. Large-volume bicycle usage is not expected to be generated from the proposed development. It is conceivable that staff and visitors may use bicycles.</p>		<p>1</p>	<p>N/A</p>

# HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

## SERVICE PROXIMITY

	4 / <del>9</del> 6
Transit proximity	0 / 2
Major Transit Station Area targets	N/A / 1
Safe & comfortable transit access	N/A
Proximity to elementary school	N/A / 1
Proximity to secondary school	N/A / 1
Proximity to park, square or natural space	2 / 2
Proximity to commercial retail	2 / 2

## LAND USE MIX

	0 / <del>4</del> 2
Employment Lands	N/A / 2
Retail uses on ground floor	0 / 2

## STREETSCAPE CHARACTERISTICS

	2 / 4
Street trees	1 / 1
Public outdoor lighting	1 / 1
Cycling Amenities	0 / 2

## EFFICIENT PARKING

	4 / 8
Provide for reduced parking ratios	1 / 1
Identify systems for shared parking spaces	0 / 1
Car pool and car share	0 / 1
Unbundled parking	0 / 1
Parking location	2 / 2
(Tick correct box) <input type="checkbox"/> Residential	
<input checked="" type="checkbox"/> Other	
Above-ground parking design	1 / 1
Bicycle parking	0 / 1

## TOTAL\*:

10 / ~~25~~ 20

GOLD:	80-100%
SILVER:	70-79%
BRONZE:	70-69%
PASS:	50-59%

\*Should certain standards not apply, the total score will be reduced accordingly.