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Bolton North Hill Landowners Group

Preliminary Community Services and Facilities Study

Bolton North Hill Residential Expansion

January 24, 2025

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Acronyms and Abbreviations

ARUPLO	Administrators of Rural and Urban Public Libraries of Ontario
BNHLLG	Bolton North Hill Landowners Group
BRES	Bolton Residential Expansion Study
CPL	Caledon Public Library
CSFS	Community Services and Facilities Study
CS Viamonde	Conseil Scolaire Viamonde School Board
DCBS	Development Charges Background Study
DPCDSB	Peel-Dufferin Catholic District School Board
GTA	Greater Toronto Area
LOPA	Local Official Plan Amendment
MCR	Municipal Comprehensive Review
OPP	Ontario Provincial Police
PDSB	Peel District School Board
PPJ	People Plus Jobs
ROPA 30	Regional Official Plan Amendment 30
SF	Square Feet
SM	Square Metre
TMP	Transportation Master Plan
ZBLA	Zoning By-law Amendment

Executive Summary

Arcadis Professional Services (Canada) Inc. (Arcadis) has been retained by the Bolton North Hill Landowners Group (BNHLG) to prepare a preliminary Community Services and Facilities Study (CSFS) in support of a Local Official Plan Amendment (LOPA) application and a zoning by-law amendment (ZBLA) for the Bolton Residential Expansion Study (BRES) Option 1/2 lands in the Town of Caledon (the Town), herein referred to as the “Bolton North Hill sands” or the “subject lands”. The subject lands are approximately 167.8 gross hectares¹ (415 gross acres) and are located north of the intersection of Highway 50 and Columbia Way. BNHLG is proposing to develop the Bolton North Hill lands with a total of 4,445 residential units, 50,050 square feet (SF) (4,650 SM) of commercial space, two new schools, and 9.0 hectares (ha) of parkland. The proposed development is expected to provide housing for 12,500 people² and 410 jobs.³

Summary of Findings

The following provides an overview of the findings of the preliminary CSFS:

- **Demographics:** The population in the Study Area increased by 4,005 (13.3%) between 2019 and 2024. The majority of the population in the Study Area falls within the working age range (25-64) and is mostly distributed among moderate and high household income categories. Approximately 1% of households have low incomes, 31% have moderate incomes, and 68% have high incomes. 88% of residents own their homes, and 84% live in low-density housing within the Study Area. Additionally, 30% of residents identify as immigrants or non-permanent residents, with 69% of immigration occurring before 2001 and after 2022.
- **Population Growth:** The BNHLG is proposing the development of a complete community which will provide 4,445 new residential units comprising of 1,278 detached units, 813 townhouse units, 230 stacked/back-to-back units and 2,124 apartment units. The development is project to yield approximately 12,500 people upon full build-out and 410 jobs.
- **Community Centres & Indoor Recreation Facilities:** The Study Area is conveniently serviced by the three community centres and indoor recreation facilities. These facilities offer a wide range of amenities throughout the year, including aquatic centres, skating rinks and gymnasiums. The Caledon Centre for Recreation & Wellness, located approximately 2.0 km from the subject lands, provides various amenities such as a fitness center, meeting rooms, and outdoor skating rinks. The Humber River Centre, situated 3.4 km southeast of the subject lands, offers spaces for start-up businesses and a shared workspace. Additionally, the Albion Bolton Centre, located 3.8 km southeast of the subject lands, is home to the local library branch and the Caledon Parent-Child Ontario program. A new indoor recreation centre is planned for Bolton, expected to be completed by 2029. Details regarding capacity and amenities have yet to be released.
- **Parks and Outdoor Recreation Facilities:** The Study Area currently offers approximately 64.6 hectares of parkland, providing a parkland service provision of 1.9 hectares per 1000 people. There are several parks, including four neighbourhood parks, two community parks and one district park, planned within the

¹ Based on 'Bolton North LOG' August 19, 2024 (November 19, 2024).

² Based on ppu for updated unit counts as per Bolton North LOG August 19, 2024 (November 19, 2024).

³ Based on 'Bolton North LOH' August 19, 2024 (November 19, 2024) – 100 school jobs, 240 retail, 70 work-from-home equivalents.

Study Area, increasing the total area of parkland and amenities. The BNHLG proposes 9.0 hectares of parkland and as well as 0.8 ha of open space and 1.87 ha of wooded lot area.

- **Emergency Services:** The two planned fire stations (Station 312 and Station 313) will help to enhance fire services within the Study Area. Additionally, a new police satellite station is expected as part of the Rotary Place expansion, located 2.0 km east of the subject lands. Detailed information regarding size has not yet been provided. Currently there are no known plans for future new paramedic stations within the Study Area, however, it is expected that Peel Region's existing and future business plans and budgets will have considered the BRES development.
- **Public Health Facilities:** There are no hospitals in the Study Area, however, several hospitals and clinical care facilities are located in close proximity to the subject lands. Currently, there are three clinical care services within approximately 6.0 km and two other public health care services (long term care and a specialist clinic) identified within 4.5 km south of the subject lands. All five facilities are within a 10 minute drive from the BNHLG lands. The William Osler Health System in Brampton is the nearest hospital to the subject lands, approximately 16 km and a 25 minute drive. The mixed-use portion of the proposed development offers an opportunity for small-scale public health facilities to help meet future demand if needed.
- **Education Facilities:** The proposed development is estimated to generate approximately 1,775 elementary students and 665 secondary students. Based on current utilization rates, the existing facilities in the DPCDSB may be able to accommodate most students generated by the development, however, the existing PDSB facilities are unlikely to be able to accommodate the estimated student population at full build-out. Therefore, two school sites, totaling 6.2 hectares, are proposed to accommodate the growth-related student enrolment. There are no CS Viamonde school board sites within the Study Area.
- **Libraries:** The Albion Bolton library branch, located within the Albion Bolton Centre, is open seven days a week and offers a variety of large print, audiobook and children's book collection, multilingual material, and workstations. Currently, it spans 15,552 sf, with plans to expand to 55,552 sf by 2041. The expansion will elevate its current large branch size classification to the urban branch size classification, increasing the capacity to serve over 35,000 residents. Additionally, there is a proposal for a new 35,000 sf library at the intersection of King Street and Humber Station Road, which is also expected to serve over 35,000 residents.
- **Child care Services:** There are 19 child care facilities with a total capacity of 1,465 licensed child care spaces. A need of approximately 215 child care spaces is estimated to be generated by the proposed development. It is not anticipated that all child care spaces will be accommodated on site or within the Study Area, however, the proposed mix-used spaces may provide opportunities to accommodate new child care facilities within the Study Area to help meet future demand.
- **Transit Facilities and Transit Routes:** Currently, the only public transit route near the subject lands is Route 41 provided by Brampton Transit. Although the bus route does not directly serve the subject lands, there is potential to extend the route northbound to cover these lands. Furthermore, there is a proposal for a new GO Transit rail station approximately 3.0 km southwest of the subject lands. This new station aims to enhance connectivity to surrounding areas within Bolton and adjacent areas, as well as offer additional public transportation options. Expansion of the public transit network should be considered to better connect the proposed development to the anticipated new GO Transit rail station.

Based on the findings of this analysis, it is in Arcadis' opinion that the proposed development of 4,445 new residential units on the Bolton North Hill Lands will benefit from existing and planned community services and facilities and will not negatively affect the operation of facilities or services within the Study Area.

1 Introduction

Arcadis has been retained by the BNHLG to prepare a preliminary Community Services and Facilities Study (CSFS) in support of a LOPA and ZBLA for the Bolton North Hill lands in the Town of Caledon, herein referred to as the “Bolton North Hill lands” or the “subject lands”. The subject lands total 167.8 gross ha (414 gross acres) and are located north of the intersection Highway 50 and Columbia Way.

BNHLG is proposing to develop the Bolton North Hill lands with a total of 4,445 residential units, 50,050 sf (4,650 SM) of commercial space, two new schools, and 9.0 ha of parkland. The proposed development is expected to provide housing for 12,500 people and 410 jobs, totaling 12,910 people and jobs.

The Region of Peel (Peel Region) began its Municipal Comprehensive Review (MCR) on May 23, 2013, to incorporate new provincial legislation, regulations and policies to help guide growth and development within the region. On December 8, 2016, Peel Region adopted Regional Official Plan Amendment (ROPA) 30 to expand the Bolton Rural Service Centre settlement boundary to accommodate the forecasted growth to 2031 in both the Town and Peel Region. ROPA 30 was approved on November 30, 2020⁴ by oral decision at the Local Planning Appeals Tribunal (now known as the Ontario Land Tribunal).

Currently, the Town of Caledon is undertaking its Official Plan Review to bring the Town’s Official Plan into conformity with the Region of Peel Official Plan. The new Official Plan, referred to as the “Future Caledon Official Plan,” will replace the existing Official Plan and will be implemented in three phases. The initial phase, which was adopted by Town Council on March 26, 2024, encompasses the vision and guiding principles, urban system policies, and implementation policies of the plan and currently sits with the Ministry of Municipal Affairs and Housing⁵ for final approval. The second phase of the review, which commenced in Fall 2024⁶, will review, update and consolidate the existing Bolton Secondary Plans, as well as incorporate additional intensification and major transit station area policies into the Official Plan. The Phase 2 work plan is expected to continue into early 2025. Lastly, the third phase, expected to commence after the completion of Phase 2, will implement the review and updates of the Town’s secondary plans.

As per the updates from Phase 1 of the Future Caledon Official Plan process, the BRES lands as identified in ROPA 30 have been brought into the Urban Area and align with the amendments to the Urban Boundary through the Region’s MCR. The Town’s Urban System now includes 4,000 hectares of new Urban Area to provide land for new community and employment areas over the 30 years.

⁴ Peel Region. (n.d.). *Approved Regional Official Plan Amendments*. Retrieved from: <https://peelregion.ca/business/planning/official-plan/approved-regional-official-plan-amendments#:~:text=On%20November%2030%2C%202020%2C%20a,page%2C%20quoting%20case%20number%20PL170058>.

⁵ More Homes Built Faster Act, 2022 (Bill 23) removed statutory power under the *Planning Act* from Peel Region, effective July 1, 2024. As such, the Ministry of Municipal Affairs and Housing is now the approval authority for Official Plans and Official Plan Amendments for lower-tier municipalities in Peel Region.

⁶ Town of Caledon. (n.d.). *Bolton Secondary Plans Review*. Retrieved from: <https://haveyoursaycaledon.ca/bolton-secondary-plan-review>

1.1 Purpose

As per the Town's terms of reference, the purpose of this CSFS aims to identify and collate the inventory of current, proposed and planned community services and facilities. This study aims to determine their adequacy to accommodate the needs of new residents in the context of the subject lands. To achieve this, the CSFS should evaluate the existing inventory of facilities within a defined Study Area surrounding the subject lands and should evaluate, where applicable, the capacity and future demand for future community facilities including:

- Recreational facilities (community centres, green spaces, parks and open space)
- Municipal buildings
- Emergency service facilities
- Public health facilities (hospitals, urgent care clinics)
- Educational facilities
- Places of worship
- Transit facilities and routes

1.2 Site Location and Context

The Bolton North Hill lands are located south of Castleberg Side Road, north of Bolton Heights Road and Columbia Way, east of Humber Station Road and west of the Caledon King Townline and total 167.8 gross ha (415 gross acres). As per 'Schedule E-1' (Regional Structure) of the Region of Peel Official Plan (2022), the entirety of Bolton North Hill lands are within the Regional Urban Boundary and are designated both *Urban System* and *Bolton Residential Expansion Settlement Area*.

At the time of this report, the Future Caledon Official Plan has not received approval from the Ministry of Municipal Affairs and Housing. While the current Official Plan (1979 version, consolidated March 2024) policies are in effect, the approval of the Future Caledon Official Plan is anticipated in 2025.

To conform with changes to the Region of Peel Official Plan through ROPA 30, the Future Caledon Official Plan redesignates the subject lands to *New Community Area*⁷ (Future Caledon Official Plan 'Schedule B4'). The *New Community Area* designation envisions the lands to be developed as future residential/ mixed-use communities through the preparation and approval of a secondary plan.⁸ Detailed land use designations permitted within *New Community Area* include *Urban Centres, Urban Corridors, Major Commercial/ Mixed-use Areas, Neighbourhood Centres, Neighbourhood Area and Major Institutional Area*. Currently, a *Neighbourhood Centres* designation has been identified on Schedule F1 (Future Caledon Official Plan) for the Bolton North Hill lands. The *Neighbourhood Centres* designation permits a broad range of residential, retail, mixed-use, service, office, cultural, institutional, educational, hospitality, entertainment, and recreational uses. These permitted uses aim to facilitate a mix of neighbourhood-oriented uses, create neighbourhood-scale transportation hubs that can integrate multiple modes of transportation, and provide a range of retail and service experiences to meet local demands.

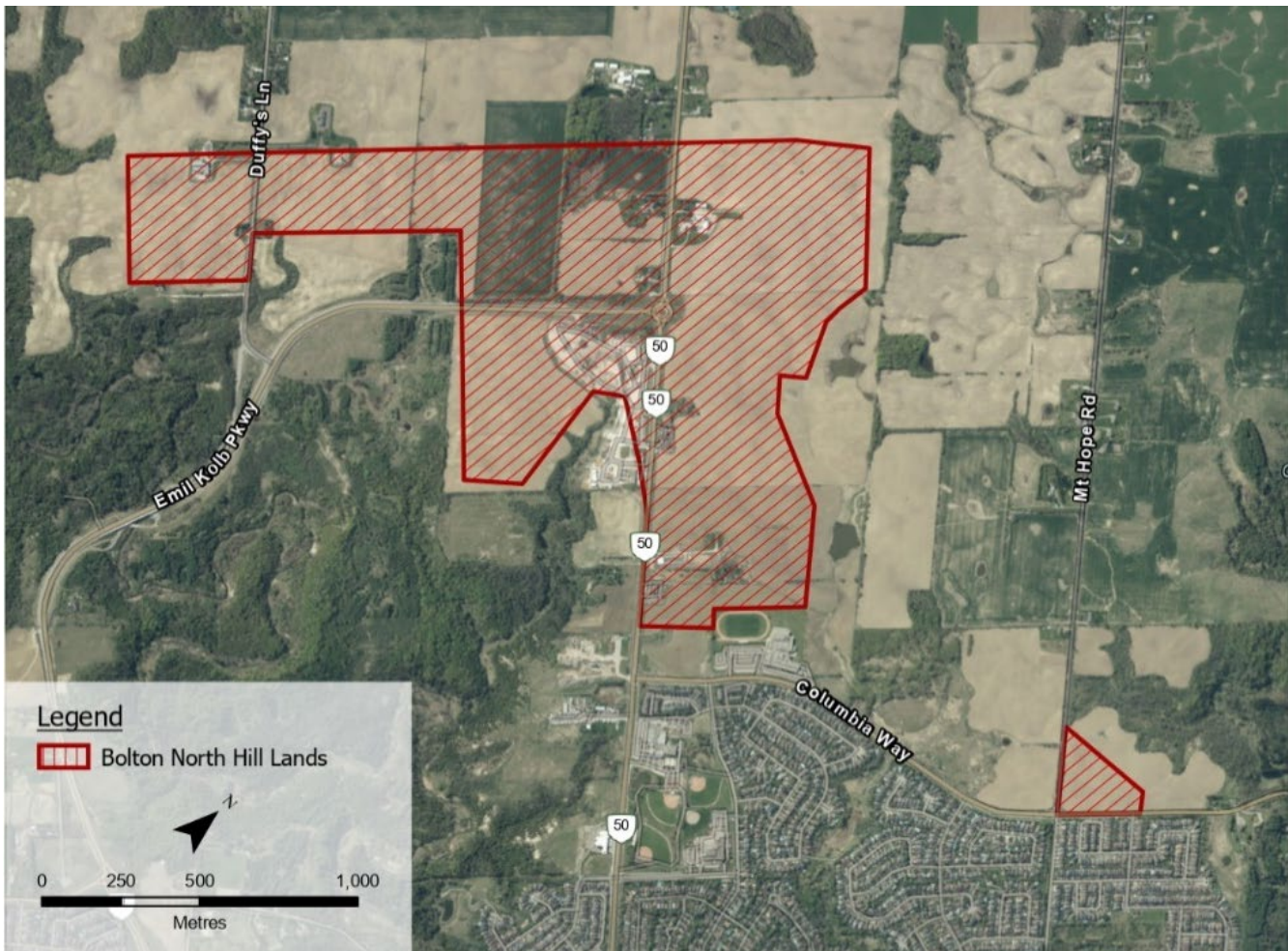
⁷ Town of Caledon. (2024). *Future Caledon Official Plan – Schedule B4*. Retrieved from: <https://pub-caledon.escribemeetings.com/filestream.ashx?DocumentId=38343>

⁸ Town of Caledon. (2024). *Future Caledon Official Plan – Community Areas*. Retrieved from: <https://pub-caledon.escribemeetings.com/filestream.ashx?DocumentId=38343>

The lands surrounding the Bolton North hill Lands including the following:

- **North:** Agricultural lands, Oak Ridges Moraine Conservation Plan Area
- **East:** Highway 50, Bolton North Hill Commercial Area, Gas Station, Natural Heritage System
- **West:** Agricultural lands, Farmers' Market
- **South:** Low-rise residential

Figure 1-1: Site Location



Source: Arcadis 2024

1.3 Proposed Development

The BNHLG is proposing the development of a complete community in the Option 1/2 lands of the BRES lands. The development will provide 4,445 new residential units comprising a combination of a variety of housing typologies, institutional spaces, public parks, open space and additional collector roads. As the proposed development is still within the secondary plan stage, the details are subject to change prior to the final submission of the development application. Furthermore, details regarding unit size, number of bedrooms, proposed prices, and rents are not yet available.

The proposed development will provide 1,278 detached units, 813 townhouse units, 230 stacked/back-to-back units, and 2,124 apartment units for a total of 4,445 units. The plan will incorporate 50,050 sf (4,650 sm) of commercial space into the 8.5 hectares of mixed use area, and will also provide 9.0 hectares of parkland, two new schools totaling 6.2 hectares, 0.8 hectares of open space, a 1.87 ha wooded lot, and 15.98 hectares of stormwater management ponds integrated throughout the community. The proposed development is estimated to generate 410 jobs and 12,500 residents upon build-out, for a total of 12,910 people and jobs. See **Appendix B** for the concept plan.

Table 1-1: Development Summary

Unit Type	Units	PPU ¹	Population
Single Detached	1,278	3.65	4,660
Townhouse	813	3.30	2,680
Back-to-Back Townhouse ²	230	3.30	760
Apartment	2,124	2.07	4,400
Subtotal - Residential	4,445		12,500
Job Unit Type	Unit Quantity	Jobs/units	Jobs ³
School	2	50	100
Apartment Block	7	10	70
Mixed Use Block	4	60	240
Total Jobs			410

¹ Town of Caledon. 2024 DCBS.

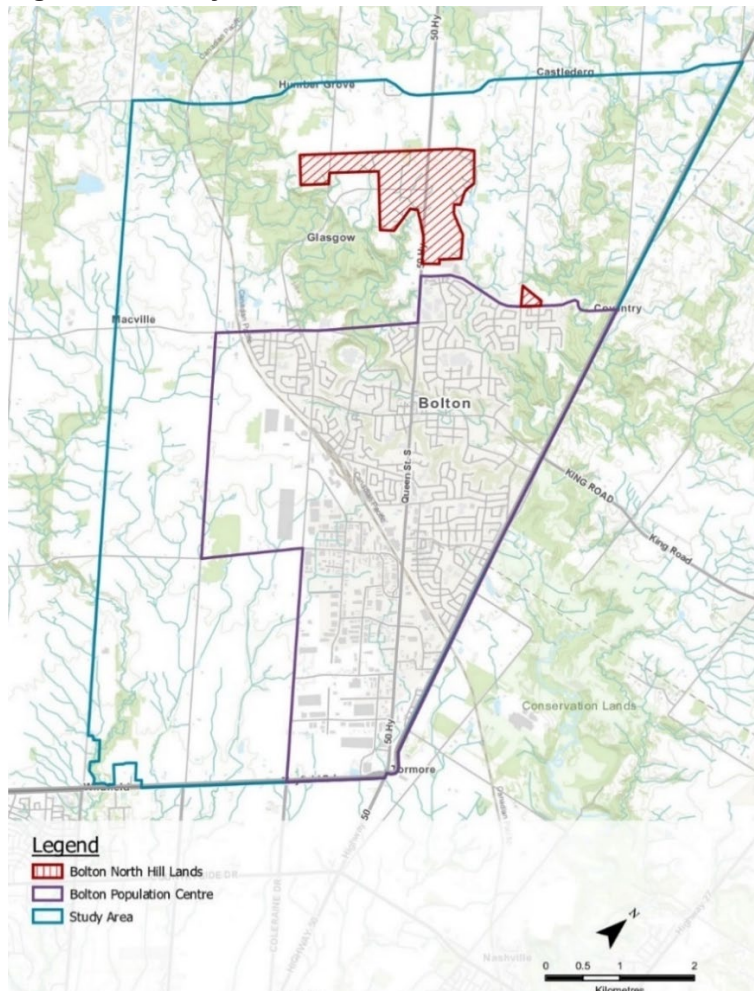
² Job allocations provided by Bousfields from email correspondence on Nov. 26, 2024.

2 Study Area

As per the Town’s Terms of Reference, the Study Area for a Community Services and Facilities Study should consist of an area within a 2,000 metre radius from the subject lands. Understanding the subject lands location at the northern limits of the Bolton Community and the overall function of community facilities within the Town, Arcadis has expanded the study area (“Study Area”) for this CSFS to consist of the Town’s Wards 5 and 6, which encompasses the existing Bolton Community as well as the Bolton Residential Expansion Study Area lands as defined through ROPA 30. The identified Study Area represents a 10-minute drive time from the subject lands which is considered a reasonable travel time and distance to access most community services and facilities. Where applicable, the Study Area boundaries consider municipal boundaries as they characterize the data assessed throughout the study.

The Study Area boundaries are delineated by Castlederg Side Road to the north, Caledon- King Townline to the east, Mayfield Road to the south and The Gore Road to the west. See **Figure 2-1**.

Figure 2-1: Study Area



Source: Arcadis (2024)

2.1 Surrounding Development Applications

To further understand the existing context and potential future changes occurring in the Study Area, an analysis of active proposed development applications was undertaken to estimate the potential future population associated with the residential components of these applications. As of November 2024, 13 developments are proposed within the Study Area, three of which have received approval. Based on the person per unit rate specified in the Town’s 2024 development charges background study (DCBS), the surrounding development is anticipated to generate approximately 22,353 people, excluding the population projected from the proposed development. The proposed developments will provide 119 single- and semi-detached housing, 203 row housing, and 10,167 apartment dwelling units. The surrounding development will contribute to standard services as required by the Town. Each development project will be required to provide parkland dedication and the necessary amenities to ensure each development contributes to achieving the Town's target level of service. Furthermore, the services currently offered and planned by the Town and Peel Region are expected to accommodate the future population resulting from growth, including the proposed development.

The projected population of new residents is subject to change and should only be relied upon for the contextual purposes of this CSFS.

Tables 1-2 provides a summary of the active development proposals in the Study Area.

Table 1-2: Surrounding Development Applications

Address	Application Type	Status	Proposed Use	Unit Count			Population
				Single/Semi	Row	Apartment	
Parkway	OPA, ZBA, SUB	In Circulation	Residential	3		151	509
27 Shore Street	OPA, ZBA	In Circulation	Residential			19	39
treet	OPA, ZBA	Under Appeal	Residential			159	329
reet East	OPA, ZBA, SUB, CDM	Under Appeal	Residential		16		53
le Road	ZBA, SUB	Approved	Residential	84			306
n Vaughan Road	OPA, ZBA	In Circulation	Residential			265	549
247 Nunnville Road	OPA, ZBA, SUB	Approved	Residential	29			106
ville Road	OPA, ZBA, SUB	In Circulation	Residential			15	50
Kolb Parkway	OPA, ZBA, SUB, CDM	In Circulation	Residential		45		149
	ZBA, SUB	Oral Decision	Residential	3		126	272
way 50	OPA, ZBA	In Circulation	Residential		142	403	1,303
tion (BRES Option	OPA	In Circulation	Residential			6,800	14,076
599 Highway 50	OPA, ZBA	In Circulation	Residential			2,229	4,614
Total				119	203	10,167	22,353

Source: Arcadis’ Desktop Research, November 2024

3 Demographic Overview and Growth Forecasts

A demographic profile of the Study Area has been generated based on 2019 and 2024 demographic data provided by Environics Analytics' 2024 DemoStats data set related to population data, family composition, housing type, immigrant population, labour force and socio-economic characteristics associated with the proposed development. The demographic information from 2019 and 2024 for the Study Area and the Town of Caledon, the comparator geography, were used to provide the most current representation of the data.

3.1 Population Data

The population of the Study Area increased by approximately 4,005 residents or 13.3% between 2019 and 2024. Over the same period, the Town experienced a population growth of 24,347 residents or 32.4%. The increase in population growth between 2019 and 2024 has been largely driven by an increase in 'Working Age' populations within the Study Area as well as the Town.

The Environics Analytics' 2024 DemoStats data shows that the Study Area was predominantly comprised of a 'Working Age' population, which represented 18,838 residents or 55% of the Study Area population. When compared to the 2019 data, the Study Area showed an increase in the 'Working Age' population of 2,488 people and a 312 decrease in the number of 'Children'. Additionally, 'Youth' and 'Seniors' in the Study Area experienced an increase in population, adding 835 and 994 respectively. Overall, the population distribution is generally consistent with the Town's overall characteristics.

Table 3-1 illustrates the age characteristics of Bolton Centre and the Town of Caledon between 2019 and 2024. This includes each age group cohort by absolute number and percent of the total population.

Table 3-1: Population by Age Cohort (2019 & 2024)

Age Group	Study Area 2019		Study Area 2024		Caledon 2019		Caledon 2024	
	#	%	#	%	#	%	#	%
Children (0-14)	5,236	17%	4,924	14%	13,212	18%	14,416	15%
Youth (15-24)	4,658	16%	5,493	16%	10,971	15%	13,726	14%
Working Age (25-64)	16,350	54%	18,838	55%	40,565	54%	48,664	49%
Seniors (65+)	3,772	13%	4,766	14%	10,314	14%	22,603	23%
Total	30,016	100%	34,021	100%	75,062	100%	99,409	100%
Median Age	39.5		38.4		39.7		38.3	

Source: Environics Analytics DemoStats (2024)

3.2 Family Composition

The figures in **Table 3-2** represent the family and household characteristics of the Study Area, including family composition, structure, and size. From 2019 to 2024, the family composition within the Study Area remained consistent overall, with 'Couples without Children at Home' increasing by 1% and 'Lone Parent Families' decreasing by 1%. 'Couples with Children at Home' made up the largest share of census families at 57%, with 'Four-Person' and 'Two-Person' household sizes being the most common size in the Study Area. In 2024,

household sizes in the Study Area were generally higher compared to the Town, except for ‘Two-Person’ and ‘Five or More People’ which were increased by 1% and 5%, respectively.

Table 3-2: Family Composition (2019 & 2024)

Category	Study Area 2019		Study Area 2024		Caledon 2019		Caledon 2024	
	#	%	#	%	#	%	#	%
Couples with Children at Home	4,992	57%	5,432	57%	12,465	55%	14,277	56%
Couples without Children at Home	2,399	27%	2,653	28%	7,026	31%	8,005	31%
Lone Parent Families	1,380	16%	1,450	15%	3,025	13%	3,351	13%
Total number of Census Families	8,771	100%	9,535	100%	22,516	100%	25,633	100%
Household Size								
1 Person	1,436	14%	1,645	15%	3,116	13%	3,565	13%
2 People	2,569	26%	2,734	25%	6,629	28%	7,134	26%
3 People	1,997	20%	2,180	20%	4,424	18%	4,903	18%
4 People	2,629	26%	2,774	26%	5,844	24%	6,545	24%
5 or More People	1,290	13%	1,424	13%	4,017	17%	4,955	18%

Source: Environics Analytics DemoStats (2024)

3.3 Housing Type

As depicted in **Table 3-3**, the Study Area experienced a net increase of 836 dwelling units from 2019 to 2024. This growth was driven primarily by ‘Single-Detached Houses,’ amounting to over half (420) of the total net increase. During the same period, the number of ‘Apartment Duplexes’ experienced a net decrease (-10) in dwelling units. The 2024 comparison of the Study Area and the Town reveals that both geographies predominately consist of ‘Single-Detached Houses,’ however, the Study Area had a 6% lower proportion compared to the Town.

Table 3-3: Dwelling Structure by Type (2019 & 2024)

Category	Study Area 2019		Study Area 2024		Caledon 2024	
	#	%	#	%	#	%
Single-Detached House	7,563	76%	7,983	74%	21,650	80%
Semi-Detached House	922	9%	1,069	10%	1,976	7%
Row House	811	8%	967	9%	2,216	8%
Apartment Duplex	186	2%	176	2%	368	1%
Apartment <5 Storeys	241	2%	285	3%	559	2%
Apartment >5 Storeys	197	2%	277	3%	299	1%
Total Private Dwellings	9,921	100%	10,757	100%	27,102	100%

Source: Environics Analytics DemoStats (2024)

As displayed in **Table 3-4**, in 2024, most residents within the Study Area owned their homes (88%), though this rate decreased by approximately 1% between 2019 and 2024. The Study Area’s renter-to-owner distribution was generally consistent with the observed ratio of the Town.

Table 3-4: Household Ownership (2019 & 2024)

Household	Study Area 2019		Study Area 2024		Caledon 2024	
	#	%	#	%	#	%
Rent	1,059	11%	1,325	12%	3,138	12%
Own	8,862	89%	9,432	88%	23,964	88%
Total	9,921.00	100%	10,757.00	100%	27,102.00	100%

Source: Environics Analytics DemoStats (2024)

3.4 Immigrant Population

As shown in **Table 3-5**, when compared to the Town, the Study Area had a higher proportion of ‘Non-Immigrant’ households. Between 2019 and 2024, the number of ‘Non-Immigrant’, ‘Immigrant’, and ‘Non-Permanent Resident’ increased within the Study Area. The ‘Immigrant’ population increased by 2% to 8,805 people and ‘Non-Permanent Resident’ decreased by 5% to 23,763 people.

When compared to the Town, the proportion of the ‘Non-Immigrant’ population within the Study Area exceeded the Town’s by 8%. The Study Area accounts for approximately 33% of ‘Non-Permanent Resident’ and approximately 29% ‘Immigrant’ population of the Town’s population across these categories.

Table 3-5: Immigration Status (2019 & 2024)

Immigration Status	Study Area 2019		Study Area 2024		Caledon 2024	
	#	%	#	%	#	%
Non-Immigrant	22,431	75%	23,763	70%	55,920	62%
Total Immigrant	6,998	24%	8,805	26%	30,434	34%
Non-Permanent Resident	332	1%	1,196	4%	3,641	4%
Total	29,761	100%	33,764	100%	89,995	100%

Source: Environics Analytics DemoStats (2024)

The immigration trends in the Study Area are generally consistent with those in the Town. Both areas witnessed an influx of immigration prior to 2001, followed by a relative decline until 2022. Subsequently, after 2022, both the Study Area and the Town saw a spike in immigration, with both the Study Area and the Town rising by 19%.

Table 3-6: Period of Immigration (2024)

Period of Immigration	Study Area 2024		Caledon 2024	
	#	%	#	%
Before 2001	5,382	61%	15,212	50%
2001 To 2010	1,075	12%	5,810	19%
2011 To 2015	286	3%	1,807	6%
2016 To 2021	388	4%	1,761	6%
2022 To Present	1,674	19%	5,844	19%
Total	8,805	100%	30,434	100%

Source: Environics Analytics DemoStats (2024)

3.5 Labour Force

The top three leading employment industries in both the Study Area and the Town are 'Construction,' 'Retail Trade,' and 'Manufacturing,' collectively representing 38.2% of the Study Area's employment industry and 31.9% of the Town's. The Study Area surpasses the Town in the proportion of office-based employment, including 'Educational Services' and 'Information and Cultural Industries'. Conversely, the Town has a higher representation of employment industries involving manual labor, such as agriculture and mining when compared to the Study Area.

Table 3-7: Industry Categories (2024)

All Industry Categories (2024)	Study Area 2024		Caledon 2024	
	# Employees (Study Area)	%	# Employees (Caledon)	%
11 Agriculture; forestry; fishing and hunting	121	0.6%	629	1.2%
21 Mining; quarrying; and oil and gas extraction	10	0.0%	98	0.2%
22 Utilities	105	0.5%	256	0.5%
23 Construction	2,964	14.6%	5,602	10.8%
31-33 Manufacturing	2,153	10.6%	5,228	10.1%
41 Wholesale trade	917	4.5%	2,458	4.7%
44-45 Retail trade	2,623	13.0%	5,664	10.9%
48-49 Transportation and warehousing	1,375	6.8%	4,917	9.5%
51 Information and cultural industries	378	1.9%	897	1.7%
52 Finance and insurance	810	4.0%	2,321	4.5%
53 Real estate and rental and leasing	455	2.2%	1,171	2.3%
54 Professional; scientific and technical services	1,300	6.4%	4,090	7.9%
55 Management of companies and enterprises	86	0.4%	247	0.5%
56 Administrative and support; waste management and remediation services	631	3.1%	2,085	4.0%
61 Educational services	1,820	9.0%	3,999	7.7%
62 Health care and social assistance	1,356	6.7%	3,887	7.5%
71 Arts; entertainment and recreation	317	1.6%	839	1.6%
72 Accommodation and food services	735	3.6%	1,786	3.5%
81 Other services (except public administration)	791	3.9%	2,080	4.0%
91 Public administration	795	3.9%	2,197	4.2%
Total Working Age People	20,242	100.0%	51,753	100.0%

Source: Environics Analytics DemoStats (2024)

3.6 Socio-economic Characteristics

Table 3-8 identifies the 2019 and 2024 household income characteristics for the Study Area and the Town of Caledon. In 2024, the household income was generally consistent when compared to the Town. The average household income increased by 16%, from \$134,970 to \$156,578, within the Study Area between 2019 and 2024, but fell below the Town’s 2024 average household income of \$170,439.

Over the last five years, the Study Area saw the number of households earning less than \$59,999 in household income decrease by 252 households (-13%).

Table 3-8: Household Income (2019 & 2024)

Income Level (Before Tax)	Study Area 2019		Study Area 2024		Caledon 2024	
	#	%	#	%	#	%
Under \$20,000	282	3%	146	1%	421	1%
\$20,000 - \$59,999	1,650	17%	1,534	14%	5,624	13%
\$60,000 - \$99,999	2,034	21%	1,819	17%	7,282	17%
\$100,000 - \$149,999	2,310	23%	2,461	23%	9,246	22%
\$150,000 +	3,645	37%	4,797	45%	19,382	46%

Source: Environics Analytics DemoStats (2024)

4 Community Services and Facilities Assessment- Existing & Planned Context

Section 4 and mapping in **Appendix C** identifies the inventory of existing community infrastructure and the current level of services based on a variety of sources, including Town/Regional master plans, studies, long-term planning and accommodation plans from agencies, and the development charges background study. In cases where publicly available documents were unavailable, Arcadis verified facility locations, capacities, and service levels through desktop analysis. Subsequently, in Section 5, the inventory of existing community infrastructure and current level of service are evaluated against the projected residential growth resulting from the proposed development. Where deficiencies are identified, Arcadis has explored potential opportunities on site which could help to accommodate future demand.

4.1 Recreational Facilities

The 2022 Parks Plan identifies the demand and establishes the required actions for recreational facilities and parkland between 2022 and 2031, with a planning horizon expanding to 2051. Arcadis assessed the 2022 Parks Plan as well as the 2017 Facility Needs Assessment Study (FNAS) and the 2010 Recreation and Parks Masterplan to determine the inventory of space and the service capacity for the proposed development. The 2017 FNAS and the 2010 Recreation and Parks Masterplan identified a service level of one indoor aquatic centre per 25,000 population, one gymnasium per 45,000 population and one ice pad per 14,407 residents or 700 register participants.

4.1.1 Community Centres & Indoor Recreation

Arcadis has identified two indoor recreational facilities and one community centre within the Study Area. The two indoor recreation facilities, the Albion Bolton Community Centre and the Caledon Centre for Recreation & Wellness, offer a wide range of uses including an aquatic centre, gymnasium, multipurpose rooms, ice pads, a library, a fitness centre, and co-working space⁹. The Humber River Centre, a community and business hub, was recently completed in January 2024 and provides 10,000 sf of space dedicated to business support services, arts and culture events, and coworking space. **Table 4-1** lists the amenities provided by the existing three community centres. According to the 2017 FNAS service levels, the two aquatic centres serve approximately 50,000 residents, while the two gymnasiums serve approximately 90,000 residents, and the three ice pads/skating rinks can accommodate up to 43,221 residents or 2,100 registered participants. The current level of service of the existing facilities exceeds the Town's target, surpassing the demand generated by the Study Area's population of 34,021.

⁹ Monteith Brown. (2022). *Town of Caledon Parks Plan - 2022*.

Table 4-1: Study Area Indoor Recreation Facilities

Communittee Centre	Address	Aquatic Centre	Gymnasium	Multi- Use Rooms	Ice Pad	Fitness Centre	Library	Outdoor Skating Rink	Climbing Wall	Squash Court	Youth Centre/Lounge	Public Wifi	Auditorium	Meeting Rooms	Coworking Space	Sensory Garden/Room	Kitchen
Albion Bolton Community Centre	150 Queen Street South			x	x		x					x	x	x			x
Caledon Centre for Recreation & Wellness	14111 Highway 50	x	x			x		x	x	x	x	x				x	
Humber River Centre	28 Ann Street	x	x			x						x		x	x		

Source: Town of Caledon, Settlement Area Boundary Expansion Study: Public Facilities Technical Study 2020

- The **Caledon Centre for Recreation & Wellness** is located approximately 2.0 km southeast of the subject lands and features a variety of indoor and outdoor amenities. The indoor amenities include a fitness centre, gymnasium, pool, two climbing walls, two squash courts, youth centre and lounge, meeting rooms, fully accessible sensory garden, a Snoezelen sensory room¹⁰ and two outdoor skating rinks.
- The **Humber River Centre** is the Town’s newest community centre located approximately 3.4 km southeast of the subject lands. This community centre is designed to create a neighbourhood resource centre, accommodating spaces for start-up businesses and provide a shared workspace.
- The **Albion Bolton Community Centre** is a large community centre located approximately 3.8 km southeast of the subject lands. It features a seasonal ice/floor, an auditorium/banquet hall, three rentable meeting rooms, a program room, a local library branch, and Caledon Parent-Child Ontario.

In addition to the community centre and indoor recreation centre within the Study Area, a new community centre has been identified in the Town’s DCBS¹¹. The “Bolton Indoor Recreation Centre” is anticipated to be built between 2027 and 2029 and is expected to service the forecasted growth in the Study Area to the 2029 planning horizon and beyond.

4.1.2 Outdoor Recreation Facilities

There is currently 64.6 hectares of existing parkland within the Study Area providing a parkland service provision of 1.9 hectares per 1000 people, which is slightly below the Town’s current Official Plan target of 2.4 hectares per 1,000 people and the Future Caledon Official Plan target of 2.7 ha per 1,000 residents.

As displayed in **Table 4-2**, community and neighbourhood parks within the Study Area offer a range of amenities, including 25 playgrounds, 24 parks providing seating areas, three parks providing soccer fields, three parks providing basketball courts, three parks providing ball diamonds, two parks providing splash pads and one park providing tennis courts. Many of the parks offer more than one amenity. For example, Jack Garrat Park provides two soccer fields and one mini soccer field and Edelweiss Park is home to four tennis courts. The 2017 FNAS and the 2010 Recreation and Parks Masterplan established an effective service level of 1,433 residents per soccer

¹⁰ The Snoezelen room is a multi-sensory space designed for self-guided experiences with special sounds, visual effects, and tactile stimulation to provide relaxation, communication, and fun.

¹¹ Hemson. (2024). DCBS. Project # 2.43.

field, 2,439 residents per ball diamond, 750 youths per basketball court, 3,000 children per waterplay facility, 3,000 residents per tennis court, and one playground within 800 metres of major residential areas.

The 2024 DCBS report indicated that Foundry Park acquired new outdoor fitness equipment, and Ted Houston Park introduced a natural playground in 2022. Moreover, as per the Town's 2024 Approved Capital Budget, the construction of a Bandshell in RJA Potts Park, situated approximately 5.5 km southeast of the subject lands, has been approved. The expected completion date for this project has not yet been provided. Furthermore, the Johnston Sports Park, located just west of the Study Area, received approval from Council in October 2024 for Phase 5 of development which will include the development of a full size cricket field and two new regulation soccer pitches. Construction of these new fields is anticipated to occur in 2025.

Table 4-2: Study Area Parks and Outdoor Recreation Facilities

Parks and Open Spaces	Size (ha)	Soccer Field	Ball Diamond	Basketball Court	Volleyball Court	Bocce Court	Tennis Court	Accessible Playground	Playground	Splash Pad	Recreation Centre	Picnic Site	Seating	Shade Structure	Off-Leash Area	Bike Trail(s) / Walking Trail(s)	Facility	Washroom	Seasonal Washroom	Parking Lot
Adam Wallace Memorial Park	3.3			x				x	x	x		x	x	x					x	x
Albion-Bolton District Park	7.5			x					x		x	x				x		x		x
Albion-Bolton Fairgrounds	6.3																			
Bill Whitbread Park	0.5		x					x	x											
Dell'Unto Park	0.2								x	x			x							
Dick's Dam Park	2.7	x			x				x			x	x			x			x	x
Edelweiss Park	22.2	x					x													
Founders Park	0.2											x	x	x		x	x		x	x
Foundry Park	2.8								x				x							
Fountainbridge Park	1.6			x					x				x							
Heritage Hills Parkette	0.2								x				x							
Hubert Corless Park	0.3								x				x							
Humber Grove Park	0.4								x				x							
Jack Garratt Soccer Park	2.1	x																		
Jullie's Park	0.2								x				x							
Keith McCreary Park	0.1							x	x				x							
Leash Free Park	2.8														x					
Ruth and Richard Hunt Park (previously known as Humberview Park)	1.2								x				x							
Montrose Farm Park	0.5								x				x							
Peter Eben Memorial Park	0.1								x				x							
Humber Grove Park	0.4								x				x							
R.J.A. Potts Memorial Park	3.4					x			x			x	x	x			x		x	x

Table 4-2: Study Area Parks and Outdoor Recreation Facilities - *continued*

Parks and Open Spaces	Size (ha)	Soccer Field	Ball Diamond	Basketball Court	Volleyball Court	Bocce Court	Tennis Court	Accessible Playground	Playground	Splash Pad	Recreation Centre	Picnic Site	Seating	Shade Structure	Off-Leash Area	Bike Trail(s) / Walking Trail(s)	Facility	Washroom	Seasonal Washroom	Parking Lot
Russel & Joan Robertson Park	1.1							x					x							
Sant Farm Community Park	0.2							x					x							
Stephen Drive Park	0.3							x					x							
Ted Houston Park	3.0		x					x					x						x	x
Tormina Parkette	0.3							x					x							
Vincos Parkette	0.1							x					x							
Wakely Memorial Parkette	0.3							x					x							
Whitbread Community Park	0.1							x					x							
Total	64.6	4	3	4	2	2	4	26	3	2	6	25	4	2	4	3	2	6	7	

Source: Arcadis' Desktop Research 2024

According to the Town of Caledon's 2024 DCBS, there are plans to construct two new community parks and four neighbourhood parks in the Study Area in unspecified locations.¹² The first community park is scheduled for a 2028-2030 construction timeline and the second scheduled for between 2030-2033. Construction of a new Bolton Community District Park¹³ is expected to occur between 2032 and 2033. Additionally, construction of two baseball diamonds is currently in progress¹⁴, and is occurring within the Study Area at the intersection of Duffy's Lane and Emil Kolb Parkway. The efforts to build the aforementioned parkland is driven by the Town's target provision rate of 2.7 hectares per 1,000¹⁵ residents in Caledon, of which currently sits at 2.6 hectares per 1,000 residents.¹⁶

4.2 Emergency Facilities

4.2.1 Fire Services

As per the Town of Caledon's 2024 DCBS, the Study Area currently contains one major firehall, shared with Peel Region's Paramedic satellite station, located at 14002 Highway 50, directly south of the subject lands. The firehall, formally named Station 302 – Bolton Fire Hall & Ambulance Centre, underwent an expansion in 2019 and increased from a footprint of 10,003 sf to 21,000 sf. Further along Highway 50, outside of the Study Area, is Station 306 located at 17177 Highway 50 in Palgrave. This is a considerably smaller station that underwent an expansion in 2023, increasing from 2,977 sf to 4,871 sf. Each station is intended to serve an eight-to-fourteen-kilometer area¹⁷ to ensure a timely response to calls, as per the Town of Caledon. There are also plans for two new fire stations in the Bolton Area, Station 312 in Bolton West (Macville), and Station 313 in Bolton South. As

¹² Hemson. (2024). *DCBS. Project #2.09 and 2.10.*

¹³ Hemson. (2024). *DCBS. Project #2.51.*

¹⁴ Hemson. (2024). *DCBS. Project #2.02.*

¹⁵ Monteith Brown. (2022). *Town of Caledon Parks Plan - 2022.*

¹⁶ Hemson. (2024). *DCBS. Project #2.02.*

¹⁷ Town of Caledon. (2022). *Fire Services website.*

per the 2020 Caledon Fire Master Plan, a location for Station 312 has been identified at the intersection of Humber Station Rd. and Healey Rd. A location for Station 313 has yet to be determined. **Table 4-3** below indicates the location of the existing station.

Table 4-3: Fire Services

Facilities	Address
Bolton Fire Station & Peel Regional Paramedic Services	14002 Highway 50, Bolton

Source: Town of Caledon DCBS 2024, Peel Region

4.2.2 Paramedic Services

As per the Region of Peel, there is one satellite paramedic station located within the boundaries of the Study Area. Shared in a joint facility with Station 302 of the Caledon Fire and Emergency Services, the station is located at 14002 Highway 50 just south of the subject lands¹⁸. Outside of the Study Area, there are three satellite paramedic stations located in Caledon East, Caledon Village and in Mayfield West. According to the Region of Peel 2024 Paramedics Capital Budget, there is currently a fifth reporting station under construction in southern Mississauga, as well as one new satellite station at Mayfield Rd. & Bramalea Rd. (completed), and a new satellite station at Bovaird Dr. & Chinguacousy Rd. **Table 4-4** below indicates the location of the currently existing station within the Study Area.

Table 4-4: Paramedic Services

Facilities	Address
Bolton Fire Station & Peel Regional Paramedic Services	14002 Highway 50, Bolton

Source: Peel Region

4.2.3 Police Services

As per the Town of Caledon, police services in the Study Area are operated by the Caledon Ontario Provincial Police (OPP). The Caledon detachment of the OPP operates out of Caledon East (west of the Study Area), in a building located at 15924 Innis Lake Road, Caledon East.¹⁹ According to the OPP's 2024-2027 Business Plan and 2024 Budget, the budget outlines an expansion of the public and staff parking area at the Caledon East OPP facility to meet the demands of the community. Additionally, the budget includes the commissioning of an Infrastructure Master Plan for Caledon OPP, intended to ensure the funding for future growth-related infrastructure is captured in the Region's DCBS.²⁰ The 2020 Peel Region DCBS indicates a new satellite office in Bolton at the Rotary Place Seniors Centre approximately 2.0 km east of the subject lands. This new satellite station will be the first of its kind within the Study Area.

¹⁸ Region of Peel. (2024). *Paramedics Stations* website.

¹⁹ Region of Peel. (2022). *Peel Police Divisions* website.

²⁰ Region of Peel. (2024). Ontario Provincial Police – Town of Caledon. Retrieved from: <https://peelregion.ca/sites/default/files/2024-10/ontario-provincial-police.pdf>

4.3 Municipal Buildings and Works Yards

As per the 2020 Region of Peel DCBS, public works are classified as services related to highway transportation, water services and wastewater services. Municipal Buildings are largely related to corporate services, health services, human services, public works and the Peel Housing Corporation. Within the Study Area, 15 public works sites were identified, ranging from water pumping stations and sewage pumping stations to elevated water tanks and recycling centers. There are also three buildings owned by the Peel Housing Corporation, all providing social housing. **Table 4-5** below lists the facility name, the address, and the type of service provided.

Table 4-5: Municipal Buildings and Works Yards

Facility Name	Address	Type
Jane Place	60 Jane St, Bolton, ON	Peel Housing Corporation
Bolton Community Recycling Center	109 Industrial Road, Bolton, ON	Public Works
Bolton North Booster Pumping Station	47 Humber Lea Road, Bolton, ON	Public Works
Bolton North Hill Sewage Pumping Station	109 Castelli Court, Bolton, ON	Public Works
Bolton Sewage Pumping Station	25 Old King Road, Bolton, ON	Public Works
Bolton South Booster Pumping Station	150 Queen Street South, Bolton, ON	Public Works
Bolton Well No. 5 & Raw Water Pumping Station	67 Queen Street North, Bolton, ON	Public Works
East Bolton Elevated Tank	13377 Coleraine Drive, Bolton, ON	Public Works
Former Bolton Well No. 4	8 Mill Street, Bolton, ON	Public Works
Former Bolton Well No. 6A & No. 6B and Pumphouse	505 Glasgow Road, Bolton, ON	Public Works
Former Coleraine Drive Sewage Pumping Station	13500 Coleraine Drive E/S, Bolton, ON	Public Works
Harvestview Sewage Pumping Station	10 Harvestview Avenue, Bolton, ON	Public Works
West Bolton Elevated Tank	13360 Coleraine Drive, Bolton, ON	Public Works
Riverview Terrace	121 Glasgow Road, Bolton, ON	Peel Housing Corporation
Stationview Place	25 Stationview Place, Bolton, ON	Peel Housing Corporation

Source: Peel Region Open Data – Municipal Buildings

4.4 Public Health Facilities

4.4.1 Hospitals and Clinical Care Services

Through analyzing data provided by Public Health Ontario²¹, Arcadis has determined the locations of several hospital and clinical care settings outside the vicinity of the Study Area. While there are no hospitals located inside of the Study Area, the nearest major hospital is William Osler – Brampton Civic Hospital located approximately 16 km south of the subject lands in the City of Brampton. The Cortellucci Vaughan Hospital, located approximately 20 km southeast of the subject lands, and the Headwaters Healthcare Centre, located approximately 24 km northwest of the subject lands, are also nearby major hospitals providing access to higher-order healthcare.

Arcadis identified three public walk-in clinics within the Study Area that provide service to residents. The facilities allow for public healthcare on a level that is lower order than the aforementioned hospital care sites and provides quick and easy access for minor medical conditions and emergencies to residents in Bolton. **Table 4-6** below provides their names and locations.

²¹ Public Health Ontario. (n.d.). *Health Services Locator Map*.

Table 4-6: Clinical Care Services

Facility Name	Location
Bolton Walk-In Clinic	105-170 McEwan Dr. E, Bolton, ON
Dayspring Medical Centre	12788 Highway 50, Bolton, ON
Central Bolton Walk-In Clinic	9-15 Allan Dr., Bolton, ON

Source: Arcadis Desktop Analysis

4.4.2 Other Public Health Services

Public Health Ontario lists two public healthcare facilities within the Study Area. Both of these publicly-owned facilities are long-term care homes, providing affordable care to older residents of Bolton. The facilities are operated by Peel Public Health and are both located parallel to the main arterial road of Queen St./Highway 50. **Table 4-7** below identifies the names and locations.

Table 4-7: Other Public Health Services

Facility Name	Location
Vera Davis Long Term Care	80 Allan Dr, Bolton
Caledon Specialist Clinic	18 King Street East, Bolton

Source: Peel Region Open Data – Municipal Buildings

4.5 Educational Facilities

4.5.1 Schools

The Peel District School Board’s (PDSB) and the Peel-Dufferin Catholic District School Board’s (DPCDSB) provided Arcadis with information on the locally assigned schools for the proposed development. Both the PDSB and DPCDSB identified that the students generated from the proposed development would reside within the boundaries of one elementary and one secondary school, respectively.

Information received from the PDSB indicated that the planned development has been assigned to the Palgrave Public School (utilization rate 96%²²) and the Humberview Secondary School (utilization rate 76%). Palgrave Public School, situated outside the Study Area in Palgrave, is approximately 7.0 km north of the subject lands, while Humberview Secondary School is located 3.0 km southeast of the subject lands. The PDSB is seeking 8 acres (3.2 hectares) of land for two elementary schools to assist in accommodating the 1,662 to 1,784 elementary and 574 to 604 secondary students.

The DPCDSB assigned St. John Paull II Catholic elementary school (utilization rate 91%), located approximately 2.2 km southeast of the subject lands, and the St. Michael Catholic Secondary School (utilization rate 73%), located approximately 1.8 km east of the subject lands, as the in-district schools for students generated by the planned development. The DPCDSB is also seeking 6 acres (2.43 hectares) of land to assist in accommodating the 537 to 615 elementary and 260 to 298 secondary students generated from the planned development.

²² The Palgrave Public School is not listed in **Table 4-8** as it lies outside the Study Area. The utilization rate was determined based on the school’s total capacity and the 2023 enrollment figures specified in the PDSB’s Annual Planning Document 2023/24.

The inventory and capacity of schools within the Study Area are based on PDSB’s Annual Planning Document 2023/24 and DPCDSB’s 2023-2024 Enrollment Report. **Table 4-8** outlines the capacity, enrollment, and utilization rates for each elementary and secondary school within the Study Area. Three public elementary schools, one public secondary school, four catholic elementary schools and one catholic secondary school were identified within the Study Area.

According to the PDSB’s Annual Planning Document 2023/24, all public elementary and secondary schools, including, the Palgrave Elementary School, have capacity to accommodate new students, which could be generated from the proposed development. Similarly, according to the DPCDSB 2023-2024 Enrollment Report, St. Nicolas Elementary School (utilization rate 54%), St. John Paul II Catholic School (utilization rate 91%), and St. Michael Catholic Secondary School (utilization rate 73%) also all have available capacity to potentially accommodate new students from new development.

The DPCDSB 2024 Education DCBS projects the acquisition of a new elementary school in 2038²³. The location of the new elementary school has not yet been specified; however, the capacity of the future school is anticipated to accommodate 504 students. With respect to the PDSB, the 2024 Education DCBS indicates there are no proposed schools within the Study Area in its planning horizon.

Both the PDSB and the DPCDSB requested a collective total of 5.63 hectares of land to accommodate the anticipated growth-related enrollment. In response to this request, the BNHLG has allocated two school sites, totaling 6.2 hectares, to meet the future educational requirements generated from the proposed development.

Table 4-8: PDSB and DPCDSB Capacity and Enrolment (2023)

School Name	Capacity (2023) ¹	Full-Time Enrollment	Utilization Rate	Portables
Public Elementary/Middle School				
Allan Drive Middle School	643	374	58%	0
Ellewood Memorial Public School	504	311	62%	0
James Bolton Public School	596	390	65%	0
Total	596	390	65%	0
Public Secondary				
Humberview Secondary School	1,437	1,094	76%	2
Total	1,437	1,094	76%	2

School Name	Capacity (2023) ²	Full-Time Enrollment	Utilization Rate	Portables
Catholic Elementary				
St. John the Baptist Elementary School	720	343	48%	0
Holy Family Elementary School	464	379	82%	0
St. Nicolas Elementary School	818	445	54%	0
St. John Paul II Catholic School	684	622	91%	0
Total	2,686	1,789	67%	0
Catholic Secondary				
St. Michael Catholic Secondary School	1266	918	73%	0
Total	1,266	918	73%	0

¹ PDSB’s Annual Planning Document 2023/24

² DPCDSB’s 2023-2024 Enrollment Report

²³ Watson & Associates Economics Ltd. (2024). *DPCDSB 2024 Education DCBS*.

4.5.1.1 Pupil Yield Rates

The 2024 DPCDSB Education DCBS acknowledges the rapid expansion of the BRES areas and has established a multiplication factor to forecast future school enrollment based on growth factors and trends derived from historical levels of occupancy among school-aged children and housing types. The proposed development is expected to generate approximately 2,440 combined elementary and secondary students. Given that this project is situated within the BRES areas, growth-related pupil yield rates were utilized for each unit type to calculate the anticipated pupil yield within the public and catholic school boards. The PDSB anticipates approximately 1,314 elementary students and approximately 440 secondary students, while the DPCDSB project approximately 461 elementary students and approximately 225 secondary students.

Table 4-9: Development Pupil Yields

School Panel	Projected Student Yield
PDSB	
Elementary	1,314
Secondary	440
PDSB Total	1,754
DPCDSB	
Elementary	461
Secondary	225
DPCDSB Total	686
Total	2,440

Source: PDSB communications and 2024 DPCDSB Education DCBS

Assuming the average utilization rate remains as is upon build-out and all available capacity is dedicated to student enrollment generated by growth-related development, the PDSB can accommodate approximately 15% of elementary students and approximately 78% of secondary students generated by the proposed developments. Assuming the same conditions for the DPCDSB, there is capacity to accommodate all forecasted students for both the elementary and secondary panels.

According to the Conseil Scolaire Viamonde’s (CS Viamonde), the public French first-language school board, there are no schools located within the Study Area. The nearest CS Viamonde elementary school, École élémentaire La Fontaine, is located approximately 13.9 km southeast from the subject lands in Kleinburg. In addition, the closest secondary school, École secondaire Norval-Morrisseau, is located in 25 km east of the subject lands in Richmond Hill. However, there is one elementary and secondary school located in Peel Region within Brampton, approximately 30 km southwest of the subject lands.

4.5.2 Child Care Services

Arcadis established an inventory of child care services through an evaluation of the Ministry of Education licensed childcare portal and a desktop review of the Study Area. There are currently 19 licensed childcare locations in the Study Area which provide a total of 1,465 licensed childcare spaces. Amongst the service providers the YMCA of Greater Toronto is the largest provider currently offering 473 or 32.3% of all licensed childcare spaces in the Study Area. **Table 4-10** below outlines the names, addresses and capacities of the child care facilities within the Study Area.

Table 4-10: Child Care Services

Child Care Centre	Address	Capacity
BrightPath Bolton	14 McEwan Drive, Bolton	79
Casa Dee Montessori School	12612 Hwy 50 , Bolton	53
Countryside Montessori & Private School Inc.	1 Loring Drive, Bolton	72
Creative Children's Montessori School	16 Parr Boulevard, Bolton	113
Early Learners' Montessori School - Bolton	81 Ellwood Drive, Bolton	50
Family Tree Childcare Centre	194 McEwan Drive, Bolton	60
Holy Family YMCA School Age Program	61 Allan Drive, Bolton	56
Open Arms Preschool & Early Learning Centre	18 King Street, Bolton	81
PLASP - James Bolton Public School	225 Kingsview Drive, Bolton	116
PLASP - St. John Paul II	9094 Bolton Heights Road, Bolton	86
Play Time Playground	20 Simona Drive, Bolton	24
Rainbow Academy - Preschool House	18 King Street, Bolton	24
Rainbow Academy Learning and Child Care Centre	18 King Street, Bolton	99
The Early Childhood Academy Corp.	20 Simona Drive, Bolton	79
YMCA Toronto - Bolton Jr. YMCA Day Care Centre	12295 Queen Street, Bolton	79
YMCA Toronto - Ellwod YMCA School Age	35 Ellwood Drive, Bolton	131
YMCA Toronto - Humberview School Age Program	135 Kingsview Drive, Bolton	45
YMCA Toronto - John the Baptist School Age Program	299 Landsbridge Street, Bolton	56
YMCA Toronto - St. Nicholas YMCA School Are Program	120 Harvest Moon Drive, Bolton	162
Total		1,465

Sources: Ontario Open Data and Ontario Ministry of Education

4.5.3 Library Services

Arcadis' library analysis is based on the Caledon Public Library (CPL) Service/Facilities Review and Master Plan (2016) and CPL's Library Comprehensive Growth Plan (2023). Arcadis has identified that the Study Area is currently serviced by Albion Bolton Public Library branch, which is the largest branch in CPL and generates about 50% of the overall library traffic. The standard service level in Caledon is approximately 0.7 sf per person, as recommended by the Ontario Library Service. The CPL also uses the Administrators of Rural and Urban Public Libraries of Ontario (ARUPLO) guidelines for catchment area classification to determine suitable level of services for rural/urban and county libraries. The ARUPLO guidelines for branch libraries are shown in **Table 4-11**. The CPL Library Comprehensive Growth Plan classifies the Albion Bolton Public Library as a large branch, currently meeting the ARUPLO guidelines for level of service.

Table 4-11: ARUPLO Guidelines for Catchment Areas

Branch Size Classification	Branch Size (SF)	Catchment Areas by Population Size
Small branches	2,500 – 5,000	Up to 5,000
Medium branches	5,000 – 10,000	5,000 – 10,000
Large branches	10,000 – 35,000	10,000 – 35,000
Urban branches	35,000 or more	35,000 or more

Source: CPL's Library Comprehensive Growth Plan (2023)

The CPL Service/Facilities Review and Master Plan indicated that interior renovations and reconstructions was recommended for the Albion Bolton branch between 2019 to 2028²⁴. In 2022, the Albion Bolton branch completed

²⁴ Caledon Public Library. (2016). *Service/Facilities Review and Master Plan*. Retrieved from: https://caledon.library.on.ca/wp-content/uploads/about-us-page-assets/library-master-plan/CPL-Final-Report-Report-w-Appendices_2016-11-25.pdf

renovations, which included improved space planning, enhanced finishes and furnishings²⁵ and an expansion of space²⁶ to total 15,552 sf. The 2024 DCBS and the Caledon Public Library Comprehensive Growth Plan have outlined that a new 35,000 sf library facility is planned to be constructed at the intersection of King St. and Humber Station Rd. The construction is expected to begin in 2027 and complete by 2031. This new library, located approximately 2.5 km from the subject lands, is designed to accommodate the anticipated growth from BRES area. In addition, the Caledon Public Library Comprehensive Growth Plan includes initial plans to expand the Albion Bolton library branch by 40,000 sf or build a second facility within Bolton between 2037 and 2041²⁷.

Table 4-12: Libraries

Name	Address	Size (SF) ¹	Service Hours	Features
Albion Bolton Library	150 Queen St South	15,552	Monday-Thursday 10:00-20:30 Friday 10:00-18:00 Saturday 10:00-16:00 Sunday 12:00-16:00	Large print, audiobook and children's book collection Multilingual Material Internet and Word Processing Workstations Computer Workshops Adult/Children/Seniors' Programs Fax/Photocopier Services Special Programs and Exhibits

Source: Town of Caledon DCBS 2024

4.6 Places of Worship

Arcadis utilized the Ontario Heritage Trust inventory of 'Places of Worship', as well as desktop analysis to create a comprehensive inventory of all Places of Worship within the Study Area. A total of 12 Places of Worship were identified. **Table 4-13** provides the name and location of each Place of Worship.

Table 4-13: Place of Worship

Name	Address	Faith
Churchplanting Canada	8070 Mayfield Rd, Bolton, ON L7E 0W2	Unspecified
Center of Life Church	8841 George Bolton Pkwy, Bolton, ON L7E 2X8	Christian
Connect Church	12495 Peel Regional Rd 50, Bolton, ON L7E 1M3	Christian
Holy Family Church	60 Allan Dr, Bolton, ON L7E 1P7	Christian
The Well Bolton	150 Queen St S, Bolton, ON L7E 1B3	Christian
Immanuel Reformed Church of Bolton	110 King St W, Bolton, ON L7E 1A2	Christian
Lampstand Bolton Christian Church	2 Jane St, Bolton, ON L7E 1A2	Christian
Bolton United Church	8 Nancy St, Bolton, ON L7E 1C7	Christian
Bolton Community Seventh-day Adventist Church	8 Nancy St, Bolton, ON L7E 1C7	Christian
Christ Church Anglican	22 Nancy St, Bolton, ON L7E 1B3	Christian
Bolton Masjid	8 Nancy St, Bolton, ON L7E 1C7	Islam
Anoopam Mission	12378 Coleraine Dr, Bolton, ON L7E 3A9	Hindu

Sources: Ontario Heritage Trust and Arcadis Desktop Analysis

²⁵ Status of Active Capital Projects. (2022). Retrieved from: <https://pub-caledon.escribemeetings.com/filestream.ashx?DocumentId=32053>

²⁶ Town of Caledon. (2024). DCBS. Retrieved from: https://www.caledon.ca/en/town-services/resources/Business-Planning--Development/Development-Services/Development-Application-page/HEMSON_Caledon-DC-Background-Study_03July24.pdf

²⁷ TCI Management Consultants. (2023). *Caledon Public Library Comprehensive Growth Plan*.

4.7 Transit Facilities and Transit Routes

4.7.1 Public Transportation

Public Transportation in the Study Area is operated by Brampton Transit, providing quick and seamless connections to the larger public transit network in the Greater Toronto Area (GTA). Currently, there is one Brampton Transit route that serves Bolton; the #41 bus route²⁸. This route travels north from the intersection of Queen St E. and Highway 50, north to Bolton where it takes a detour off of Highway 50 towards Coleraine Dr., and eventually makes its way back to Highway 50 where a turnaround is made at Columbia Way. This route also makes a stop at the Mayfield & Highway 50 GO Bus Park & Ride¹³, allowing for connections to the GO network. GO Bus Route 38, which connects Malton to Bolton, travels along Hwy 50/Queen St. N. and terminates at Columbia Way, just south of the limits of the Bolton North Hill lands.

There is an ongoing proposal for the Caledon-Vaughan GO transit rail line, which would bring a GO transit rail station to Bolton. The station is planned north of the intersection of King St. and Humber Station Rd²⁹, approximately 3 km southwest of the subject lands.

4.7.2 Roadways and Highways

Roadways and highways are a major component of the transportation network in the Study Area, with the primary bisecting roadway being Highway 50/Queen St. S. This north-south running roadway provides access to the major population centres in Peel region, primarily Brampton. Albion Vaughan Rd. and Coleraine Dr. flank the eastern and western sides of the Study Area respectively, and also provide roughly parallel routes to Highway 50. King Rd. is the primary east-west arterial road within the northern section of the Study Area, connecting all three major north-south routes, and Mayfield Rd. performs a similar function in the southern section of the Study Area, but primarily provides access to areas west of the Study Area. The nearest major 400-series highway to the Study Area is Highway 400, which is east of the Study Area and is primarily accessed via King St. E/King Rd. The current plans for Highway 413 to run just south of Bolton, with an exit at Coleraine Dr. as well as Humber Station Rd., and an extension of Highway 427 meeting Highway 413 just southeast of Bolton.

²⁸ City of Brampton. (n.d.) *Schedules and Maps*.

²⁹ Town of Caledon. (n.d.-b). *Caledon Major Transit Station Areas Study*.

5 Community Services and Facilities Gap Analysis

This section will evaluate the ability of current and future services to support the planned development. Given the proposed development's location within the Urban Area, several essential services need to be established. The primary objective of this gap analysis is to ascertain whether or not the proposed development aligns with the target provision rates. Where the proposed development falls short of the target provision rates, strategies to mitigate impacts to existing or planned services or facilities will be noted.

5.1 Recreational Facilities and Parkland Needs

5.1.1 Indoor Recreation Facility Needs

The three community centres within the Study Area offer a variety of amenities for local residents, and the Town has identified plans, through the DCBS, to build a new indoor recreation centre by 2029. The existing centres provide two aquatic centres, two gymnasiums, and three skating rinks, along with multi-purpose rooms, fitness centres, an auditorium, public Wi-Fi, and a youth lounge. As outlined in **Section 4.1**, the 2017 FNAS and 2010 Recreation and Parks Masterplan have set service levels: one indoor aquatic centre per 25,000 people, one gymnasium per 45,000 people, and one ice pad per 14,407 residents or 700 registered participants.

At this stage, it is unclear as to what amenities will be included in the future indoor recreation center's design and programming, but the Town should consider the projected population, as well as the broader BRES development, to ensure alignment with the Town's level of service targets. The anticipated population growth of 12,500 from the proposed development may require an additional skating rink based on the Town's standard service level. Ongoing discussions with the Town are advised to determine the best locations for potential new indoor recreation facilities, taking into account the entire BRES development.

5.1.2 Outdoor Recreation Facility and Parkland Needs

Within the Study Area, spread across 64.6 hectares of parkland, there are 25 playgrounds, 24 parks with seating areas, three parks featuring soccer fields, three parks with basketball courts, three parks with ball diamonds, two parks with splash pads, and one park offering tennis courts. The Town has established specific service levels, aiming for 1,433 residents per soccer field, 2,439 residents per ball diamond, 750 youths per basketball court, 3,000 children per waterplay facility, 3,000 residents per tennis court, and a goal of having one playground within 800 meters of major residential areas. Following the Town's service level guidelines, the proposed development may generate a demand for 9 to 11 soccer fields, between 5 to 6 baseball diamonds, 2 to 3 basketball courts³⁰, and 4 to 5 tennis courts. The anticipated demands for outdoor recreation amenities from the new development could be met by the parks planned in the 2024 DCBS, which includes four neighborhoods, two new community parks, and one district park. Additionally, a new sports park located on the corner of Duffy's Lane and Emil Kolb Parkway, less than 1.0 km from the subject lands will feature two Baseball Diamonds. Furthermore, the proposed development will fall within the catchment area for the Johnston Sports Park and will feature five junior soccer fields expected to service the entire Study Area.

³⁰ Based on the assumption of 15% of the anticipated population yield from the proposed development.

The development proposes 9.0 hectares of parkland and 0.8 hectares of open space and 1.87 ha of wooded lot area. Currently, the Study Area comprises of 64.6 hectares of parkland, providing a current service level of 1.9 hectares per 1,000 people. Once completed, the planned park space within the Study Area will expand³¹ the parkland supply to 84.6 hectares, inclusive of the proposed 9.0 hectares of proposed parkland. The proposed parkland not only fulfills BNHLG’s parkland dedication requirements but also has the ability to accommodate the amenities identified for the residents generated by the proposed development, as well as for residents from the broader BRES area.

5.2 Emergency Services

5.2.1 Bolton Fire Services Needs

There are currently nine fire/paramedic stations in Caledon. From the Town’s DCBS, five new stations are required over the 2035 planning horizon: one in Mayfield West (timing between 2024 and 2026), one along Dixie Rd. (timing between 2027 and 2029), one in Bolton West (timing between 2026 and 2028), one on Innis Lake Rd. (timing of 2035) and one in Bolton South (timing between 2027 and 2029). The new stations in Bolton West and Bolton South will ease demand pressures on the current station located at 14002 Highway 50, allowing for that station to better serve the subject lands and provide quicker response times without the need for a new station.

The existing Bolton Fire Station located at 14002 Highway 50 is the newest and largest shared fire/paramedic facility in the Study Area and the capital project plan does not include any funding for renovations to this station. The Town’s 2024 DCBS identifies the development of two new fire stations within the Study Area; Station 312 in Bolton West (located at Humber Station Rd. and Healey Rd), and Station 313 in Bolton South. It is anticipated that the existing and planned fire services will suffice to cover the development of the Bolton North Hill lands.

5.2.2 Peel Paramedic Services Needs

According to the Region of Peel’s 2024-2027 Business Plan and 2024 Budget, the Region of Peel operates four reporting stations and 21 satellite stations for 1.51 million residents. The 2020 Peel Regional Paramedic Services Long Term Facilities Capital Planning report states that population growth and population age are key drivers of paramedic service demand, and that Peel is expected to grow over 30 per cent in total population by 2036. Call volume is expected to almost double from 2019 to 2036, increasing demand for Peel paramedic services to 245 ambulances by 2036. With the anticipated growth in call volume and the corresponding growth in ambulance fleet size, three more reporting stations and five new satellite stations will need to be placed in areas with higher expected call volumes by 2036.

It is presumed that the Region’s business plan and budgets for paramedic services have considered the development of BRES. As per the Region of Peel’s 2020 DCBS, “Ambulance Facilities – Growth” capital expenditures in 2020 and over the 2021-2029 planning horizon are anticipated at a total of \$126 million³². It is unclear where the facility growth will occur but understanding the amount of time that the BRES lands have been in planning, it is presumed that some facility growth funding will be allocated to any required facilities in Bolton.

³¹ Based on the 2022 Parks Plan, neighborhood parks are a minimum of 2.0 hectares, community parks are a minimum of 4 hectares, and district parks are an average of 8 hectares.

³² Note: it is estimated that \$115.3 million will be allocated to post period benefit

On this basis, Arcadis anticipates ongoing discussions may be required to determine the necessities of new paramedic satellite stations over the build-out of the subject lands. Further assessment of the locations of the three reporting stations and the five satellite stations will be required through further discussions with paramedic services.

5.2.3 Ontario Provincial Police Services Needs

The OPP Caledon Detachment located at 15942 Innis Lake Road in Caledon East serves the Bolton - Caledon area. While the service level for police could not be identified, the 2020 Region of Peel DCBS indicates plans for the OPP to build a new Bolton satellite office at a cost of \$400,000. According to desktop research, the new OPP satellite station is part of the Rotary Place expansion in Bolton³³, located approximately 2 km east of the subject lands. No details regarding the size of this satellite office have been provided.

The Region of Peel DCBS has a planning horizon to 2030. As such, the need for additional police stations beyond this planning horizon will be based on further discussions with the OPP.

5.3 Municipal Buildings and Works Yards Service Needs

Within the Study Area, 15 public works sites were identified, ranging from water pumping stations and sewage pumping stations to elevated water tanks, recycling centers and social housing (Regional responsibility). As per the 2020 Region of Peel Water & Wastewater Master Plan, there are expectations of significant growth in the Mayfield, Bolton and Bolton West areas. There are preliminary plans to expand the lake-based servicing boundary to Mayfield and Bolton West, as well as extend wastewater servicing to these areas and to expect growth in servicing requirements in the Bolton area as a whole. The McVean Sewage Pumping Station, which services West Bolton, will require a capacity expansion in the coming years.

For the purposes of the water and wastewater infrastructure required for development, Arcadis has assumed that the necessary public works facilities have been integrated into the design of the draft plan and provided to the satisfaction of the Town, which will be reviewed as part of the functional servicing engineering submission. With respect to service yards, the Town's 2024 DCBS identifies the land acquisition and development of Yard 4 as part of the capital works program, the location of which is yet to be determined. Additionally, Yard 1 (Castlederg) and Yard 3 (Columbia Way/50) are in close proximity to the subject lands and are within the Study Area. It is Arcadis' assumption that the necessary public works projects required to accommodate the growth in BRES has been factored into the Town's project capital programs and implemented through the development charge program.

5.4 Public Health Facility Needs

Three public walk-in clinics, two public healthcare facilities and no hospitals were identified in the Study Area. While the level of service for public health facilities could not be identified, the proposed development may have the capacity to accommodate smaller scale public health services within the proposed mixed use developments. As per the Province of Ontario, there are several large capital projects underway to improve healthcare access in Peel Region and in western Toronto, placing these projects within a reasonable drive time of the Study Area and allowing residents in Bolton to expand their access to quality healthcare. The first is the expansion of the William

³³ Town of Caledon. (2021). *Town of Caledon breaks ground for Rotary Place expansion*. Retrieved from: <https://www.caledon.ca/en/news/town-of-caledon-breaks-ground-for-rotary-place-expansion.aspx>

Osler – Peel Memorial Centre for Integrated Health and Wellness (known as Peel Memorial Hospital) in Brampton. This project features a multi-storey tower with inpatient beds, and a new emergency department. The expected completion date for this project is March 2030. There are also plans in progress for the expansion of the Trillium – Mississauga Hospital going forward, with a completion date of September 2031.

Arcadis assumes that the Region of Peel has taken the BRES area into consideration in the future planning of public health facilities.

5.5 Educational Facilities

5.5.1 Pupil Yields and School Needs

Information received from the PDSB and the DPCDSB estimate that approximately 1,775 elementary and 665 secondary students are anticipated to be generated from the proposed development. Collectively, both school boards are seeking 5.63 hectares of land to accommodate the anticipated growth-related enrollment. The BNHLG has allocated two school sites, totaling 6.2 hectares, to meet the future educational requirements resulting from the proposed development. Additionally, the conditions assumed in **Section 4.5** suggest the existing public schools may accommodate approximately 15% of the projected elementary and approximately 78% of the projected secondary students estimated by the PDSB. The existing DPCDSB’s elementary and secondary schools could potentially accommodate all projected students from the proposed development. This allocation exceeds the requested amount, potentially offering enrollment availability for future students beyond those anticipated from the proposed development.

5.6 Estimated Bolton North Hill Development Child care Yield

There are currently 19 licensed child care locations in the Study Area which provide a total of 1,465 licensed childcare spaces. Arcadis estimates approximately 215 childcare spaces may be generated upon build-out.

Table 5-1: Estimate Child care Demand

Child Care Demand	Child Care Yield
Estimated Expansion Lands Population	12,503
Estimate of Population Ages 0-4	613
Estimate of Children Whom Require Child Care Space ¹	430
Demand for Licensed Child Care Space ²	50.0%
Estimate of Child Care Demand	215

¹ Labour participation rate, Environics DemoStats (2024)

² Average demand for licensed child care space across the GTA.

To estimate the number of children who may require childcare space, Arcadis estimated the proportion of the Study Area population between 0 and 4 (4.9%) using Environics Analytics DemoStats (2024). The projected number of children was then multiplied by the labour force participation rate (59.5%), from Environics DemoStats (2024), to estimate the number of children who may require child care spaces. Arcadis determined that the proposed development would generate approximately 215 children who may require child care spaces.

It is not anticipated that all child care spaces will be accommodated on site or within the Study Area. Child care services can be provided close to a place of work and can also be provided in non-licensed institutions such as home child care facilities.

The proposed onsite mixed-use spaces, school sites, or any future institutional space could provide opportunities to accommodate new child care facilities within the Study Area. Additionally, the residential uses on site could provide non-licensed home child care services to help meet future demand.

5.7 Forecasted Library Needs

As per the CPL Service/Facilities Review and Master Plan (2016) and the Library Comprehensive Growth Plan, the Town's current standard library provision rate is 0.7 sf per person, as recommended by the Ontario Library Service, and follows the ARUPLO guidelines for rural/urban and county libraries. The Study Area's current provision rate stands at 0.45 sf per person, falling short of the recommended service level but successfully achieves the ARUPLO guidelines for a large library serving a population between 10,000 and 35,000.

The Albion Bolton Library, the only library in the Study Area, is anticipated to expand an additional 40,000 sf, totaling 55,552 sf upon completion in 2041. An additional 35,000 sf of library space is also planned at the intersection of King Street and Humber Station Road and will be classified as an urban branch which is anticipated to serve the broader BRES development area.

Arcadis expects that the CPL's total planned expansions will effectively serve the residents in the Study Area in addition to the population generated from the BNHLG proposed development based on the ARUPLO guidelines but will likely fall short of the recommended provision rate of 0.7 sf per person. At this time, it is not anticipated that new library space will be required on the BNHLG lands.

5.8 Forecasted Transit and Transportation Needs

According to ROPA 30 and the Caledon Official Plan, the need for new transit and transportation infrastructure is an integral part of the development of the subject lands. ROPA 30 identifies a need to pre-emptively prepare for the creation of the GTA West Transportation Corridor, now commonly referred to as Highway 413. It is expected that Highway 413 will be built and will be able to service the subject lands. The Town of Caledon Transportation Master Plan ("TMP") also provides insight into how the subject lands will be serviced from a transportation perspective. In particular, the widening of Albion-Vaughan Road from two to four lanes will provide extra capacity on a route that currently provides the subject lands with an alternative to Highway 50³⁴. The planned GO station to the west of the subject lands at King St. and Humber Station Rd. will provide quick and easy service for residents of the proposed development. Brampton Transit Route 41 and GO Bus route 38 do not directly service the subject lands, however, it may be possible to extend these routes northbound as future demand comes online.

³⁴ Town of Caledon. (2017). Caledon Transportation Master Plan.

6 Summary and Conclusion

In conclusion, the preliminary CSFS demonstrates the 2024 concept plan of the subject lands will be adequately serviced by the existing and planned community services and facilities within the Study Area. The proposed development is in close proximity to community and recreation centres, parks, and human and social services. The proposed parkland, school sites and mixed use development on the subject lands will help to supplement and enhance the existing service levels throughout the Study Area.

The following summarizes the key findings of the CSFS:

- **Demographics:** The population in the Study Area increased by 4,005 (13.3%) between 2019 and 2024. The majority of the population in the Study Area falls within the working age range (25-64) and is mostly distributed among moderate and high household income categories. Approximately 1% of households have low incomes, 31% have moderate incomes, and 68% have high incomes. 88% of residents own their homes, and 84% live in low-density housing within the Study Area. Additionally, 30% of residents identify as immigrants or non-permanent residents, with 69% of immigration occurring before 2001 and after 2022.
- **Population Growth:** The BNHLG is proposing the development of a complete community which will provide 4,445 new residential units comprising of 1,278 detached units, 813 townhouse units, 230 stacked/back-to-back units and 2,124 apartment units. The development is project to yield approximately 12,500 people upon full build-out and 410 jobs.
- **Community Centres & Indoor Recreation Facilities:** The Study Area is conveniently serviced by the three community centres and indoor recreation facilities. These facilities offer a wide range of amenities throughout the year, including aquatic centres, skating rinks and gymnasiums. The Caledon Centre for Recreation & Wellness, located approximately 2.0 km from the subject lands, provides various amenities such as a fitness center, meeting rooms, and outdoor skating rinks. The Humber River Centre, situated 3.4 km southeast of the subject lands, offers spaces for start-up businesses and a shared workspace. Additionally, the Albion Bolton Centre, located 3.8 km southeast of the subject lands, is home to the local library branch and the Caledon Parent-Child Ontario program. A new indoor recreation centre is planned for Bolton, expected to be completed by 2029. Details regarding capacity and amenities have yet to be released.
- **Parks and Outdoor Recreation Facilities:** The Study Area currently offers approximately 64.6 hectares of parkland, providing a parkland service provision of 1.9 hectares per 1000 people. There are several parks, including four neighbourhood parks, two community parks and one district park, planned within the Study Area, increasing the total area of parkland and amenities. The BNHLG proposes 9.0 hectares of parkland and as well as 0.8 ha of open space and 1.87 ha of wooded lot area.
- **Emergency Services:** The two planned fire stations (Station 312 and Station 313) will help to enhance fire services within the Study Area. Additionally, a new police satellite station is expected as part of the Rotary Place expansion, located 2.0 km east of the subject lands. Detailed information regarding size has not yet been provided. Currently there are no known plans for future new paramedic stations within the Study Area, however, it is expected that Peel Region's existing and future business plans and budgets will have considered the BRES development.

- **Public Health Facilities:** There are no hospitals in the Study Area, however, several hospitals and clinical care facilities are located in close proximity to the subject lands. Currently, there are three clinical care services within approximately 6.0 km and two other public health care services (long term care and a specialist clinic) identified within 4.5 km south of the subject lands. All five facilities are within a 10 minute drive from the BNHLLG lands. The William Osler Health System in Brampton is the nearest hospital to the subject lands, approximately 16 km and a 25 minute drive. The mixed-use portion of the proposed development offers an opportunity for small-scale public health facilities to help meet future demand if needed.
- **Education Facilities:** The proposed development is estimated to generate approximately 1,775 elementary students and 665 secondary students. Based on current utilization rates, the existing facilities in the DPCDSB may be able to accommodate most students generated by the development, however, the existing PDSB facilities are unlikely to be able to accommodate the estimated student population at full build-out. Therefore, two school sites, totaling 6.2 hectares, are proposed to accommodate the growth-related student enrolment. There are no CS Viamonde school board sites within the Study Area.
- **Libraries:** The Albion Bolton library branch, located within the Albion Bolton Centre, is open seven days a week and offers a variety of large print, audiobook and children's book collection, multilingual material, and workstations. Currently, it spans 15,552 sf, with plans to expand to 55,552 sf by 2041. The expansion will elevate its current large branch size classification to the urban branch size classification, increasing the capacity to serve over 35,000 residents. Additionally, there is a proposal for a new 35,000 sf library at the intersection of King Street and Humber Station Road, which is also expected to serve over 35,000 residents.
- **Child care Services:** There are 19 child care facilities with a total capacity of 1,465 licensed child care spaces. A need of approximately 215 child care spaces is estimated to be generated by the proposed development. It is not anticipated that all child care spaces will be accommodated on site or within the Study Area, however, the proposed mix-used spaces may provide opportunities to accommodate new child care facilities within the Study Area to help meet future demand.
- **Transit Facilities and Transit Routes:** Currently, the only public transit route near the subject lands is Route 41 provided by Brampton Transit. Although the bus route does not directly serve the subject lands, there is potential to extend the route northbound to cover these lands. Furthermore, there is a proposal for a new GO Transit rail station approximately 3.0 km southwest of the subject lands. This new station aims to enhance connectivity to surrounding areas within Bolton and adjacent areas, as well as offer additional public transportation options. Expansion of the public transit network should be considered to better connect the proposed development to the anticipated new GO Transit rail station.

Based on the findings of this analysis, it is in Arcadis' opinion that the proposed development of 4,445 new residential units on the Bolton North Hill Lands will benefit from existing and planned community services and facilities and will not negatively affect the operation of facilities or services within the Study Area.

Appendix A

Aerial Photograph

Aerial Photograph

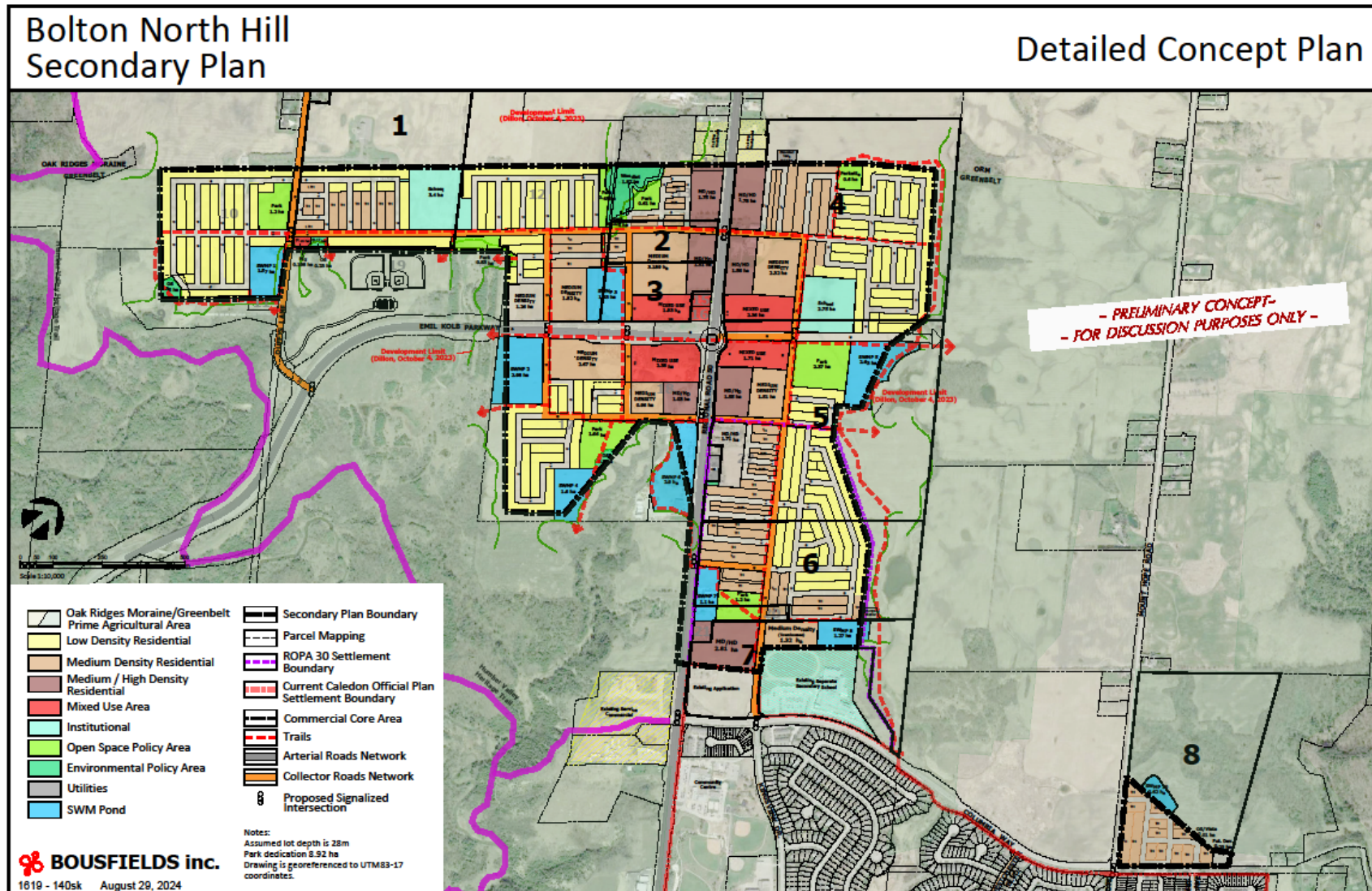


Source: Arcadis. (2024). *Subject Lands Aerial Perspective*.

Appendix B

Proposed Development/Concept Plan

Proposed Development/Concept Plan

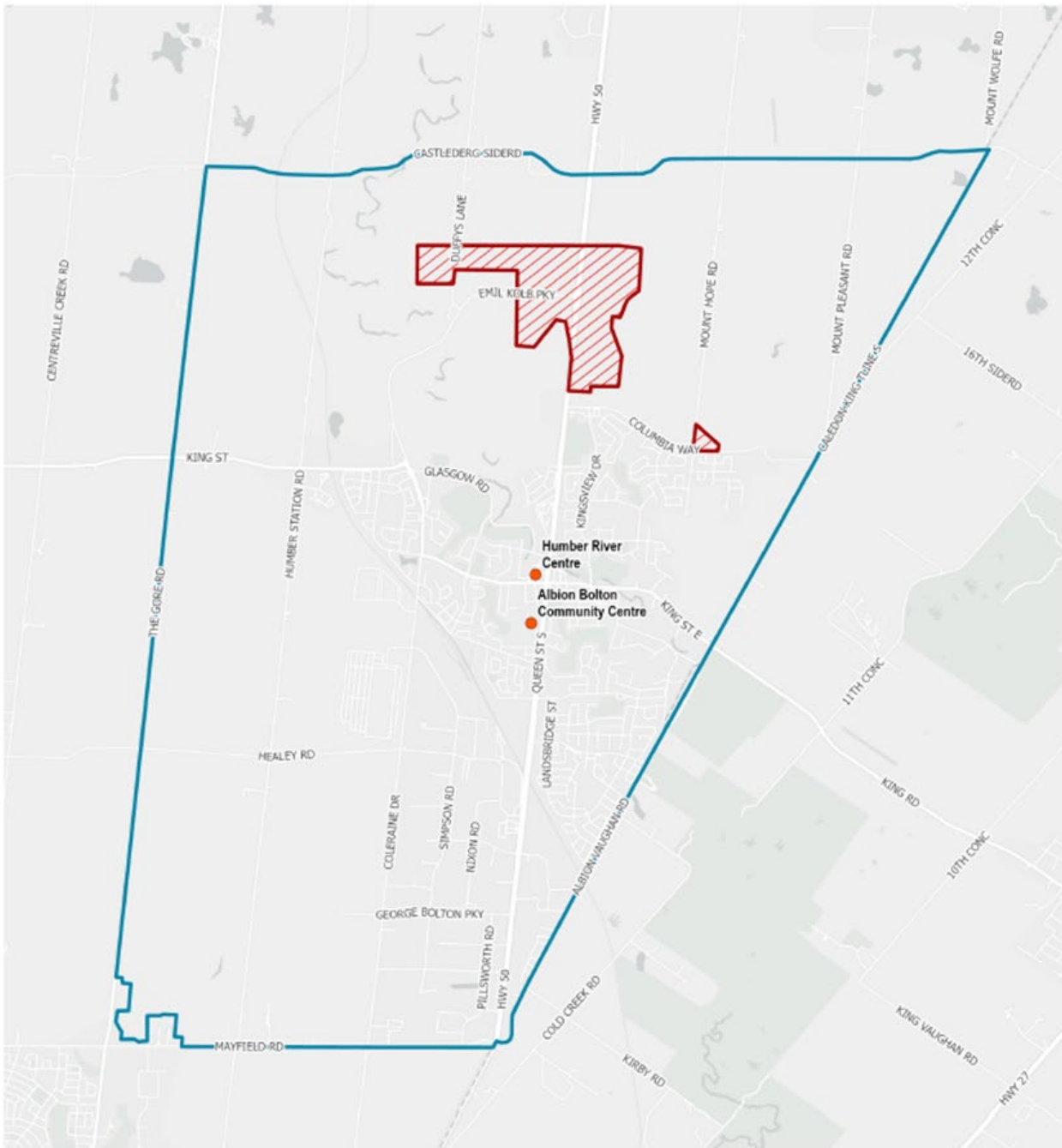


Bousfields Inc. (2024, August). *Detailed Concept Plan*. (Received on November 19, 2024)




Appendix C

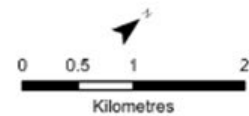
Identified Community Services/Facilities

Community Centres



Legend

-  Bolton North Hill Lands
-  Study Area
-  Community Centre

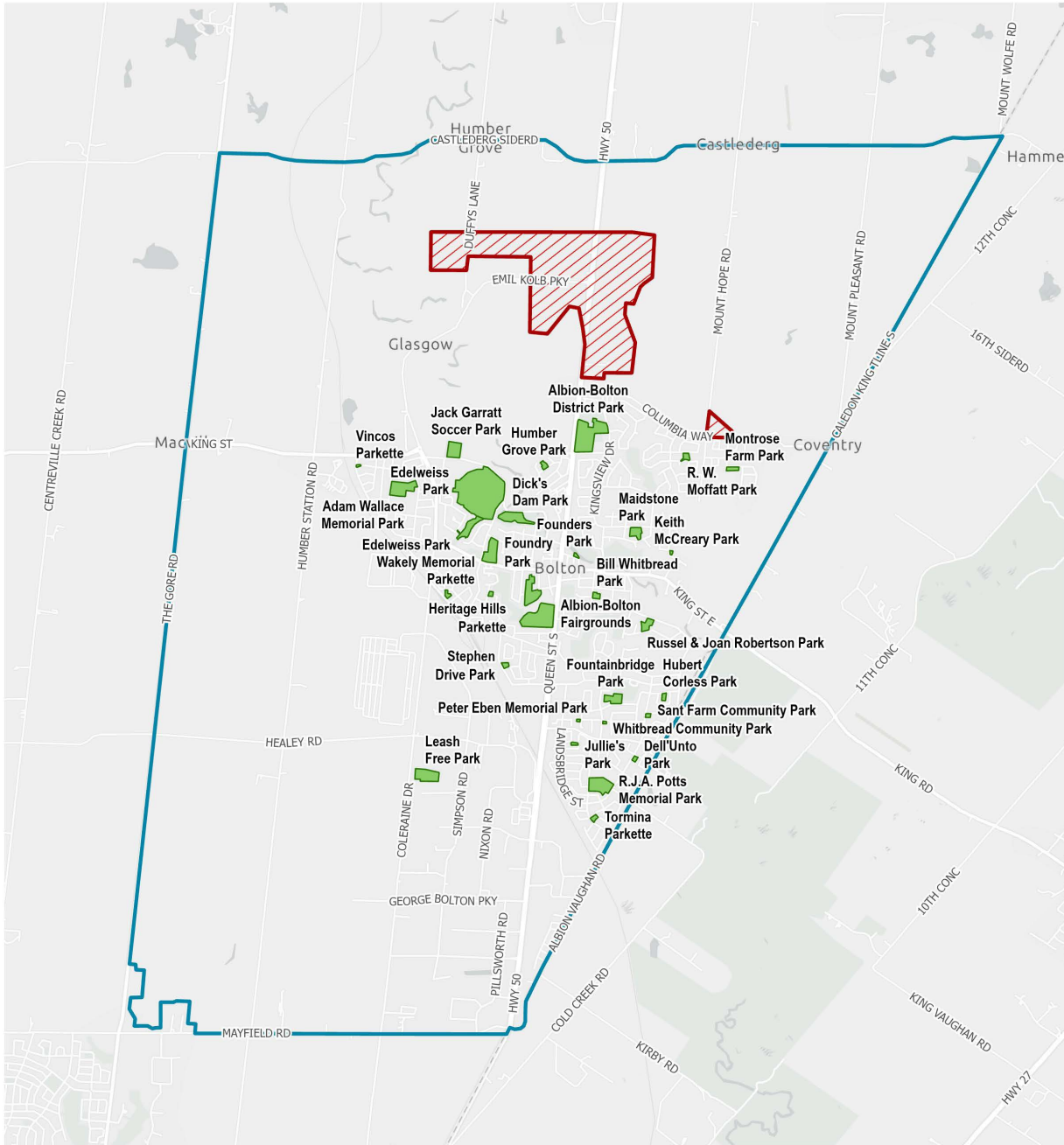


Source: Arcadis 2024




PTR_BoltonNorthHill_CSFS_01.24.2025

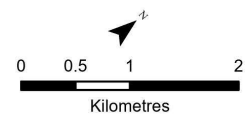


Parks and Open Spaces



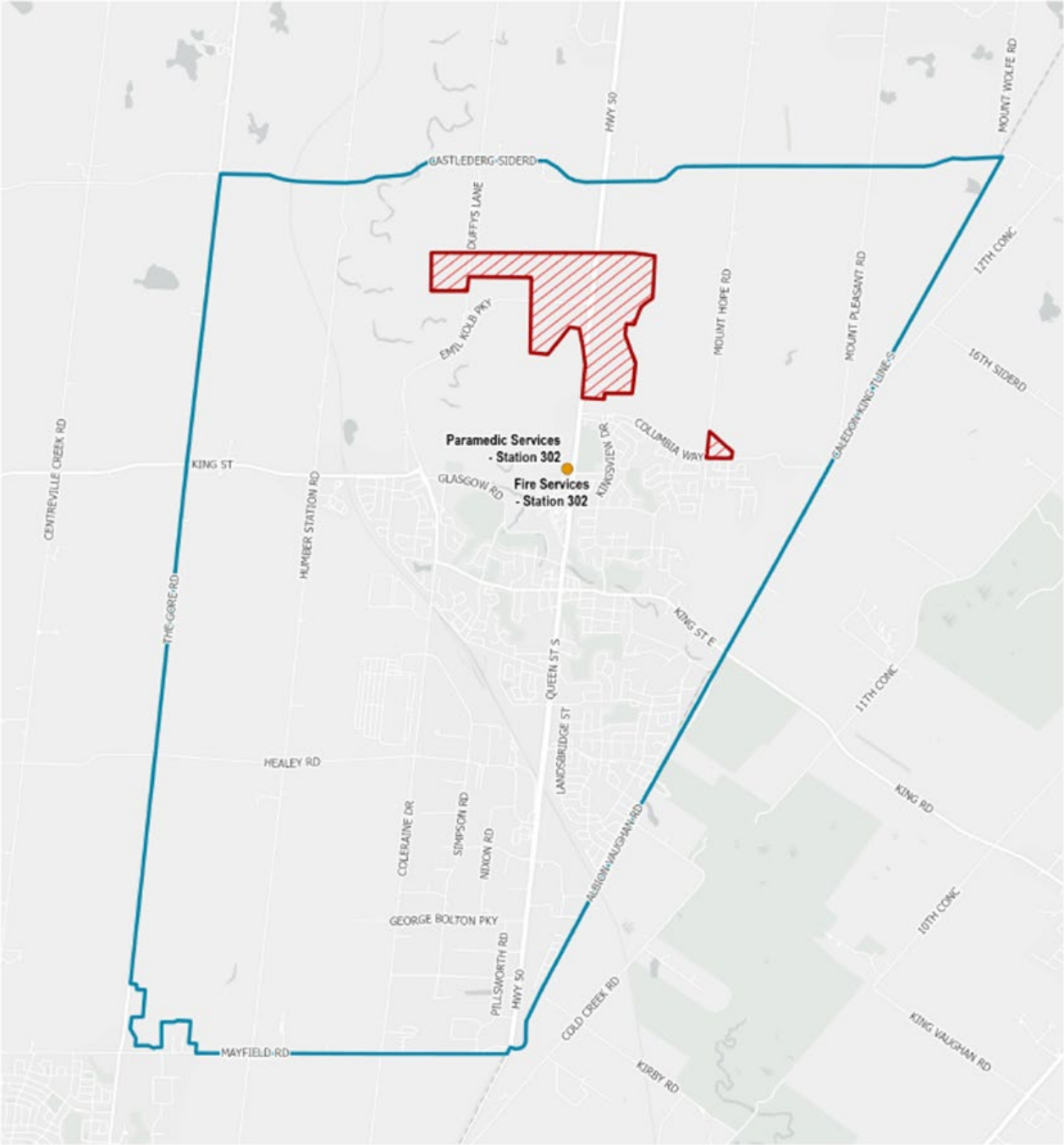
Legend

-  Bolton North Hill Lands
-  Study Area
-  Parks






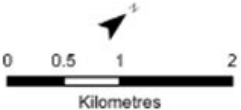
Source: Arcadis 2024

Emergency Services



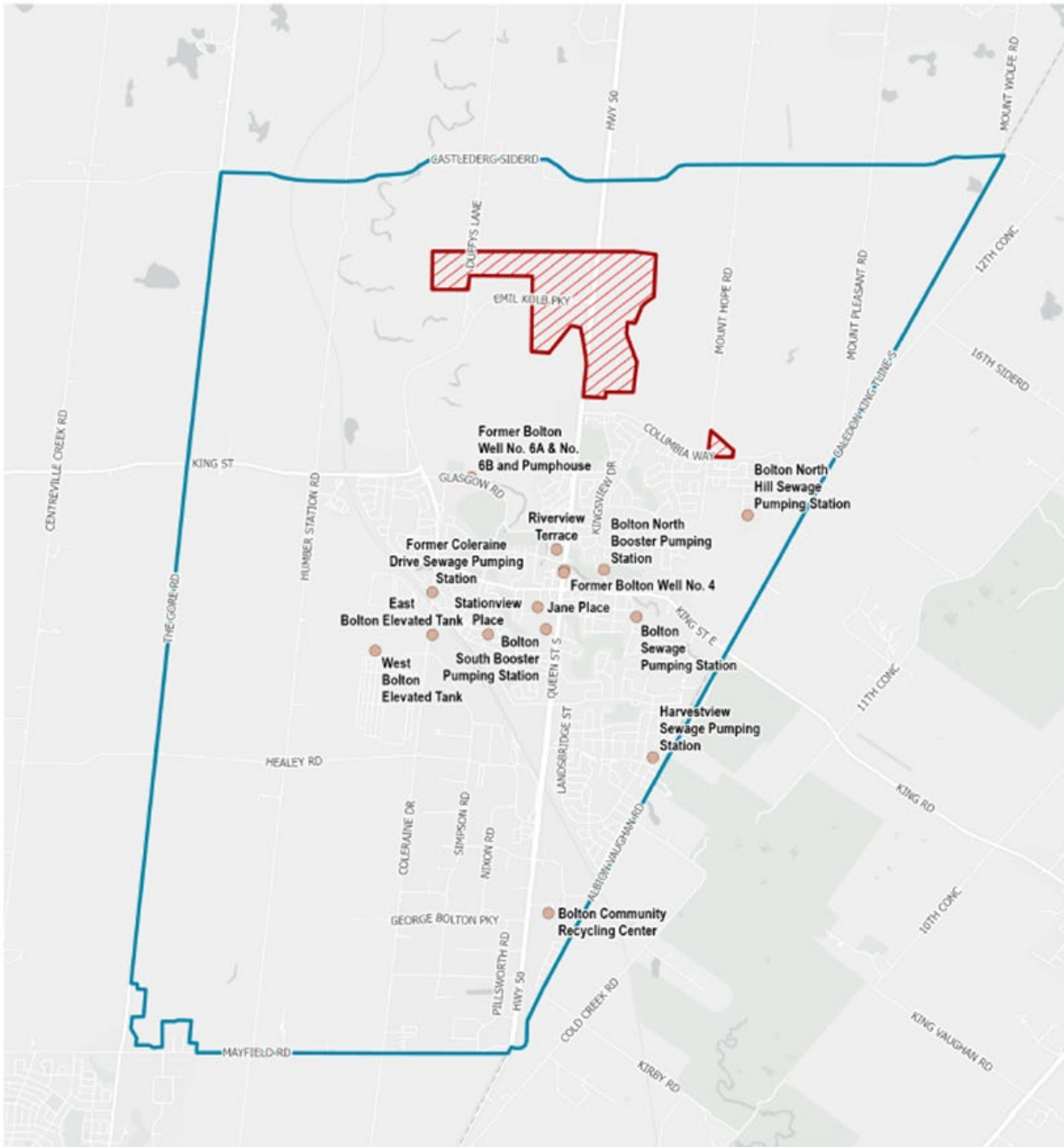
Legend

-  Bolton North Hill Lands
-  Study Area
-  Emergency Services



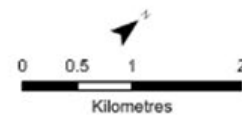
Source: Arcadis 2024

Municipal Buildings and Works Yards



Legend

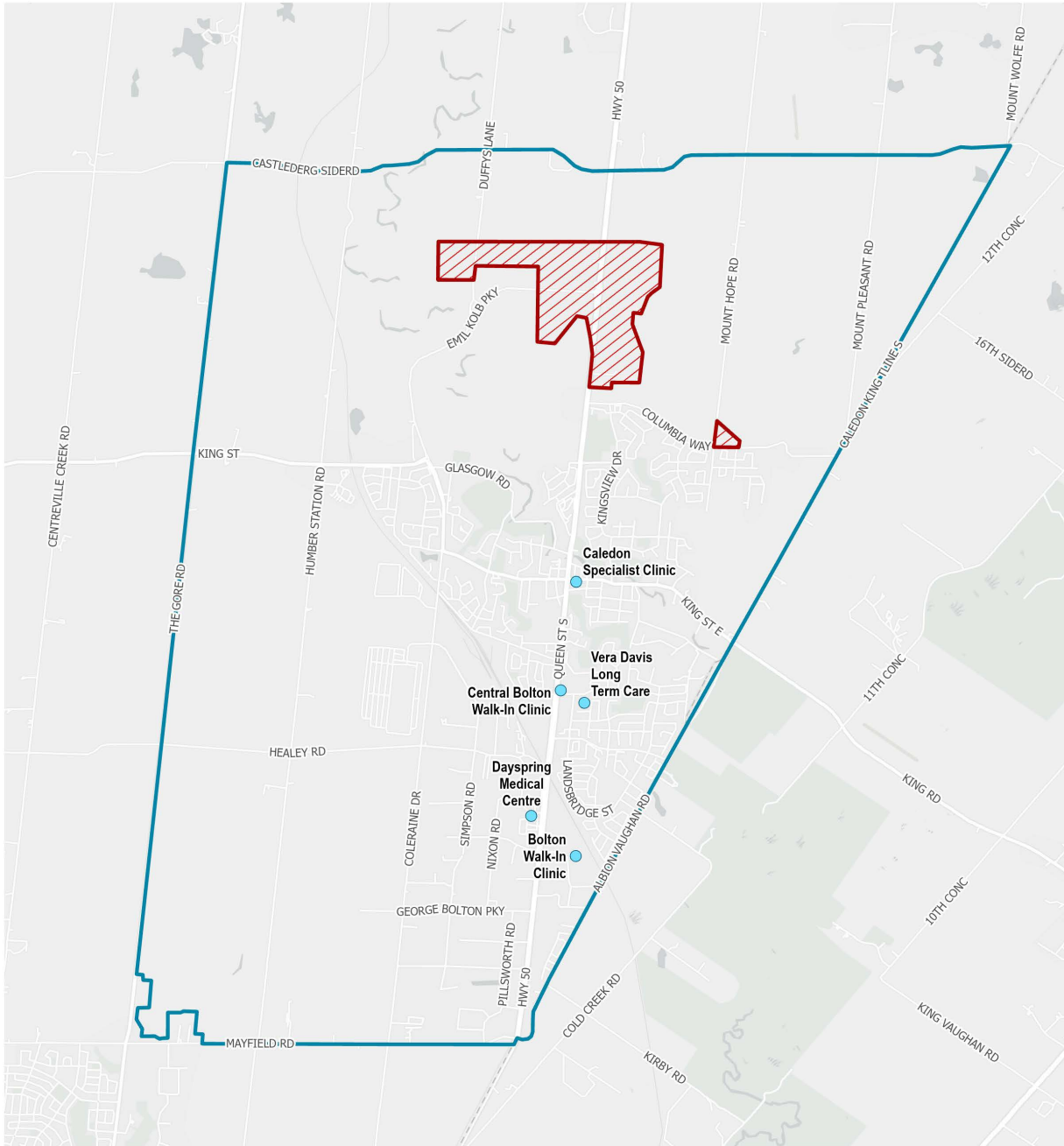
- Bolton North Hill Lands
- Study Area
- Public Works



Source: Arcadis 2024
www.arcadis.com

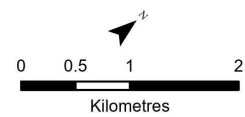
PTR_BoltonNorthHill_CSFS_01.24.2025

Public Healthcare Facilities



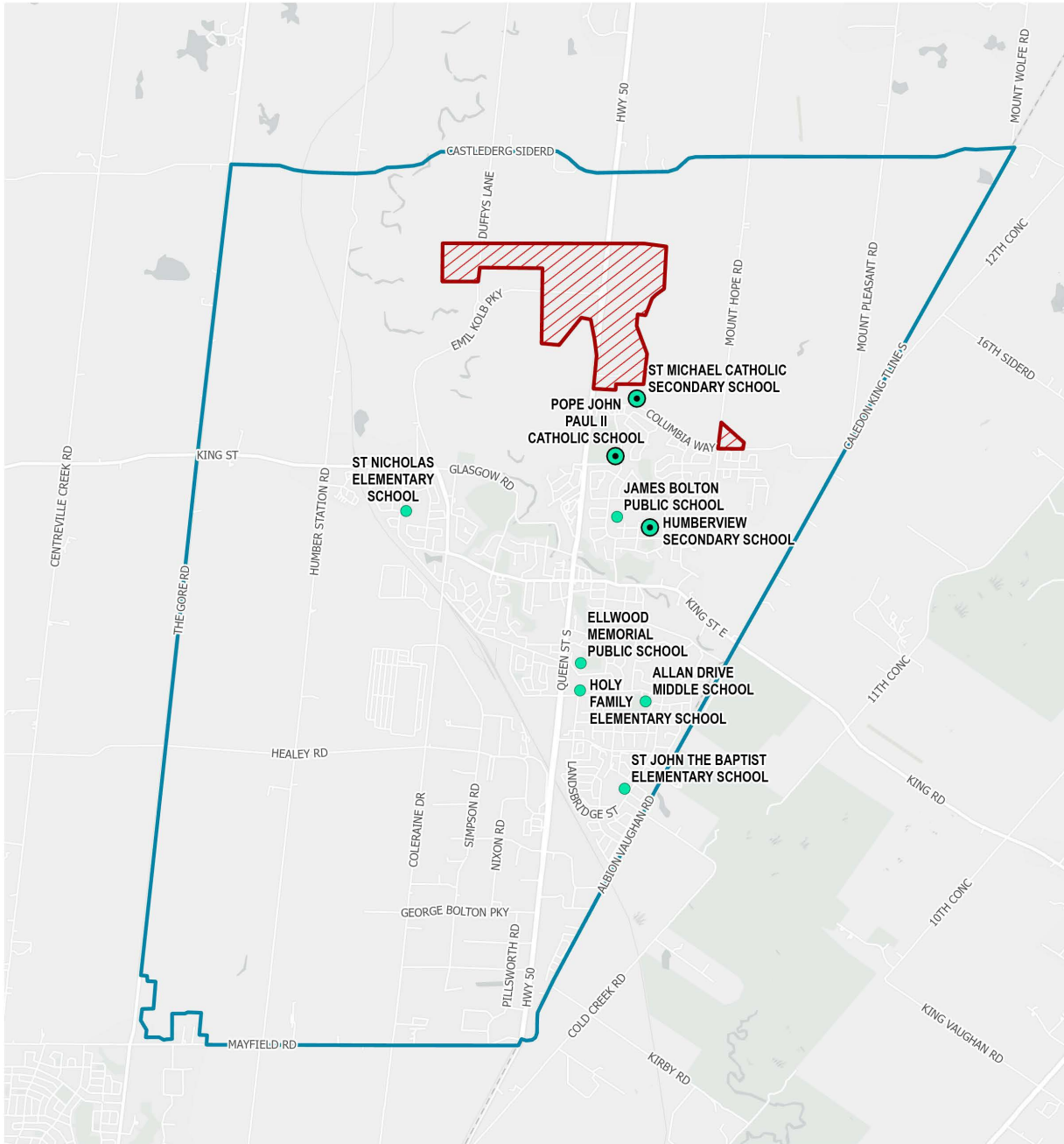
Legend

-  Bolton North Hill Lands
-  Study Area
-  Healthcare Facilities



Source: Arcadis 2024

Schools



Legend

Bolton North Hill Lands

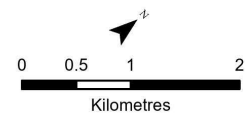
Study Area

Schools

- In District School
- Study Area School

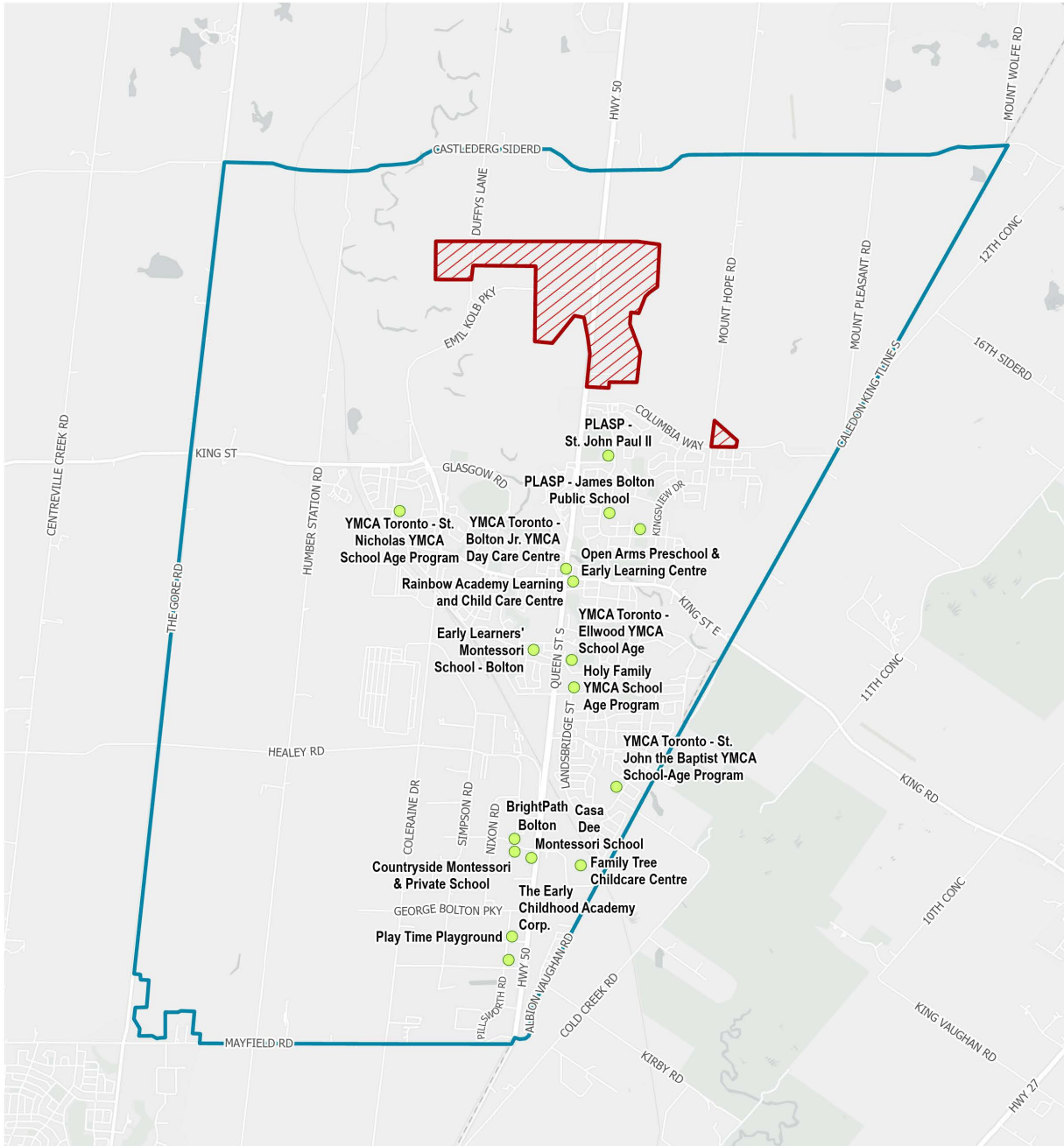
NOTE:

The in-district PDSB elementary school, Palgrave Public School, is located outside the Study Area in Palgrave.




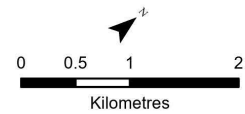
Source: Arcadis 2024

Childcare Services



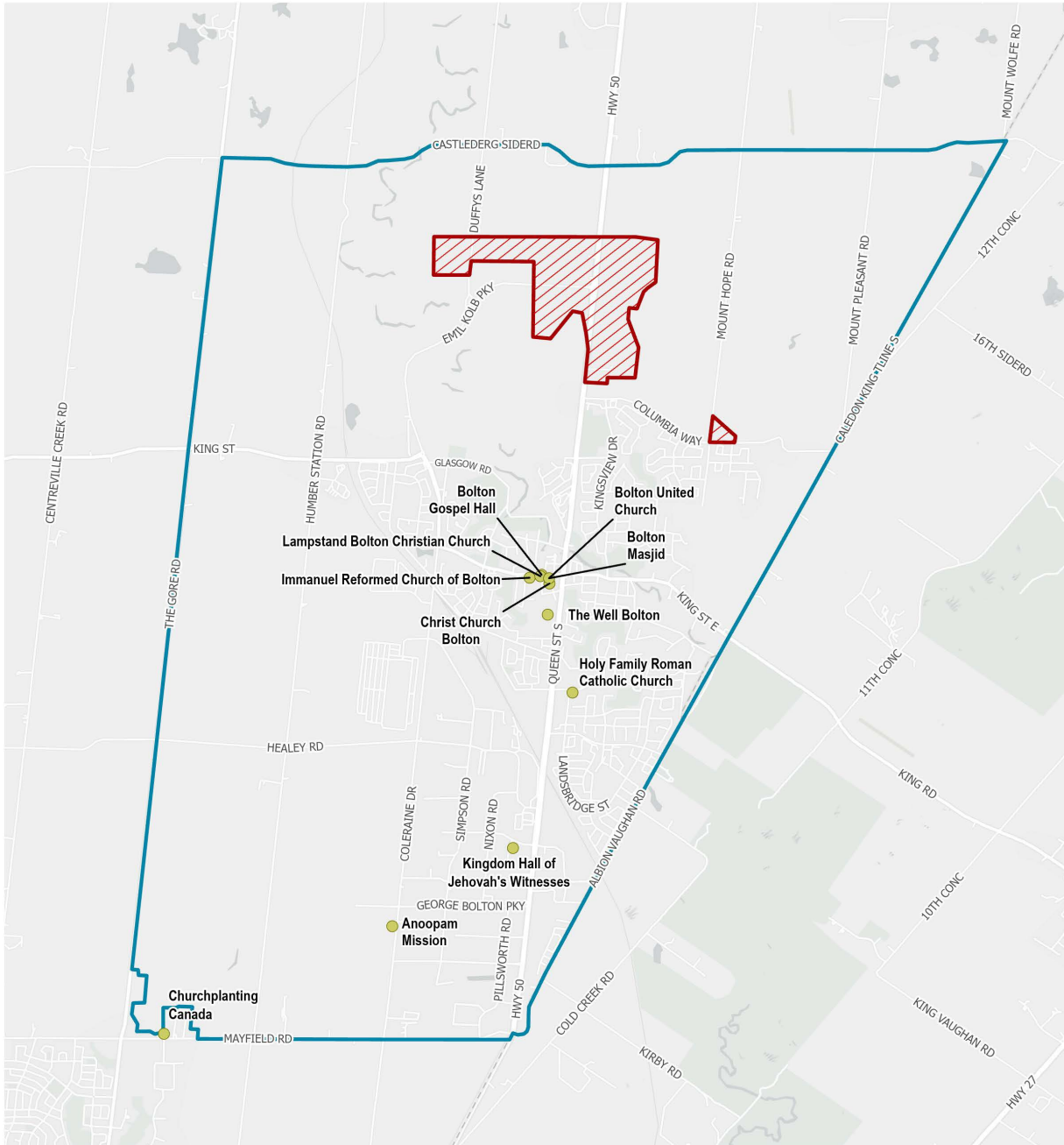
Legend

-  Bolton North Hill Lands
-  Study Area
-  Childcare Centre






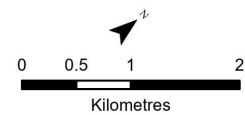
Source: Arcadis 2024

Places of Worship



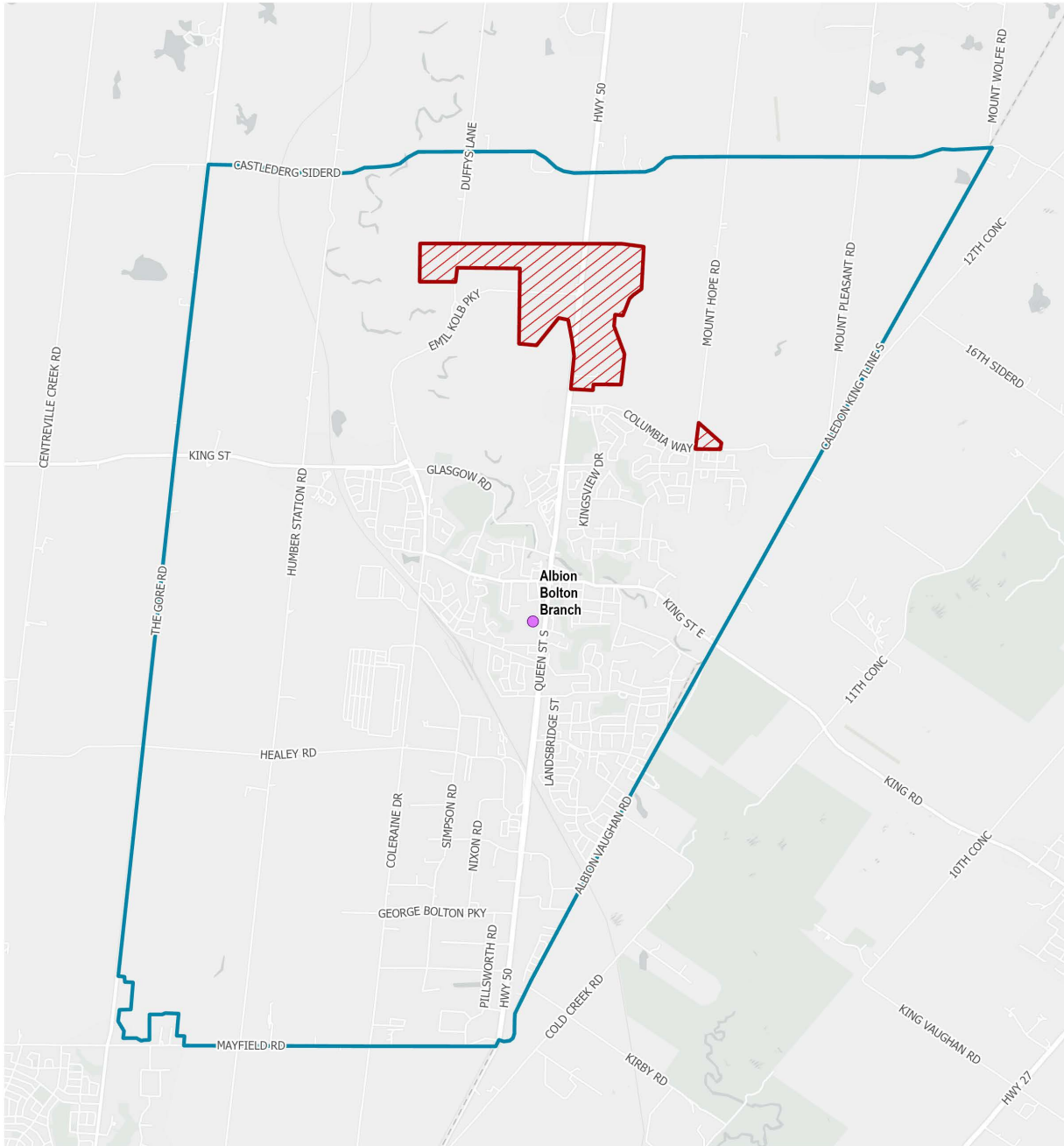
Legend

-  Bolton North Hill Lands
-  Study Area
-  Place of Worship




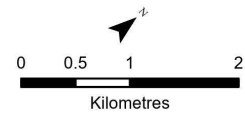
Source: Arcadis 2024

Libraries



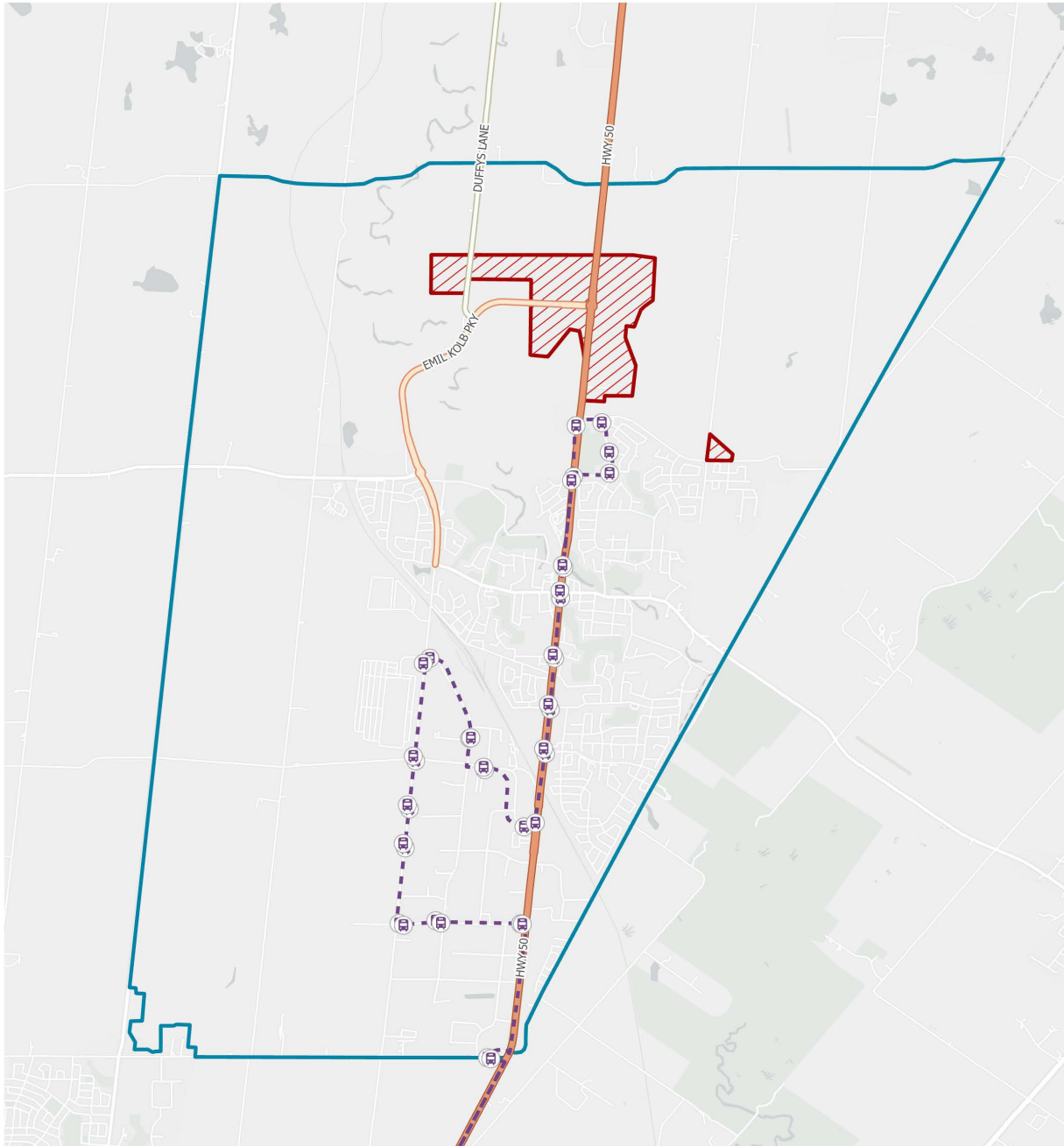
Legend

-  Bolton North Hill Lands
-  Study Area
-  Library



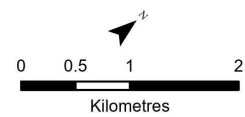
Source: Arcadis 2024

Transit Facilities and Transit Routes



Legend

- Bolton North Hill Lands
- Study Area
- Bus Route 41
- Bus Stop
- Highway 50
- Emil Kolb Pkwy - Arterial Road
- Duffys Lane - Local Road



Source: Arcadis 2024

Appendix D

Applied Terms of Reference and Scope Details

Terms of Reference: Community Services/Facilities Study

Purpose:

- To identify and inventory current and proposed/planned community services and facilities to determine their adequacy to accommodate the needs of new residents in the context of development proposals.
- Community services and facilities include:
 - Recreational facilities including community centres, green spaces, parks, conservation areas and trails;
 - Municipal buildings and operations/public works yards;
 - Emergency services facilities such as fire halls, paramedic facilities and police facilities;
 - Public health facilities including hospitals, urgent care centres and clinics;
 - Educational facilities including schools, libraries and day cares;
 - Places of worship; and,
 - Transit facilities and transit routes.

Required in Support of:

- Through an Inquiry Meeting or Preliminary (PARC) Meeting, staff will confirm if a study is required.
- This study will typically be required in support of the following applications that propose new residential units at a scale that may result in significant demand or impact on community services or community facilities:
 - Official Plan Amendment (including Secondary Plans)
 - Plans of Subdivision
 - Plans of Condominium
 - Zoning By-law Amendments

Prepared By:

- A Registered Professional Planner.

Peer Review and Scoping:

- The Town may require a peer review of this document at the sole cost of the owner/applicant submitting the development application.
- On a project-by-project basis, the Town will identify any possible scoping of the assessment, or alternatively, other considerations to be incorporated into the assessment.
- At the sole discretion of the Town, the assessment may be included as a component of the Planning Justification Report, if one is required in support of a development application(s).



Terms of Reference: Community Services/Facilities Study

Content:

- Section 1: Executive Summary
- Section 2: Introduction
 - Site Location and Context: Information on the site (location, property size, existing uses), surrounding land, access, servicing, etc.
 - Description of Proposal: Indicate the proposed development, type of development application and proposed activities and identify a need within the planning horizon of the Official Plan for the proposed use.
 - Provide a description of the proposal including housing and unit type, the number of units by unit type, unit size, number of bedrooms and proposed prices/rents for same.
 - Purpose: Identify the reason and objectives for the study.
- Section 3: Study Area
 - Identify and illustrate on a map, the study area for the inventory and analysis. The study area shall consist of:
 - An area with an 800 metre radius from the subject property to be developed;
 - An area with a 2,000 metre radius from the subject property to be developed; and,
 - A broader area to be identified through the Preliminary (PARC) Meeting.
 - Provide a demographic overview of the study area including, but not limited to, population data, family composition, housing type, immigrant population, labour force and socio-economic characteristics associated to the proposed development.
- Section 4: Contextual Analysis
 - Provide a description of the local context including services (e.g. transit routes, community facilities) and features of the surrounding area, including an inventory list of services and community facilities in the study area.
 - Provide a map of services and facilities within the study area.
 - Include profiles of services and facilities, for example, programs offered, size of facilities, demand and capacity of facilities and programs, and who is served by the service or facility (age groups, gender), as well as contact information for all services and facility staff contacted in the course of the study.
- Section 5: Gap Analysis
 - Provide a review of the capacity of existing and planned services to serve the proposed development.
 - Consider other active development applications in the study area and how they may affect capacity of existing services.
 - Identify barriers to new residents of the proposed development accessing existing services.

Terms of Reference: Community Services/Facilities Study

- Identify new services that may be required as a result of growth and demographics anticipated by the proposed development.
- Section 9: Summary and Conclusion
 - Summarize the proposed development and key finds of the study.
 - Provide a conclusion as to whether or not adequate community services and facilities exist to support the proposed development.
 - Provide recommendations to address any identified impacts to the community services.
- Section 10: Background Information
 - Appendix 1: Aerial Photograph - Identifying the parcel of land and surrounding land uses
 - Appendix 2: Proposed Development or Concept Plan
 - Appendix 3: Identified Community Services/Facilities
 - Appendix 4: Applied Terms of Reference and Scope Details
 - Appendix 5: Literature Cited
 - Appendix 6: Other Data Sources Used
 - Appendix 7: Curriculum Vitae (CV) of Those Who Prepared the Study

Additional Resources:

- Town of Caledon Official Plan
- Recreation Master Plan
- Fire Master Plan

Appendix E

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Appendix F

Curriculum Vitae (CVs)

Matthew Heather B.ES, MCIP, RPP, PLE Associate Principal - Manager, Planning

Matthew is an Associate Principal – Manager, Planning on the Real Estate, Economics and Planning Division at Arcadis. As an urban planner and professional land economist with over 12 years of professional planning and development experience, Matthew has diverse experience in a variety of disciplines within the planning industry including municipal finance and fiscal impact analysis, land economics and growth management, retail commercial market assessment and development approvals and land use planning.

Through his experience with both public and private sector clients, Matthew has supported the preparation of numerous studies/reports including municipal financial feasibility assessments, retail commercial market impact analyses, residential and employment growth management studies, secondary plan studies and land budgets, employment land conversion studies, due diligence reports, and highest and best use studies. Matthew also has experience in preparing planning justification reports, zoning by-law and official plan amendments, and site plan/ plan of subdivision applications.

Representative Experience

Financial Impact Study, Mayfield West Phase 2, Town of Caledon – Arcadis was retained by a private developer to conduct a financial impact study for a proposed residential development application in the Town of Caledon. The purpose of the study was to assess the financial impact of the proposed development as it related to the long-term capital and operating revenues/expenditures of the Town. Matthew was project lead and developed the financial model to determine the build-out financial impacts of the residential development and tested the impacts of the anticipated capital costs against the Towns projected development charge revenues.

Fiscal Impact Study, Bolton Residential Land Expansion, Town of Caledon – Arcadis was retained by a landowner’s group to conduct a Fiscal Impact Study to quantify the municipal financial impact of six land use scenarios for a future urban expansion in the Town of Caledon. Matthew assisted in the financial modelling, analysing the potential impacts of the different land use scenarios on the municipalities operating/capital budgets (ongoing).

Fiscal Impact Study, Eagle Heights Subdivision, City of Burlington – Arcadis was retained by a private landowner to conduct a Fiscal Impact Study to quantify the municipal financial impact of a proposed development in Burlington, ON. Matthew conducted the financial modelling, analysing the potential impacts of the different land use scenarios on the municipalities operating/capital budgets and conducting a cash flow analysis to illustrate the long-term impacts of the proposed development (ongoing).

Fiscal Impact Study and Retail Impact Study, 12100 Creditview Rd., Town of Caledon – Arcadis was retained by a private landowner to conduct a Fiscal Impact Study and Retail Impact Study to quantify the municipal financial and retail impacts of a proposed development in

Education

B.ES. – (Honours Urban Planning),
University of Waterloo, Ontario, 2012

Experience

2022–Present

Arcadis, Toronto, ON,
Associate – Manager, Planning

2019–2022

Arcadis, Toronto, ON, Urban Planner

2012–2019

Malone Given Parsons Ltd. Markham, ON, Planner

2011

City of Waterloo, ON, Student Planner

2010

Region of Waterloo, ON, Strategic Policy Student
Planner

2009

Niagara Escarpment Commission. Georgetown,
ON, Planning and Monitoring Assistant

Memberships

Canadian Institute of Planners (CIP), Full Member

Ontario Professional Planners Institute (OPPI), Full
Member

Association of Ontario Land Economists, Full
Member (PLE)

Caledon, ON. Matthew was the project manager and was responsible for the financial modelling, analysing the potential impacts of the different land use scenarios on the municipalities operating/capital budgets, coordinating the retail commercial inventory, undertaking the retail impact analysis and overseeing the day-to-day operations of the project (ongoing).

Port Colborne Quarry Fiscal Impact Assessment, Port Colborne (ON) – Arcadis was retained to complete a financial impact assessment and economic benefit analysis to demonstrate the potential impacts of an expansion to the Port Colborne Quarry on the City and Region’s municipal finances. Arcadis conducted a land value assessment analysis to illustrate the potential impacts on the City’s operating revenues with the change in land use and used the input/output multiplier model to assess the potential economic benefits of the quarry. Matthew was lead on this project and was responsible for the financial analysis, drafting of the report, and the day-to-day management of the file.

Financial Sustainability Analysis, Township of Adjala-Tosorontio – Arcadis was retained by a private developer to conduct a financial sustainability analysis for an approved draft plan of subdivision to assess the financial sustainability of the project as it related to the long-term capital and operating revenues/expenditures of the Township. Matthew assisted in the development of the financial model to determine the build-out financial impacts of the residential development and tested the impacts of the anticipated capital costs against the Townships estimated water and wastewater connection charge revenues. Matthew also represented the developer in discussions with the Township through their development of a connection fee study for water and wastewater services.

Halton Region 2022 Development Charge Review - BILD Halton Chapter – Arcadis was retained by BILD Halton Chapter to review and assess Halton Region’s 2022 Development Charges Background Study and associated by-law. Arcadis’ analysis included an assessment of the proposed level of service, future capital project, and compliance of the study with the Development Charges Act. Matthew was the project lead, responsible for the detailed review of the Region’s work, consultation with BILD and Regional staff, and the provision of revisions/ recommendations for consideration by the industry.

City of Toronto 2022 Development Charge Review, Community Benefits Charge and Parkland Dedication Review - BILD Toronto Chapter – Arcadis, along with Altus Group, were retained by BILD Toronto Chapter to review and assess the City’s 2022 Development Charges Background Study, Community Benefits Charge and Alternative Parkland Dedication by-law. IBI’s analysis included an assessment of the proposed level of service, future capital project, and compliance of the studies with the overarching legislation. Matthew was the project lead, responsible for the detailed review of the City’s work, consultation with BILD and Regional staff, and the provision of revisions/ recommendations for consideration by the industry.

Town of Caledon Development Charges Peer Review – Arcadis was retained by a landowner group to peer review the Town of Caledon’s Development Charges Background Study to determine if the level of service and future capital infrastructure project assumptions used by the Town were appropriate. Matthew was the lead analyst on this project and ran the level of service calculations, analyzed the future capital projects, and determined areas of concern/issues with the background calculations. Matthew represented the landowner group at meeting with the Town to discuss updates and changes to the background study.

Halton Region Development Charge Review – Arcadis was retained by a BILD to review and assess the Region’s 2023 Development Charges Background Study. Arcadis’ analysis included an assessment of the proposed level of service, future capital project, and compliance of the studies with the overarching legislation. Matthew was the project lead, responsible for the detailed review of the City’s work, consultation with BILD and Regional staff, and the provision of revisions/ recommendations for consideration by the industry.

Economic Impact Studies/Market Studies/Highest and Best Use

Growth Management and Economic Impact Assessment, Industrial Development Park (St. Thomas, Ontario, Canada) — Arcadis was retained by PowerCo to conduct a Growth Management and Economic Impact Assessment for the proposed development of a 617 hectare industrial subdivision in St. Thomas, Ontario. The study assessed the need for future employment on site and identified the economic benefits (e.g. GDP, jobs, labour income, etc.) associated with the full build out of the subdivision. Upon completion of the study, it was announced by the Government of Ontario that the site would be the future home of the Volkswagen Battery Cell Gigafactory for the production of electric vehicle batteries.

Canada Lands Company (CLC) – Due Diligence/Highest and Best Use Studies (various locations) – Arcadis, along with EY and Golder, were retained by CLC to complete businesses cases to inform the potential purchase and redevelopment of surplus federal properties by CLC. Matthew assisted in the background market research and policy assessment for the Real Estate and Highest and Best Use component of this study to determine the potential on the site for added value.

Economic Impact Study, Broadway Triangle, Vancouver (BC) – Arcadis was retained by a private landowner to conduct an Economic Impact Study for the proposed development of the Broadway Triangle site, a 0.5-hectare site at the intersection of Main St. and East Broadway in Vancouver, BC. The purpose of the study was to quantify the direct, indirect and induced impacts of the proposed development and to identify additional benefits of the development within the broader planning context. Matthew was the project manager and was responsible for the economic analysis and the day-to-day management of the file.

Economic Impact Study, Nisku Area, Leduc County (AB) – Arcadis was retained by Leduc County to conduct an Economic Impact Study for the proposed expansion of the Nisku Spine Road. The purpose of the study was to quantify the potential short and long term economic impacts of the proposed expansion and to provide input into the County's grant application for the funding of the project. Matthew assisted with the background analysis to quantify the impacts on the County, contributed to the writing of the report, and was responsible for the day-to-day management of the file.

975 Dairy Dr. Market Study, Ottawa, ON – Arcadis was retained by the City of Ottawa to conduct a commercial market review in connection with the arbitration of a claim for additional compensation advanced following the acquisition of 975 Dairy Dr. by the City. The purpose of the study was to determine the market demand for new commercial office and industrial uses on the property to assess the viability of the claimant's proposed development in light of the City's acquisition of the property. Matthew was responsible for the market assessment and analysis, generating analysis on the City's forecasted employment growth and identifying market trends for commercial/industrial uses since the filing of the claimant's appeal.

Green Valley Secondary Plan Retail Market Study, Bradford West Gwillimbury – Arcadis was retained by a private developer to conduct a retail market study for a commercial block in an approved draft plan of subdivision to determine the viability of the site for commercial uses. Matthew was the project lead and conducted a retail commercial needs assessment, determined the retail commercial inventory within Bradford West Gwillimbury, and analyzed the viability of the site for future commercial uses based on anticipated market demand.

245 Steeles Ave W., Brampton Retail/Commercial Market Study – Arcadis was retained by a private developer to conduct a retail market assessment as part of an Official Plan and Zoning By-law amendment application a proposed mixed-use development. Matthew was the project lead and conducted a retail commercial needs assessment to determine the amount of ground floor retail/commercial space which could be supported by the development and forecasted growth within a local trade area. Other components of the study included a retail commercial inventory within the defined trade area in Brampton, an assessment of future growth and planned/proposed retail/commercial space, and an analysis of retail/commercial trends and design considerations which could help inform the design of the development.

Job Accommodation Analysis, Town of Ajax – Arcadis was retained by a private developer to conduct a job accommodation analysis to inform a future employment land conversion application. The purpose of this analysis was to determine then number of jobs under the existing planning regime and to understand the net impact on jobs of the proposed development. Matthew conducted the job yield analysis and provided recommendations to the client on the overall concept plan.

2 Champagne Dr., Toronto, ON Retail/Commercial Market Study– Arcadis was retained by a private developer to conduct a retail market assessment as part of a Zoning By-law amendment application to expand the commercial use permissions and minimum commercial GFA permissions to facilitate the development of an addition to the existing building on site. Matthew conducted a retail commercial needs assessment to determine the amount of retail/commercial space which could be supported by growth within the sites identified trade area. Matthew also assisted with an analysis on short-term stay accommodations to support proposed in-patient suites on site.

Fort Erie Racetrack Market Assessment, Fort Erie- Arcadis was retained by a private developer to conduct a market assessment of the Fort Erie market area to inform the creation of a development concept for the redevelopment of the Fort Erie Racetrack. As part of this work, Arcadis, along with CBRE and PMA Breathour, conducted market inventories of retail/commercial, residential and hotel space to inform the competitive market area. Based on market trends such as absorption, development of new space, and assessment of vacancy rates, the consulting team provided recommendation on the type and amount of different land uses which could be provided on the subject site.

Retail Market Assessment, King City – Arcadis was retained by a private developer to conduct a retail market assessment for King's Ridge Marketplace as part of an Official Plan and Zoning By-law amendment application to convert commercial lands to residential uses. Matthew was the project lead and conducted a retail commercial needs assessment, determined the retail commercial inventory within King City, and analyzed the impact of the proposed commercial land conversion to determine if the lands were required to accommodate future commercial demand.

Airport Road Commercial Impact Study Update, Caledon – Arcadis was retained by a private developer to conduct a commercial impact study update in support of a site plan application for a mixed-use townhouse/commercial development. Matthew led the commercial analysis and conducted a retail commercial needs assessment, analyzed the impact of the proposed commercial development on the surrounding trade area, and provided market justification to support the development of the commercial component of the development.

689 Victoria St. E. Market Impact Study, Town of New Tecumseth - Arcadis was retained a private developer to conduct a market impact study in support of a zoning by-law amendment application for the proposed mixed-use development at 689 Victoria St. E. in the Town of New Tecumseth. The purpose of the market impact study was to determine wither the proposed development could proceed on the basis of market demand without having a negative impact on Downtown. Matthew was the project manager for the file and conducted a retail commercial needs assessment, analyzed the impact of the proposed commercial development on the surrounding trade area, and provided market justification to support the development of the commercial component of the development.

170 Mill St. – Financial, Employment, Commercial and Residential Impact Studies, Essa, ON – Arcadis was retained by a private developer to complete four supplementary studies in support of a proposed hotel development in the Township of Essa. The financial impact study examined the potential direct and indirect impacts of a development on the existing local economy; the employment study assessed the impacts of a proposed use on employment areas, employment densities, job creation, and related employment data across a specific area; the commercial impact study examined the impacts of the development on the local competitive market, and the residential impact study assessed how the proposed development would impact housing stock and market activity. Matthew was the project lead and oversaw the research and analysis to support the proposed development.

Tunney's Pasture Market Analysis – Arcadis was retained by Canada Lands Company to conduct a Market Analysis to understand the Ottawa residential and retail markets. The analysis informed the design of the site and provided clarity on the scale of supportable redevelopment, anticipated pricing and absorptions, and commentary on general trends observed in the Ottawa residential and non-residential markets. Further development consideration was provided surrounding the impacts of interest rate changes, rate of investment in residential assets, and immigration statistics on the Ottawa new home market. Matt was team lead on the project and was responsible for the residential and retail data gathering and analysis as well as the market commentary reporting.

Heritage Heights Residential and Commercial Market Feasibility Analysis – Arcadis was retained by a private developer to undertake a Market Analysis that reviewed the demographic profile of West Brampton, current and historic performance of the ownership and rental residential markets, the retail and office markets, as well as other non-traditional land uses for consideration as part of the mixed-use development proposed within the Heritage Heights Secondary Plan. The report provided recommendations on the appropriate mix and pricing for units in the development as well as provide commentary on the viability of retail development at-grade. Matt was team lead on the project and was responsible for the residential and commercial data gathering and analysis and demographic trends analysis and reporting.

Terminal Avenue Economic Discussion Paper – Arcadis was retained by the Value Property Group and CN Railway to provide an economic discussion paper to highlight the existing market conditions, identify the market opportunities, and highlight the economic benefits to inform the next phase of discussions on the redevelopment of the Terminal Lands site in the City of Vancouver. The purpose of this economic discussion paper was to inform the land use conversion process and identify potential redevelopment opportunities for the subject site. Matt was responsible for commercial, residential, and demographic trends analysis and reporting.

Land Use Conversion/Community Services and Facilities

1799 St. Clair Av. W., Toronto – Employment Land Conversion Request and Community Services and Facility Study – Arcadis was retained by a private developer to provide an employment land conversion request letter and a community services and facilities study to support official plan and zoning bylaw amendment applications for the development of a mixed-use project. The subject site is located within the Keele-St. Clair Local Study Area and is within a Protected Major Transit Station Area. Current designated as employment lands, Arcadis conducted a review of the policy and locational context, the employment and market trends, the forecasted employment growth, and the potential job replacement of the new development to support the request for the conversion of the site.

To assess the need for community facilities within surrounding area, Arcadis assessed schools, libraries, parks and open spaces, community recreation centres/facilities and social services to determine the inventory of existing space and the demand which could be attributed to future residents of the development. As study lead, Matthew completed the demographic analysis and level of service calculations to determine if sufficient services/facilities were available to future residents of the site (ongoing).

87 Ethel Ave, Toronto - Community Services and Facility Review – Arcadis was retained by a private developer to conduct a community services and facilities study to support official plan and zoning bylaw amendment applications. The purpose of the study was to provide a review the available community services and facilities within the defined Study Area that would support the health, safety, and well-being of existing and future residents. Arcadis assessed schools, libraries, parks and open spaces, community recreation centres/facilities, social services and development applications located within the Study Area to determine the available community services/facilities that could be available to future residents of the development. Matthew was the study lead and

conducted the demographic analysis, generated the level of service calculations and conducted the report writing for the study (ongoing).

142 Ryding Ave., Toronto - Community Services and Facility Study – Arcadis was retained by a private developer to conduct a community services and facilities study to support official plan and zoning bylaw amendment applications. The purpose of the study was to provide a review the available community services and facilities within the defined Study Area that would support the health, safety, and well-being of existing and future residents. Matthew was the study lead and conducted the demographic analysis, generated the level of service calculations and conducted the report writing for the study.

180 Finch Street West, Toronto - Community Services and Facility Study – Arcadis was retained by a private developer to conduct a community services and facilities study to support official plan and zoning bylaw amendment applications. The purpose of the study was to provide a review the available community services and facilities within the defined Study Area that would support the health, safety, and well-being of existing and future residents. Arcadis assessed schools, libraries, parks and open spaces, community recreation centres/facilities, social services and development applications located within the Study Area to determine the available community services/facilities that could be available to future residents of the development. Matthew was the study lead and conducted the development analysis and report writing for the study.

991 Kennedy Rd., Toronto - Community Services and Facility Study – Arcadis was retained by a private developer to conduct a community services and facilities study to support official plan and zoning bylaw amendment applications. The purpose of the study was to provide a review the available community services and facilities within the defined Study Area that would support the health, safety, and well-being of existing and future residents. Arcadis assessed schools, libraries, parks and open spaces, community recreation centres/facilities, social services and development applications located within the Study Area to determine the available community services/facilities that could be available to future residents of the development. Matthew was the study lead and conducted the development analysis and report writing for the study.

250 Bowie Ave Employment Conversion Request, Toronto, ON - Arcadis was retained by a private developer to provide planning and market services in support of their request for an employment land conversion on 250 Bowie Avenue. Arcadis conducted a review of the policy and locational context, the employment and market trends, the forecasted employment growth, and the potential job replacement of the new development to support the request for the conversion of the site, which is located within a delineated MTSA. Matthew managed the day-to-day work for the project and conducted policy analysis, employment calculations and assisted with the drafting of the letter for submission to the City.

Welland Employment Lands Re-designation – Arcadis was retained by a private developer to work with the City of Welland and the Region of Niagara to review the re-designation of two parcels of former industrial land for a proposed mixed-use development. This study looks at the overall market profile of Niagara Region and the City of Welland and estimates the potential number of jobs and space which will need to be retained on the site. The goal of the study is to understand how the re-designation of the sites will impact the City of Welland's ability to accommodate future employment growth.

Metrolinx Durham-Scarborough BRT Socio-Economic and Land Use Study – Arcadis was awarded a contract by Metrolinx to develop a preliminary design and conduct an environmental assessment for the Durham-Scarborough BRT corridor. The Real Estate, Economics and Planning team has completed a socio-economic and land use review to determine the potential impact that the project would have on these environments and will put forward a collection of mitigation and monitoring measures to address potential adverse impacts. Matthew is assisting with the creation of demographic profile for the corridor and the analysis to inform the mitigation and monitoring measures.

Miscellaneous Studies

Bri-mor affordable Housing Strategy – Arcadis was retained by Bri-mor Developments to provide an overview of the Province of Ontario’s affordable housing policies and identify potential opportunities for entry into the affordable housing market. The purpose of the study was to define how affordable housing is defined in Ontario, highlight key changes that have occurred through changes to provincial policy, provide case studies of how local developers have integrated affordable housing into their projects, and identify potential growth markets in which Bri-mor could explore opportunities for entry into the market. Matthew was the project manager and was responsible for the policy analysis and the day-to-day oversight of the project.

Generational Housing Review, City of Toronto – Arcadis was retained by BILD Toronto to review the City of Toronto’s Generational Housing Report, which was conducted to inform the City’s municipal comprehensive review process. The assessment tested the City’s assumptions of aging in place and housing turnover to inform the BILD delegation on the numbers which were underpinning the City’s preliminary housing/population forecasts. Matthew was the project manager and was responsible for the peer review of the City’s analysis, the writing of the assessment piece for BILD and for correspondence with the City on behalf of BILD for discussions on the topic.

Prior Experience (Malone Given Parsons Ltd.)

Employment Land Studies

Employment Lands Study, Kingston, ON – A market demand and impact study and an industrial employment land study was conducted on behalf of a private developer in the City of Kingston. The studies tested demand and impact of a proposed retail development and assessed future employment needs to justify an employment land conversion. Matthew conducted the background research and policy review and assisted in the retail commercial needs and employment land needs modelling.

Employment Lands Conversion Land Use Study, Burlington, ON – An employment land conversion land use study was conducted on behalf of a private developer in Burlington, ON to provide justification for a proposed employment land conversion. The study assessed the existing land inventory and determined the requirements for future employment land needs based on employment forecasts. Matthew conducted the background research and policy review, completed the employment lands inventory assessment, and assisted in the employment land needs modelling.

Growth Management and Secondary Plans

Agerton and Trafalgar Secondary Plan, Milton, ON – A land budget, gap analysis, planning opinion report, and implementing official plan policies were required by the Town of Milton as part of the Agerton and Trafalgar Secondary Plan process. Matthew assisted in the development of the land budget, completed the planning opinion report and policy analysis and assisted in the crafting of the implementing official plan policies. Matthew also provided support to the Town throughout the public consultation process, engaging with stakeholders and writing the consultation summary report.

Robinson Glen Secondary Plan Area – Population, Housing and Employment Study, Markham, ON – As part of the secondary planning process, a population, housing and employment study was required for the Robinson Glen Secondary Plan area in the City of Markham. The purpose of the study was to identify the build-out population, jobs, and number of units, identify the necessary phasing in relationship to the delivery of infrastructure, provide an overview of the demographics and labour market, and identify opportunities for the provision of affordable housing within the plan. Matthew conducted the demographic/market analysis, determined the affordable housing requirement, assisted in the phasing of the development, and helped to determine the appropriate unit mix for build-out.

Commercial Policy Review

City of Cambridge Commercial Policy Review, Milton, ON – A commercial policy review of the City of Cambridge’s Official Plan policies was conducted on behalf of the City of Cambridge. The study assessed future retail commercial demand, analyzed the City’s commercial hierarchy and commercial policies, and determined if any policy changes were required as part of the City’s Municipal Comprehensive Review process. Matthew assisted in the creation of the retail commercial demand model, conducted background research and analysis on the City’s commercial policies, and assisted in the determination of the studies recommendations and commercial strategy.

Town of Hanover Commercial Policy Review, Hanover, ON – A commercial policy review of the Town of Hanover’s Official Plan policies was conducted on behalf of the Town of Hanover. The study which was in response to the allocation of new commercial lands within the Town, assessed future retail commercial demand, analyzed the Town’s commercial hierarchy and commercial policies, and provided guidance for the review of the Town’s zoning by-law update. Matthew assisted in the creation of the retail commercial demand model, conducted background research and analysis on the City’s commercial policies, and was the prime author of the report.

Development Approvals

101 Victoria Street, Town of Whitby – Mixed Use Building: Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval

Mayfield West Phase 2- Stage 1, Town of Caledon – Draft Plan of Subdivision: Zoning By-law Amendment, Draft Plan Approval, Site Plan Approval for medium density blocks

9675 Yonge St., Town of Richmond Hill – Mixed Use Building: Official Plan Amendment, Zoning By-law Amendment

395 Harry Walker Parkway, Town of Newmarket – YRT Snow Storage Facility: Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval

155 Snively St., Town of Richmond Hill – Draft Plan of Subdivision: Zoning By-law Amendment, Draft Plan of Subdivision, OMB Hearing

Mill Street, Community of Tottenham – Draft Plan of Subdivision: Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium, Site Plan Approval

1484-1498 Altona Road, City of Pickering – Draft Plan of Subdivision: Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium, Site Plan Approval