

# Preliminary Community Services and Facilities Study

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Bolton North Hill Residential Expansion



Prepared for Bolton North Hill Landowners Group  
by IBI Group  
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# 1 Summary of Findings

IBI Group Professional Services Inc. (IBI or IBI Group) has been retained by the Bolton North Hill Landowners Group (BNHLG) to conduct a Preliminary Community Services and Facilities Study (CSFS) in support of a Local Official Plan Amendment (LOPA) application for the Bolton Residential Expansion Study (BRES) Option 1/2 lands in the Town of Caledon, herein referred to as the “Bolton North Hill Lands” or the “subject lands”. The subject lands total approximately 178 gross ha (440 gross acres) and are located north of the intersection of Highway 50 and Columbia Way between the existing Bolton Settlement Area Boundary and the limits of the Greenbelt. BNHLG is proposing to develop the Bolton North Hill lands with 4,136 new units, two new school sites totaling 4.9 hectares, 10.3 hectares of parks and 1.55 hectares of commercial designated lands to service future residents.

The purpose of this CSFS is to provide a review of the existing community services and facilities that are available to the future residents of the Bolton North Hill lands and surrounding study area, and to provide a preliminary assessment of community infrastructure needs associated with residential growth based on the current/recommended standards of service. Where deficiencies have been identified, this study will identify potential opportunities for future accommodation on the site.

This report has been submitted as part of BNHLG's LOPA application submission and should be read in conjunction with the other supporting documents.

## 1.1 Summary of Findings

The following summarizes the findings of IBI Group's analysis:

- **Study Area:** IBI Group has established a study area based on the estimated extent to which residents would seek out the various types of community infrastructure. The study area lands are comprised of the Town of Caledon's Wards 5 and 6 and are generally reflective of the Bolton Study Area observed through the ROPA 30 process.
- **Demographic Profile:** The study area is characterized by an existing stable neighbourhood that has experienced modest growth between the 2011 and 2016 Census. Overall, the study area has relatively high household income and education levels and is composed of a predominantly working age population (25-64). Households are primarily single detached dwellings, with most people owning their place of residence.
- **Study Area Growth:** As per the Caledon Official Plan, the Bolton Rural Service Centre is forecasted to grow to 39,900 residents in 2031. This includes the development of the BRES lands.
- **Proposed Development Yield:** The development of the Bolton North Hill lands will consist of 4,136 units and will yield approximately 12,470 residents upon build-out.
- **Schools:** Based on the enrolment data from PDSB and DPCDSB, there is available capacity within existing schools to accommodate the pupil yield from the proposed development. However, these available pupil spaces may be located outside of applicable catchment areas for the Bolton North Hill lands. As such, the BNHLG has provided two school sites in the concept plan to accommodate future pupil growth as necessary. Further discussions with the school boards will be required.



- **Libraries:** The Albion Bolton branch of the Caledon Public Library (CPL) serves the study area. Based on the target standards set out in the Facilities Technical Study of 0.55 ft<sup>2</sup> to 0.60 ft<sup>2</sup>, it is estimated that the Bolton North Hill lands would generate the demand for approximately 4,900 ft<sup>2</sup> – 5,345 ft<sup>2</sup> of additional library space. IBI Group does not anticipate that a new library facility is required. There may be opportunities to place a smaller satellite branch of the CPL within a school or place hold-lockers within an institutional or commercial space for library patrons to pick-up materials placed on hold through the CPL website.
- **Indoor recreation facilities:** The two existing community centres in Bolton, as well as the planned “Bolton Indoor Recreation Centre” as identified in the Town’s development charges background study are anticipated to meet the future demand for indoor recreation facilities.
- **Soccer Fields:** The existing and planned inventory of soccer fields in the Town is expected to meet the future demands of population growth in the Town to 2026. The development of the Bolton North Hill lands is expected to generate the demand for nine soccer fields, some of which could be provided through the detailed design of the proposed parkland. The remaining fields are expected to be accommodated through school sites or through the provision of fields elsewhere in the study area/Town.
- **Ball Diamonds:** The existing and planned inventory of ball diamonds in the Town is expected to meet the future demands of the population growth in the Town to 2026. The development of the Bolton North Hill lands is expected to generate the demand for four ball diamonds, some of which could be provided through the detailed design of the proposed parkland. The remaining fields are expected to be accommodated through school sites, the optimization of the existing diamonds, or through the provision of fields elsewhere in the study area/Town.
- **Parks:** BNHLG is proposing 10.3 hectares of parkland, which is 3.5 hectares less than the minimum parkland requirement. To account for the deficit of parkland, a combined conveyance of land and cash-in-lieu will be made. The calculation of the cash payment will be determined at the discretion of the Town.
- **Fire Services:** There are currently nine fire/paramedic stations in Caledon. From the Town’s development charges background study, two new stations are required over the 2029 planning horizon; one in Mayfield West (timing between 2022 and 2025) and one in Bolton West (timing between 2027 and 2029). The need for additional fire stations beyond the 2029 planning horizon will need to be further discussed with fire services.
- **OPP Services:** The Ontario Provincial Police (OPP) Caledon Detachment located at 15942 Innis Lake Road in Caledon East serves the Bolton - Caledon area. As per the 2020 Region of Peel development charges background study, OPP are planning for a Bolton satellite office in 2021/2022 at a cost of \$400,000. No details as to the size or location of this satellite office have been provided. The need for additional police stations beyond 2030 will be based on further discussions with OPP.
- **Paramedic Services:** The 2020 Peel Regional Paramedic Services Long Term Facilities Capital Planning report states that a total of 245 ambulances will be needed by 2036. With the anticipated growth in call volume and the corresponding growth in ambulance fleet size, three more reporting stations will be needed to house the fleet. Additionally, five new satellite stations will be needed in areas with higher expected call volumes by 2036. On this basis, IBI Group anticipates that a new paramedic satellite station may be required in the study area by 2036. Further assessment as the ultimate location will be required through further discussions with paramedic services.

- **Human Services:** The future demand for human services will be largely driven by the demographics of the study area. With changing demographics, as identified in Section 4 of this report, it is expected that the demand for seniors', youth, and family services will increase.
- **Child Care Services:** The development of the Bolton North Hill lands is estimated to generate a demand for 483 child care spaces. It is not anticipated that all childcare spaces will be accommodated on site or within the study area. Childcare services can be provided close to a place of work and can also be provided in non-licensed institutions such as home childcare facilities. The proposed commercial space and school sites provide potential opportunities to accommodate new daycare facilities within the study area. Additionally, the residential uses on site could provide home daycare services to help meet future demand.

Based on the available information, it is IBI Group's opinion that the community infrastructure within the study area generally meets the future needs of the proposed development and meets the policy intent of the Peel Region and Town of Caledon official plans. Where deficiencies are identified, IBI has presented potential opportunities for accommodation on site through the proposed open space, residential and non-residential uses. Additional opportunities to accommodate future demand for community infrastructure exists elsewhere within the study area.

As indicated, further discussion with Town/Region agencies is required to further assess facility needs for growth beyond identified planning horizons. Additionally, any changes to the population yields of this plan could impact the future facility requirements. As such, additional updates to this study may be required.

## 2 Introduction and Methodology

IBI Group has been retained by the BHNLG to conduct a CSFS in support of a LOPA application for the Bolton North Hill lands in the Town of Caledon. The subject lands total approximately 178 gross ha (440 gross acres) and are located north of the intersection of Highway 50 and Columbia Way between the existing Bolton Settlement Area Boundary and the limits of the Greenbelt.

Through a settlement of Regional Official Amendment (ROPA) 30 at the Ontario Land Tribunal (OLT), approximately 32 hectares of the subject lands will be brought into the Bolton Rural Service Centre Settlement Area to accommodate population and employment growth to 2031. The remainder of the Bolton North Hill lands will need to be brought in through a Municipal Comprehensive Review (MCR) process, one of which is currently being undertaken by the Region of Peel to accommodate growth to 2051.

To advance the portion of the Bolton North Hill lands which have been brought into the Settlement Area Boundary through ROPA 30, the BHNLG are submitting a LOPA application to re-designate the lands to permit development. Understanding that these lands comprise only a portion of the larger lands holdings, the BHNLG have taken a comprehensive planning approach to create a complete community plan for all of the Bolton North Hill lands to ensure that the necessary policy, infrastructure and community services are provided for residents.

### 2.1 Study Methodology

The Town of Caledon does not have terms of reference for a CSFS. However, based on a review of the recently completed Housing Employment and Community Services Report conducted on behalf of Bolton Midtown Developments Inc. and IBI Group's experience of delivering CSFS' throughout the GTHA, the following study methodology has been developed.

The Town of Caledon's Official Plan prioritizes the delivery of community-based services in the manner that best responds to the need for employment, learning, shopping, culture, recreation, and social opportunities for future growth. Furthermore, there is a goal to provide public and private service support that efficiently and conveniently meets the needs of Town

In order to meet the intent of the Official Plan and growth policies, IBI Group has used the following study methodology for the CSFS. Additional information and an overview of the overarching policies and guidelines is provided in **Appendix B**.

- **Study Area Identification:** Based on discussions with the project team, IBI Group has established a proposed study area for the report which generally encompasses the Town of Caledon's Ward 5 and 6 boundaries and aligns with the Bolton Study Area observed through the ROPA 30 process. Where applicable, the study area considers municipal boundaries and is generally based on the estimated extent to which residents will seek out these types of services and facilities.
- **Demographic Profile:** IBI Group has created demographic profiles for the study area and for the Town of Caledon which assess population, household, and labour trends between the 2011 and 2016 Census'. An analysis of expected growth based on development applications within the study area is also provided. See Section 4.
- **Existing Community Services and Facilities:** Based on the list of services and facilities to study, IBI Group compiled a list of existing services and facilities to help establish the current level of service within study area. IBI Group referred to available Region/Town documents for the location, size (where applicable), and amenities of

different uses, and conducted a desktop inventory for services which did not have formal publications. IBI Group compiled a list of all services/facilities and mapped the location of each facility for reference purposes.

- Schools;
- Libraries;
- Community Centres/Recreation Centres;
- Parks & Outdoor Recreation Facilities;
- Emergency Services;
- Human Services; and,
- Child Care Services.
- **Community Infrastructure Need and Provision:** based on current and forecasted levels of service, IBI Group determined the number of community infrastructure facilities which could be required to accommodate the proposed development. Where deficiencies have been identified, recommendations for future uses on site have been provided. See Section 5.
- **Conclusions and Findings:** A high level overview of the IBI's recommendations and the policy considerations for this report are provided. See Section 6.

## 2.2 Study Assumptions

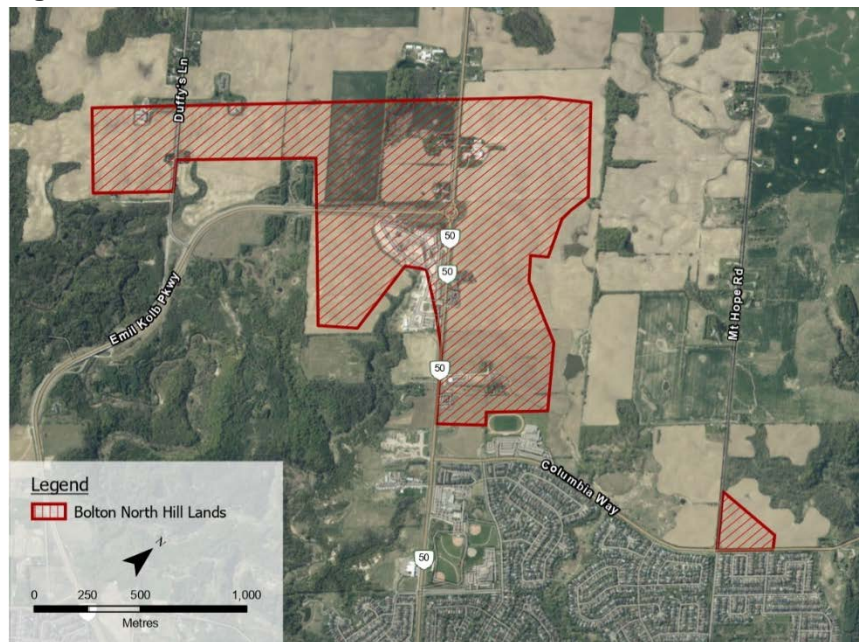
Understanding the challenges associated with forecasting future demand based on a process that is still in its early stages of planning, IBI Group has used a set of assumptions to underpin the CSFS. This report and its recommendations should be reviewed in light of these basic assumptions, which are outlined below:

- Long range planning as part of the Region of Peel's ongoing MCR and the subsequent Caledon MCR could impact the population, employment, land and density assumptions which underpin the Bolton North Hill concept plan. Results of this CSFS may require updates should the MCR process' impact these assumptions.
- Detailed planning of the Bolton North Hill concept plan has yet to occur. Any changes to the plan could result in changes to the build out population estimates, the unit counts, the underlying land uses, and the cost assumptions for infrastructure. Additional revisions may be required should changes to the plan occur.
- The population forecasts in this report are based on the Caledon Official Plan and are assumed to be accurate. The build-out projections for the Bolton North Hill lands are based on persons per unit (PPU) assumptions derived from the 2019 Caledon Development Charges Background Study (DCBS). Any changes to the PPU assumptions through future growth management process could impact the ultimate growth forecast for the Bolton North Hill lands.

## 2.3 Subject Lands & Proposed Development

The Bolton North Hill lands are located south of Castlederg Side Rd, north of Bolton Heights Rd and Columbia Way, east of Humber Station Rd and west of the Caledon King Townline. The subject lands total approximately 178 gross ha (440 gross acres) and are currently designated as Prime Agricultural Areas, and Environmental Policy Areas within Caledon's Official Plan. Surrounding uses include the Bolton North Hill Commercial Area, low density residential, environmental/open space policy areas and prime agricultural areas.

**Figure 1: Site Location**



Source: IBI Group, 2021

The BHNLG are proposing the development of 4,136 new residential units comprised of singles, townhouses, and medium-to-high density apartment buildings. The concept plan envisions a net developable area of 114.75 hectares and is estimated to generate an additional 12,470 new residents and 1,114 jobs upon build-out. See **Appendix A** for the concept plan.

**Figure 2: Development Summary**

Unit Type	Units/SF	PPU <sup>1)</sup>	Population/ Jobs
Single Detached	1,554	3.7	5,690
Townhouse	1,334	2.8	3,720
Back-to-Back Townhouse	831	2.8	2,320
Apartment	417	1.8	740
<b>Subtotal - Residential</b>	<b>4,136</b>		<b>12,470</b>
Commercial <sup>2)</sup>	50,050		91
NFPOW/VAH <sup>3)</sup>	--		1,023
<b>Subtotal - Non-Residential</b>	<b>50,050</b>		<b>1,114</b>

Source: Bousfields Inc. Concept Plan, December 20, 2021

1) Source: Town of Caledon 2019 Development Charges Background Study

2) Commercial sq.ft based on 30% coverage of commercial areas (1.55 ha)

3) Based on activity rates from 2019 Town of Caledon Development Charges Background Study

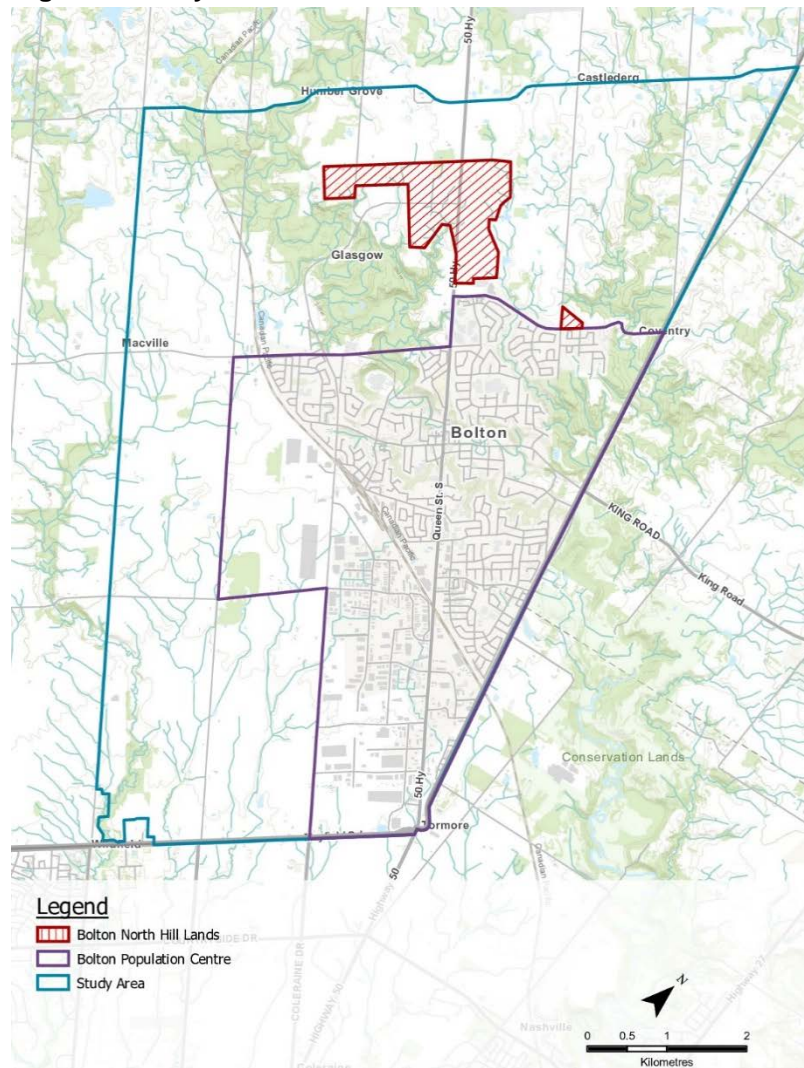


### 3 Study Area

IBI Group established a study area based on the estimated extent to which residents would seek out the various types of community infrastructure. This is generally represented by 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 is consistent with the Town of Caledon's Ward 5 and 6 boundaries and is generally reflective of the Bolton Settlement Study Area as observed through the ROPA 30 process.

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 3**.

**Figure 3: Study Area**



Source: IBI Group, 2021

## 4 Demographic Profile & Growth Forecasts

A demographic profile of the study area has been generated based on the 2011 and 2016 Census data related to age, household composition, labour force statistics, socio-economic status, and immigration/diversity. Demographic information for the study area is based on Statistics Canada census tract data for Bolton's Population Centre. The Bolton Centre Census data for 2011 and 2016 was accessed from Statistics Canada was used to provide the most accurate representation of demographics within the study area.

### 4.1 Population

The population of the study area decreased by approximately 1,010 residents or 3.7% between 2011 and 2016. Over the same period, the Town of Caledon experienced a population growth of 7,035 residents or 11.8%. The decline on population growth between 2011 and 2016 has been largely driven by a decline in Working Age populations and Children within Bolton.

The 2016 Census shows that the study area was predominantly comprised of a Working Age population, which represented 14,230 residents or 53.9% of the study area population. When compared to the 2011 Census data, the study area showed a decrease in the Working Age population of 1,190 people and a decrease in the number of children of 855 people. Youth and Seniors were the only age groups during this period to experience an increase in population, adding 485 and 550 respectively. Overall, the decrease in population is not consistent with the Town's population trend during the period, however the population distribution is consistent with the Town's overall characteristics.

**Figure 4** illustrates the age characteristics for Bolton Centre and the Town of Caledon between 2011 and 2016. This includes each age group cohort by absolute number and percent of total population.

**Figure 4: Population by Age Cohort (2011 & 2016)**

Age Group	Bolton Centre 2011		Bolton Centre 2016		Town of Caledon 2011		Town of Caledon 2016	
	#	%	#	%	#	%	#	%
Children (0-14)	6,175	22.5%	5,320	20.2%	11,825	19.9%	12,355	18.6%
Youth (15-24)	3,445	12.6%	3,930	14.9%	8,295	14.0%	9,335	14.0%
Working Age (25-64)	15,420	56.3%	14,230	53.9%	32,430	54.5%	36,040	54.2%
Seniors (65+)	2,350	8.6%	2,900	11.0%	6,910	11.6%	8,765	13.2%
<b>Total</b>	<b>27,390</b>	<b>100%</b>	<b>26,380</b>	<b>100%</b>	<b>59,460</b>	<b>100%</b>	<b>66,495</b>	<b>100%</b>
<b>Median Age</b>	<b>36.9</b>	<b>-</b>	<b>39.4</b>	<b>-</b>	<b>40.4</b>	<b>-</b>	<b>41</b>	<b>-</b>

Source: Statistics Canada 2011 and 2016 Census

### 4.2 Family Composition

**Figure 5** illustrates the family and household characteristics for Bolton Centre, which includes family composition, structure, and size. From 2011 to 2016, family composition within Bolton Centre remained consistent overall. In 2016, couples with children made up the largest share of census families at 60.5%, with four-person and two-person families being the most common size in Bolton Centre. In 2016, the average household size in Bolton Centre was 3.1 people per

household, which was consistent with the Town of Caledon. Overall, the family composition within Bolton Centre is consistent with the Town's overall trends and characteristics.

**Figure 5: Family Composition (2011 & 2016)**

Category	Bolton Centre 2011		Bolton Centre 2016		Town of Caledon 2011		Town of Caledon 2016	
	#	%	#	%	#	%	#	%
Couples with Children	4,560	62.3%	4,560	60.5%	9,365	59.0%	10,960	56.3%
Couples with no Children	1,800	24.6%	1,890	25.1%	4,850	30.6%	6,210	31.9%
Lone Parent Families	960	13.1%	1,085	14.4%	1,650	10.4%	2,285	11.7%
<b>Total Number of Census Families</b>	<b>7,320</b>	<b>100%</b>	<b>7,535</b>	<b>100%</b>	<b>15,865</b>	<b>100%</b>	<b>19,455</b>	<b>100%</b>
<b>Family Composition</b>								
2 People	530	25.8%	2,455	32.6%	5,580	33.1%	7,450	38.3%
3 People	485	23.6%	1,775	23.5%	3,600	21.4%	4,285	22.0%
4 People	680	33.1%	2,495	33.1%	4,880	29.0%	5,615	28.9%
5 or More People	360	17.5%	815	10.8%	2,790	16.6%	2,100	10.8%

Source: Statistics Canada 2011 and 2016 Census

## 4.3 Household Characteristics

As illustrated in **Figure 6**, Bolton Centre experienced a net increase of 375 dwellings units from 2011 to 2016. This increase was driven primarily by growth in the number of 'Single-Detached' and 'Semi-Detached' houses. During the same period, the number of 'Apartment Duplex' and 'Apartments Fewer than 5 Storeys' experienced a net decrease in dwelling units.

When compared to the Town of Caledon, Bolton Centre had a greater proportion of the Town's 'Semi-Detached' dwellings, accounting for 64.5% of all 'Semi-Detached' dwelling units. Between 2011 and 2016 the number of 'Apartment 5 or More Storeys' had the most growth of any dwelling type increasing by 64.3%. In 2016, the proportionate growth of 'Apartments 5 or More Storeys' in Bolton Centre was 2.8 times greater than the Town of Caledon's.

**Figure 6: Dwelling Structure by Type (2011 & 2016)**

Category	Bolton Centre 2011		Bolton Centre 2016		Town of Caledon 2016	
	#	%	#	%	#	%
Single-Detached House	6,250	77.2%	6,440	76.0%	17,730	83.6%
Semi-Detached House	695	8.6%	825	9.7%	1,280	6.0%
Row House	725	9.0%	715	8.4%	1,360	6.4%
Apartment Duplex	140	1.7%	180	2.1%	340	1.6%
Apartment Fewer Than 5 Storeys	215	2.7%	195	2.3%	395	1.9%
Apartment 5 or More Storeys	70	0.9%	115	1.4%	115	0.5%
<b>Total Private Dwellings</b>	<b>8,095</b>	<b>100%</b>	<b>8,470</b>	<b>100%</b>	<b>21,220</b>	<b>100%</b>

Source: Statistics Canada 2011 and 2016 Census

As illustrated in **Figure 7**, in 2016, most residents within Bolton Centre owned their homes (92.3%), though this rate decreased by approximately 2% during the period between the 2011 and 2016 Census. When compared to the Town of Caledon, Bolton Centre's renter-to-owner distribution was consistent with the general characteristic of the Town.



**Figure 7: Dwelling Structure by Type (2011 & 2016)**

Household	Bolton Centre 2011		Bolton Centre 2016		Town of Caledon 2016	
	#	%	#	%	#	%
Rent	560	7.7%	790	9.4%	1,955	9.2%
Own	6,715	92.3%	7,655	90.6%	19,295	90.8%
<b>Total Households</b>	<b>7,275</b>	<b>100%</b>	<b>8,445</b>	<b>100%</b>	<b>21,250</b>	<b>100%</b>

Source: Statistics Canada 2011 National Household Survey and 2016 Census

## 4.4 Socio-Economic Status

**Figure 8** identifies the 2011 and 2016 household income characteristics for Bolton Centre and the Town of Caledon. In 2016, household income was relatively high when compared to the Town of Caledon and Province of Ontario. In 2016, 40.6% of Bolton Centre households had incomes exceeding \$125,000, while only 27.7% of households in the Town of Caledon met that threshold.

Overall, household incomes in Bolton Centre have increased between 2011 and 2016, with the number of households earning \$125,000 increasing by 1,290 households or 60.1% between Census periods. Conversely, the number of households earning less than \$49,999 in income decreased by 2,290 households or 63.2%.

**Figure 8: Household Income (2011 & 2016)**

Income Level (Before Tax)	Bolton Centre 2011		Bolton Centre 2016		Town of Caledon 2016	
	#	%	#	%	#	%
Under \$20,000	635	6.1%	225	2.7%	650	1.9%
\$20,000 - \$49,999	2,990	28.7%	1,110	13.1%	2,595	7.7%
\$50,000 - \$79,999	1,105	10.6%	1,370	16.2%	3,270	9.7%
\$80,000 - \$124,999	3,540	34.0%	2,320	27.4%	17,760	52.9%
\$125,000 +	2,145	20.6%	3,435	40.6%	9,295	27.7%

Source: Statistics Canada 2011 National Household Survey and 2016 Census

## 4.5 Education

**Figure 9** illustrates the level of education attained by residents. From the 2016 Census, the proportion of residents in Bolton Centre and the Town who attained a post-secondary certificate, diploma or degree represented the majority of residents, with 51.4% of Bolton Centre and 59.1% of the Town achieving this level of education. In 2016, The number of residents in Bolton Centre with no certificate, diploma or degree was approximately 18.8%. When compared to the Town of Caledon the number of residents with no certificate, diploma or degree was 14.6% higher in Bolton Centre. Overall, between 2011 and 2016 educational attainment levels within Bolton Centre have remained generally consistent.

**Figure 9: Education Attainment (2011 & 2016)**

Educational Attainment	Bolton Centre 2011		Bolton Centre 2016		Town of Caledon 2016	
	#	%	#	%	#	%
No certificate; diploma or degree	3,355	19.0%	3,935	18.8%	9,450	16.4%
High school diploma or equivalency certificate	5,250	29.7%	6,205	29.7%	15,650	24.5%
Postsecondary certificate; diploma or degree	9,085	51.4%	10,740	51.4%	28,770	59.1%
<b>Total - Highest certificate</b>	<b>17,690</b>	<b>100%</b>	<b>20,880</b>	<b>100%</b>	<b>53,870</b>	<b>100%</b>

Source: Statistics Canada 2011 National Household Survey and 2016 Census

## 4.6 Immigration

As illustrated in **Figure 10**, when compared to the Town of Caledon, Bolton Centre had a slightly higher proportion of non-immigrant households. Between 2011 and 2016 the number of non-immigrant households in Bolton Centre increased by 2,575 people while the number of immigrant households increased 760 people over the same period, representing a growth of 14.1% and 16.7% respectively.

When compared to the Town of Caledon, the proportion of visible minorities within Bolton Centre is less, representing 8.7% of the population compared to 18.7% of the population in the Town in 2016.

**Figure 10: Immigration and Diversity (2011 & 2016)**

Immigration Status	Bolton Centre 2011		Bolton Centre Area 2016		Town of Caledon 2016	
	#	%	#	%	#	%
Non-Immigrants	18,245	79.7%	20,820	79.5%	49,725	75.1%
Immigrants	4,545	19.9%	5,305	20.3%	16,310	24.6%
Non-Permanent Resident	105	0.5%	50	0.2%	185	0.3%
<b>Total</b>	<b>22,895</b>	<b>100%</b>	<b>26,175</b>	<b>100%</b>	<b>66,220</b>	<b>100%</b>
<b>Total Visible Minorities</b>	<b>1,950</b>	<b>8.5%</b>	<b>2,285</b>	<b>8.7%</b>	<b>12,410</b>	<b>18.7%</b>

Source: Statistics Canada 2011 National Household Survey and 2016 Census

## 4.7 Future Study Area Population

The future demand for community infrastructure is based on residential growth in the study area. Based on the Town of Caledon Official Plan, it is estimated that the future population of the study area will be 39,900 residents, an increase of 11,650 residents from the study area's existing population of 26,400.

**Figure 11: Future Study Area Population**

	2016 Census	2021 <sup>1)</sup>	2026 <sup>2)</sup>	2031	Growth 21-31
Bolton	26,400	28,250	28,279	39,900	11,650
Caledon	66,500	54,850	54,900	75,050	20,200

1) 2021 population estimates based on the Town of Caledon Development Charges Background Study (2019)

2) 2026 population based on straight line interpolation between 2021 and 2031 estimates

3) 2031 estimate based on the Town of Caledon Official Plan

## 4.8 Study Area Planned/Proposed Development Applications

Additional residential development within the study area will impact the community infrastructure needs of the study area. Using the Town's online "Active Development Application Portal", IBI Group identified ten development applications which would add a total of 3,237 residential units and 8,900 new residents into the study area.

**Figure 12: Planned/Proposed Applications**

Address	Application Type	Status	Proposed Use	Unit Count		Population
				Single/Semi	Multiples	
0 Emil Kolb Parkway	SUB	In Circulation	Residential	3	151	422
50 Ann Street	CDM	Draft Approved	Residential		73	199
84 Nancy Street	OPA, ZBA	Under Appeal	Residential		159	434
336 King Street East	OPA, ZBA, SUB, CDM	Under Appeal	Residential		16	44
9023 Fifth Sideroad	CDM	Approved	Residential	5	109	314
9229 5th Side Road	ZBA, SUB	In Circulation	Residential	84		268
12148 Albion Vaughan Road	OPA, ZBA	In Circulation	Residential		250	683
13233 & 13247 Nunnville Road	OPA, ZBA, SUB	Approved	Residential	29		93
Hi-Lands	ZBA, SUB	Oral Decision	Residential	3	126	354
12563 & 125 99 Highway 50	OPA, ZBA	In Circulation	Residential		2229	6090
<b>Total</b>				<b>124</b>	<b>3,113</b>	<b>8,900</b>

Note: Data accessed December 7th, 2021 from <https://www.caledon.ca/en/town-services/development-applications.aspx>

It is expected that the residential applications will add additional residents to the study area. As such, they have been accounted for in the forecast of the future population for the study area.

## 5 Community Services and Facilities Inventory and Needs Assessment

This section identifies the inventory of existing community infrastructure and assesses the future requirements for these services based on current capacity and projected residential growth resulting from the proposed development. Where deficiencies are identified, IBI has explored potential opportunities on site which could help to accommodate future demand.

Information for the inventory of existing space and the associated level of service rates were derived from a variety of sources including available Town/Regional master plans, studies, long term planning and accommodation plans from agencies, and development charges background studies. Due to restrictions from COVID-19, on-site visits were not completed. Instead, IBI Group confirmed facility locations through a desktop analysis.

Mapping of the existing community infrastructure can be found in **Appendix C**.

### 5.1 Schools

#### 5.1.1 Existing School Inventory

The inventory and capacity of schools within Bolton Centre is based on Peel District School Board's (PDSB) "Annual Planning Document 2019-2020" and Peel-Dufferin Catholic District School Board's (DPCDSB) updated "Long-Term Facilities Master Plan". **Figure 13** outlines the capacity, enrolment, 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.

**Figure 13: PDSB and PCDSB Capacity and Enrollment (2019)**

School Name	Capacity (2019)	Full-Time Enrollment	Utilization Rate	Portables
<b>Public Elementary/Middle School</b>				
Allen Drive Middle School	643	452	70%	0
Ellwood Memorial Public School	504	353	70%	0
James Bolton Public School	596	473	79%	0
<b>Total</b>	<b>1,743</b>	<b>1,278</b>	<b>73%</b>	<b>0</b>
<b>Public Secondary</b>				
Humberview Secondary School	1437	1369	95%	4
<b>Total</b>	<b>1,437</b>	<b>1,369</b>	<b>95%</b>	<b>4</b>
School Name	Capacity (2019)	Full-Time Enrollment	Utilization Rate	Portables
<b>Catholic Elementary</b>				
St. John the Baptist Elementary School	720	387	54%	0
Holy Family Elementary School	464	200	43%	0
St. Nicolas Elementary School	818	571	70%	0
St. John Paul II Catholic School	684	609	89%	0
<b>Total</b>	<b>2,686</b>	<b>1,767</b>	<b>66%</b>	<b>0</b>
<b>Catholic Secondary</b>				
St. Michael Catholic Secondary School	1,266	1,089	86%	0
<b>Total</b>	<b>1,266</b>	<b>1,089</b>	<b>86%</b>	<b>0</b>

Source: PDSB "Annual Planning Document 2019-2020" and DPCDSB "Long-Term Facilities Master Plan".

As per PDSB's Annual Planning document 2019-2020, James Bolton Public Elementary School (79% utilization), Allan Drive Middle School (70% utilization), Ellwood Memorial Public School (70% utilization), and Humberview Secondary School (95% utilization) all have available capacity to potentially accommodate new students from development in the study area. Based on the DPCDSB Long Term Facilities Master Plan, St. Nicolas Elementary School (70% utilization), St. John Paul II Catholic School (89% utilization), and St. Michael Catholic Secondary School (86% utilization) all have available capacity to potentially accommodate new students from new development.

It should be noted that while there is available capacity within the school system to accommodate new pupils, the Bolton North Hill lands may fall outside of the catchment areas for various schools. Understanding this, the BNHLLG has provided two school sites on the concept plan to accommodate future schools needs generated by the proposed development.

### 5.1.2 Pupil Yield and School Needs

Based on existing pupil yields rates, the proposed development is estimated to generate 1,205 elementary school students and 887 secondary school students. **Figure 14** illustrates the number of students generated by the proposed development for both PDSB and DPCDSB.

**Figure 14: Proposed Development Projected Pupil Yield**

Density	Rate	Student Yield
<b>Elementary PDSB</b>		
Low Density	0.23	357
Medium Density	0.17	368
High Density	0.06	25
<b>Total</b>	<b>0.20</b>	<b>750</b>
<b>Secondary PDSB</b>		
Low Density	0.20	311
Medium Density	0.11	238
High Density	0.03	12.51
<b>Total</b>	<b>0.16</b>	<b>561</b>
<b>Elementary DPCDSB</b>		
Low Density	0.14	218
Medium Density	0.10	217
High Density	0.05	21
<b>Total</b>	<b>0.12</b>	<b>455</b>
<b>Secondary DPCDSB</b>		
Low Density	0.09	140
Medium Density	0.08	173
High Density	0.03	12.51
<b>Total</b>	<b>0.08</b>	<b>326</b>

Sources: DPCDSB Education Development Charges Background Study (Form E) and 2019 PDSB Educational Development Charge Background Study (Table 4.4)

The proposed residential units from the Bolton North Hill development are estimated to result in a total pupil yield of 2,092 students. To accommodate the increase in the student population, two school sites have been provided in the concept plan for future use by PDSB and/or DPCDSB. However, it is yet to be determined if the development will prompt the construction of new schools. The 2019-2020 PDSB Annual Planning document does not identify the need for any new public schools within Bolton in their projection of new schools required for 2020 to 2029

suggesting that there may be sufficient capacity in existing public schools to accommodate the projected residential growth resulting from the proposed development.

The DPCDSB Development Charges Background Study forecasts enrolment trends based on new residential developments. The study projects an elementary enrolment increase of 17.4% and a secondary increase of 6.4% within the Peel Region by the end of the 2034 forecast period. The DPCDSB 2013 Long Term Accommodation Plan forecasts growth in Bolton to remain stable and there are no new schools planned for the area within the 2014 to 2028 period.

Additional discussions with the school boards is required to further refine the need for the proposed school sites.

## 5.2 Public Libraries

### 5.2.1 Existing Inventory

IBI Groups library analysis is based on the CPL Service/Facilities Review and Master Plan ("Master Plan"). IBI Group 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. From 2019 to 2028, interior renovations and reconstruction to update the library are expected to take place. According to the Facilities Review and Master Plan, the branch size of Albion Bolton Library is 15,132 ft<sup>2</sup>.

### 5.2.2 Forecasted Library Needs

As per the CPL Master Plan, a metric between 0.6 ft<sup>2</sup> and 1.0 ft<sup>2</sup> feet per capita has been used for the system-wide library space assessments based on provincial library planning documents. However, most libraries in the system have not been able to attain this per-capita target in Caledon. As of March 2020, the Caledon Public Library operated seven branch locations which provided 39,207 ft<sup>2</sup> of space, resulting in a service level of 0.5 ft<sup>2</sup> per capita.

The 2020 Public Facilities Technical Study indicates that the Caledon Public Library will strive to maintain or slightly enhance a service level in the range of 0.55 ft<sup>2</sup> to 0.60 ft<sup>2</sup> per capita beyond 2031. This rate is seen as achievable given the changing trends and evolving role of library branches as indicated in the Caledon Public Library Master Plan.

Based on the target standards set out in the Facilities Technical Study of 0.55 ft<sup>2</sup> to 0.60 ft<sup>2</sup> per capita, it is estimated that approximately 4,900 ft<sup>2</sup> – 5,345 ft<sup>2</sup> of additional library space would be warranted based on the build-out population for the Bolton North Hill lands. However, this population increase may not warrant a new library facility. When factoring in the relatively limited demand produced by the proposed redevelopment, the increased use of digital platforms, and the planned renovation and upgrades to the existing Albion Bolton branch, IBI Group does not anticipate that a new library facility is required. There may be opportunities to place a smaller satellite branch of the CPL within a school or place hold lockers within an institutional or commercial space allowing library patrons to pick-up materials place on hold online.

## 5.3 Indoor & Outdoor Recreation Facilities and Parkland

IBI Group has used the Town of Caledon's 2010 Recreation and Parks Master Plan and the 2017 Facilities Needs Assessment Study (2017 FNAS) to determine the level of service requirements for indoor and outdoor recreation facility needs for the study area and for the development of the Bolton North Hill lands. These level of service rates are applied against the projected population growth to determine the anticipated need for future facilities.

The 2017 FNAS has a planning horizon to 2026 and accounts for the population of BRES in the facility requirement calculations for the Town. Therefore, this assessment will be focused on the

demand generated from the development of the Bolton North Hill lands. Further refinement to the calculations will be required once a better understanding of the growth allocations between the various growth areas for ROPA 30 are determined.

### 5.3.1 Community Centre/Indoor Recreation Facilities

IBI Group has identified two indoor recreational facilities in the study area; the Albion Bolton Community Centre and Caledon Centre for Recreation & Wellness. Combined, these facilities offer a wide range of uses including an aquatic centre, gymnasium, multipurpose rooms, ice pads, a library, and a fitness centre. See **Figure 15**.

**Figure 15: Study Area Indoor Recreation Facilities**

Centre Name	Address	Aquatic Centre	Gymnasium	Multi- Use Rooms	Ice Pad	Fitness Centre	Library
Albion Bolton Community Centre	150 Queen Street South			x	x		x
Caledon Centre for Recreation & Wellness	2801 Eglinton Ave W	x	x			x	

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

An additional community centre/ indoor recreation centre within the study area has been identified in the Town's development charges background study (2021). The "Bolton Indoor Recreation Centre" is anticipated to be built between 2027 and 2029 and is expected to service forecasted growth in Bolton to the 2029 planning horizon and beyond.

### 5.3.2 Community Centre/Indoor Recreation Facility Needs

As per the 2017 FNAS, the Town is generating a service standard of 1 community centre / indoor recreation facility per 34,750 people, which exceeds the recommended GTA service rate of 1 facility per 45,000<sup>1</sup> people.

The population of the study area is anticipated to reach 39,900 by 2031<sup>2</sup> which would generate the need for 0.88 indoor recreation facilities based on the recommended service standard of 1 facility per 45,000 people. The indoor recreation centre demand based on the growth from the proposed Bolton North Hill development (12,470 residents) is estimated to generate demand for 0.3 facilities.

Based on the two existing community centres (Albion Bolton Community Centre and Caledon Centre for Recreation & Wellness), as well as the planned Bolton Indoor Recreation Center, the study area is well serviced for indoor community facilities and exceeds the Town's level of service standard. Therefore, it is not expected that an indoor recreation centre will be required on the subject site.

### 5.3.3 Outdoor Recreation Facilities

As shown in **Figure 16**, community and neighbourhood parks within the study area offer a range of amenities, including splash pads (3), soccer fields (11), playgrounds (14), ball diamonds (4), and basketball courts (4). Other outdoor recreation amenities nearby include the Bolton Skatepark as well as the development of the Johnston Regional Sport Park at the north west corner of King St. and Centreville Creek Rd.

<sup>1</sup> Based on level of service standard for gymnasiums and aquatic centres from 2017 FNAS

<sup>2</sup> Source: Town of Caledon Official Plan, Table 4.3



**Figure 16: Study Area Parks and Outdoor Recreation Facilities**

Parks and Open Spaces	Size (ha) <sup>1)</sup>	Soccer Fields	Ball Diamonds	Basketball Courts	Playground	Rec Centre	Picnic Site	Splash Pad	Off-Leash Area	Bike Trail	Amphitheatre	Skatepark
Adam Wallace Memorial Park	3.29			x	x		x	x				
Albion-Bolton District Park	7.47		x	x		x						x
Albion-Bolton Fairgrounds	6.32											
Bill Whitbread Park	0.46		x									
Dell'Unto Park	0.22				x			x				
Dick's Dam Park	2.73	x										
Edelweiss Park	20.26	x										
Founders Park	0.18											
Foundry Park	2.76				x							
Fountainbridge Park	1.57	x										
Heritage Hills Parkette	0.22											
Hubert Corless Park	0.32				x							
Jack Garratt Soccer Park	2.11	x										
Jullie's Park	0.20											
Keith McCreary Park	0.11				x			x				
Leash Free Park	2.82											
Maidstone Park	1.21											
Montrose Farm Park	0.49				x							
Peter Eben Memorial Park	0.10				x							
R. W. Moffatt Park	0.47		x									
R.J.A. Potts Memorial Park	3.39	x		x	x							
Russel & Joan Robertson Park	1.09				x							
Sant Farm Community Park	0.22				x							
Ted Houston Park	3.02		x									
Tormina Parkette	0.33				x							
Vincos Parkette	0.10				x							
Wakely Memorial Parkette	0.33				x							
Whitbread Community Park	0.10				x							

Source: Caledon Parks and Recreations Facility Needs Assessment Study 2017. Note: the count of outdoor facilities is based on the inventory of facilities in parks as well as facilities on school sites. More than one facility may be located at each location.

### 5.3.4 Outdoor Recreation Facility Needs

For the purposes of this preliminary assessment, IBI Group analyzed the recommended level of service rates for soccer fields and ball diamonds as they represent the most land intensive uses. The following service levels and future requirements were identified for the various outdoor facilities:

- **Soccer fields:** The Town has a service level of 1 field/1,433 residents, which exceeds the GTA benchmark of 1 field/3,400 residents. The 2017 FNAS identifies the need for four additional fields, and the Town is targeting the construction of these additional fields at the Johnston Sports Park located just outside of the study area. The 2017 FNAS recommends a target service level of 1 field per 80 players.
- **Ball Diamonds:** The Town has a service level of 1 diamond/2,439 residents, which is slightly below the GTA benchmark average of comparable municipalities (1 diamond per 2,252 residents). The 2017 FNAS recommends ball diamonds at a rate of one per 100 registered players and states that the current supply of ball diamonds within the Town is sufficient for the planning horizon of the study.

Using the recommended service standards for each outdoor facility, IBI Group estimated the need for outdoor recreation facilities based on the future population of the Bolton North Hill lands. Additional detail is provided below in **Figure 17**. It should be noted that Bolton North Hill lands should not be expected to accommodate all new facilities for the future growth of the study area.



**Figure 17: Outdoor Recreation Facility Needs for Development**

	Rate	Required
Soccer Fields	1 : 80 Players	9
Ball Diamonds	1: 100 players	4

1) Soccer and baseball player estimates based on the % of existing population participating in each sport as per the 2017 FNAS.

- **Soccer fields:** The build-out population of the Bolton North Hill lands is estimated to generate the demand for nine soccer fields. There is opportunity to accommodate a portion of the soccer field demand through the detailed design of the proposed parkland and through the provision of fields on the school sites. The remaining deficit is expected to be accommodated by existing facilities or elsewhere in the study area or Town.
- **Ball Diamonds:** The build-out population of the Bolton North Hill lands is estimated to generate a demand for four ball diamonds. IBI Group anticipates that the demand for the ball diamonds can be accommodated through the detailed design of the proposed parkland, through the optimization of existing ball diamonds, and through the provision of additional diamonds elsewhere in the study area or Town.

In addition to opportunities on the Bolton North Hill lands, parks, schools, and community centres near the study area (e.g. Albion Bolton Community Centre) could expand to accommodate outdoor recreation demands of the future study area population.

### 5.3.5 Parkland Requirements (Planning Act)

Parkland requirements for the proposed development are based on the parkland dedication rates from Section 51(1) of the Planning Act as implemented through the Town of Caledon By-Law 2013-104. For lands which are proposed for residential purposes, the greater yield of 5% of the developable land or one hectare/300 dwelling units is required for parkland dedication.

From the concept plan, the alternative rate of one ha/300 units generates a higher parkland requirement of 13.8 hectares. The proposed 10.3 hectares of parkland on site is 3.5 hectares less than the minimum parkland requirement. To account for the deficit of parkland, a combined conveyance of land and cash-in-lieu will be made. The calculation of the cash payment will be determined at the discretion of the Town.

**Figure 18: Parkland Dedication Requirement**

	Planning Act Requirements	
	5% of Development Area	1 Ha/ 300 units
Land Area (ha)	178	
Residential Units	4,136	
Required Parkland (ha)	8.9	13.8
Proposed Parkland (ha)	10.3	10.3
Surplus/Deficit (ha)	1.4	-3.5

## 5.4 Emergency Facilities

### 5.4.1 Existing Inventory

IBI Group used the Town of Caledon DCBS, the Region of Peel DCBS, the Town of Caledon Fire Master Plan, and the Town's online community services portal to identify the size and location of emergency facility services within the response radius of the study area.

As displayed in **Figure 19**, there are three emergency service facilities within the response radius of the study area (8-12 kilometres); Bolton Fire Station located at 14002 Hwy 50 in Bolton, Caledon East Station is located at 6085 Old Church Road in Caledon, and Palgrave Fire Station located at 17177 Hwy #50 in Palgrave.

**Figure 19: Study Area Emergency Facilities**

Facilities	Address
Bolton Fire Station & Peel Regional Paramedic Services	14002 Highway 50 Bolton ON
Caledon East Station & Peel Regional Paramedic Services	6085 Old Church Road Caledon ON
Palgrave Fire Station	17177 Highway 50 Palgrave ON

### 5.4.2 Bolton Fire Services Needs

There are currently nine fire/paramedic stations in Caledon. From the Town's DCBS, two new stations are required over the 2029 planning horizon: one in Mayfield West (timing between 2022 and 2025) and one in Bolton West (timing between 2027 and 2029). Each new station is estimated to cost \$10.1 million dollars.

The Bolton Fire Station located at 14002 Hwy #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 need for additional fire stations beyond the 2029 planning horizon will need to be further discussed with fire services.

### 5.4.3 Police Service Needs

The Ontario Provincial Police (OPP) Caledon Detachment located at 15942 Innis Lake Road in Caledon East serves the Bolton - Caledon area. As per the 2020 Region of Peel DCBS, OPP are planning for a Bolton satellite office between 2021 and 2022 at a cost of \$400,000. No details as to the size or location 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 OPP.

### 5.4.4 Paramedic Service Needs

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. A total of 245 ambulances will be needed by 2036. With the anticipated growth in call volume and the corresponding growth in ambulance fleet size, three more reporting stations will be needed to house the fleet. Additionally, five new satellite stations will need to be placed in areas with higher expected call volumes by 2036.

On this basis, IBI Group anticipates that a new paramedic satellite station may be required in the study area by 2036. Further assessment as the ultimate location will be required through further discussions with paramedic services.

## 5.5 Human Services

For the purposes of this analysis, human services include services which are associated with the functioning of a community and the residents that live within it. Examples of these services include cultural services such as art galleries and theatres, housing and employment services, immigration services, youth service and senior's services. As noted in the introduction to this section, IBI Group has broadened the search parameters to include private organizations in addition to the public sector services. A service provider of particular note in the Caledon area is Caledon Community Services, which provides a variety of services for community members at different stages of life including but not limited to seniors, job seekers, and youth.

Using the Town's open data portal and through a desktop analysis of the study area, IBI Group identified several human service organizations which would benefit the residents of the study area. As shown in **Figure 20**, there are a number of organizations which would address various needs within the study area including literacy and writing services, language and newcomer services, low income and affordable housing services, youth services, health and wellness services, services for seniors and cultural services.

Future demand for human services will be largely driven by the demographics of the study area. With changing demographics, as identified in Section 4 of this report, it is expected that the demand for senior's, youth, and family services will increase.

**Figure 20: Study Area Human Services**

Name/Organization	Address	Service
Caledon Community Services	18 King Street East, Bolton	Community Service Org
Che's Place Youth Centre	30 Martha Street, Bolton	Youth Centre
Caledon Community Services - Seniors Helping Seniors	25 Stationview Place, Bolton	Assisted Living Facility
Caledon Seniors' Centre	7 Rotarian Way, Bolton	Senior Centre
YMCA of Greater Toronto	12295 Queen Street, Bolton	Community Service Org
Caledon Meals on Wheels	10 McEwan Drive, Bolton	Senior's Services

## 5.6 Childcare Services

### 5.6.1 Existing Inventory

IBI Group established an inventory of childcare services through an evaluation of the Ministry of Education licensed childcare portal and a desktop review of the study area. There are currently 17 licensed childcare locations in the study area which provide a total of 1,190 licensed childcare spaces. Amongst the service providers the YMCA of Greater Toronto is largest provider currently offering 356 or 29.9% of all licensed childcare spaces in the study area.

IBI Group contacted the childcare services to understand available spaces at each facility. Due to COVID-19, it was recommended by multiple institutions that the existing vacancy rates were skewed and were not representative of availability during pre-pandemic times. On this basis, IBI Group has not identified available spaces for childcare services.

**Figure 21: Study Area Child Care Services**

Child Care Centre	Address	Capacity
Bizzy Buddies Learning & Childcare Centre III	12612 Highway 50	53
BrightPath Bolton	14 McEwan Drive, Unit 1	79
Creative Children's Montessori School	16 Parr Boulevard	113
Countryside Montessori & Private School Inc.	99 Humber Blvd	72
Early Learners' Montessori School - Bolton	81 Ellwod Drive West	50
Family Tree Childcare Centre	194 McEwan Drive East	60
Holy Family YMCA School Age Program	61 Allan Drive	56
PLASP - James Bolton Public School	225 Kingsview Drive	116
PLASP - St. John Paul II	9094 Bolton Heights Road	86
Play Time Playground	20 Simona Drive	26
Rainbow Academy - Preschool House	18 King Street East	24
Rainbow Academy Learning and Child Care Centre	19 King Street East	99
YMCA Toronto - Bolton Jr. YMCA Day Care Centre	676 Jane St	79
YMCA Toronto - Ellwod YMCA School Age	35 Ellwood Drive East	131
YMCA Toronto - Humberview School Age Program	135 Kingsview Drive	45
YMCA Toronto - John the Baptist School Age Program	299 Landsbridge Street	71
YMCA Toronto - St. Nicholas YMCA School Age Program	120 Harvest Moon Drive	30
<b>Total</b>		<b>1,190</b>

## 5.6.2 Estimated Bolton North Hill Development Childcare Yield

IBI Group estimates that the build-out of the Bolton North Hill lands could yield a demand for 483 childcare spaces.

**Figure 22: Estimated Child Care Yield**

Childcare Demand	
Estimated Expansion Lands Population	12,470
Estimate of Population Ages 0-14	2,288
Estimate of Children Whom Require Childcare Space (1)	1,533
Demand for Licensed Childcare Space (2)	31.50%
Estimate of Childcare Demand	483

- 1) Labour Force Participation Rate of 67% based on 2016 Census data
- 2) Data based on information from Peel Region Data Centre

To derive the estimated childcare demand for the proposed redevelopment, IBI Group estimated the proportion of the Bolton North Hill Lands population between the ages of 0 and 14 (18.3%) using the 2016 Census statistics for Peel Region. The projected number of children was then multiplied by the labour force participation rate (67.0%) for the Region of Peel to estimate the number of children who could require childcare spaces. A further multiplier of 31.5%<sup>3</sup>, which represents the estimated demand for childcare services, was applied to determine the total childcare demand for the proposed development.

<sup>3</sup> Source: Peel Data Centre, <https://www.peelregion.ca/planning/pdc/elcc/population.htm>

### **5.6.3 Opportunities for Accommodation**

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

The proposed non-residential space as well as the proposed school sites provides opportunities to accommodate new daycare facilities within the study area. Additionally, the residential uses on site could provide non-licensed home daycare services to help meet future demand.

## 6 Conclusions

Figure 23 provides a summary of IBI Group's recommendations.

**Figure 23: Summary of Recommendations**

Community Use	Existing Space/ Facilities in the Study Area	Required Spaces/ Facilities based on Bolton North Hill Development	IBI Recommendation
Schools	PDSB - 3 elementary, 1 Secondary	2,092 student spaces	To accommodate the increase in the student population, the land for two new school sites has been provided. However, there is capacity in existing public and catholic schools to help accommodate the projected growth.
	DPCDSB - 4 elementary, 1 secondary		
Libraries	1 - Albion Bolton Library	4,900 ft <sup>2</sup> - 5,345 ft <sup>2</sup>	IBI Group does not anticipate that a new library facility is required. There may be opportunities to place a smaller satellite branch of the CPL within a school or hold lockers which could be placed within a commercial space allowing library patrons to pick-up their online holds.
Indoor Recreation	2 existing Community Centres, 1 Planned for Bolton	0.3	The two existing community centres and the planned Bolton Indoor Recreation Centre will meet the demand requirements.
Soccer Fields	11 fields	9	The existing/planned inventory of soccer fields will meet demand to 2026. The build-out of the Bolton North Hill lands will generate the demand for 9 fields, some of which could be provided through the detailed design of the proposed parkland. The remaining fields are expected to be accommodated through school sites or through the provision of fields elsewhere in the study area/Town.
Ball Diamonds	7 diamonds	4	The existing and planned inventory of ball diamonds in the Town is expected to meet the future demands of the population growth in the Town to 2026. The development of the Bolton North Hill lands is expected to generate the demand for three soccer fields, some of which could be provided through the detailed design of the proposed parkland. The remaining fields are expected to be accommodated through school sites, the optimization of the existing diamonds, or through the provision of fields elsewhere in the study area/Town.
Parkland Dedication		13.8	The draft secondary plan proposes 10.35 hectares, which is 3.4 hectares less than the minimum parkland requirement. To account for the deficit of parkland, a combined conveyance of land and cash-in-lieu will be made. The calculation of the cash payment will be determined at the discretion of the Town..

Community Use	Existing Space/ Facilities in the Study Area	Required Spaces/ Facilities based on Bolton North Hill Development	IBI Recommendation
Emergency Services - Fire	2 - combined fire and paramedic stations, 1 independent fire station	TBD	From the Town's development charges background study, two new stations are required over the 2029 planning horizon; one in Mayfield West (timing between 2022 and 2025) and one in Bolton West (timing between 2027 and 2029). The need for additional fire stations beyond the 2029 planning horizon will need to be further discussed with fire services.
Emergency Services - Police	1 - police station	TBD	As per the 2020 Region of Peel DCBS, OPP are planning for a Bolton satellite office between 2021 and 2022 at a cost of \$400,000. No details as to the size or location of this satellite office have been provided. The need for additional police stations beyond 2030 will be based on further discussions with OPP.
Emergency Services - Paramedic	2 - combined fire and paramedic station	TBD	The 2020 Peel Regional Paramedic Services Long Term Facilities Capital Planning report states that a total of 245 ambulances will be needed by 2036. Five new satellite stations will need to be placed in areas with higher expected call volumes by 2036. On this basis, IBI Group anticipates that a new paramedic satellite station may be required in the study area by 2036. Further assessment as the ultimate location will be required through further discussions with paramedic services.
Human Services	6 locations	n/a	Future demand for human services will be largely driven by the demographics of the study area.
Childcare Services	17 licensed childcare facilities	483	It is not anticipated that all childcare spaces will be accommodated on site or within the study area. Childcare services can be provided close to a place of work and can also be provided in non-licensed institutions such as home childcare facilities. The proposed non-residential space as well as the potential school sites provides opportunities to accommodate new daycare facilities within the study area. Additionally, the residential uses on site could provide non-licensed home daycare services to help meet future demand.

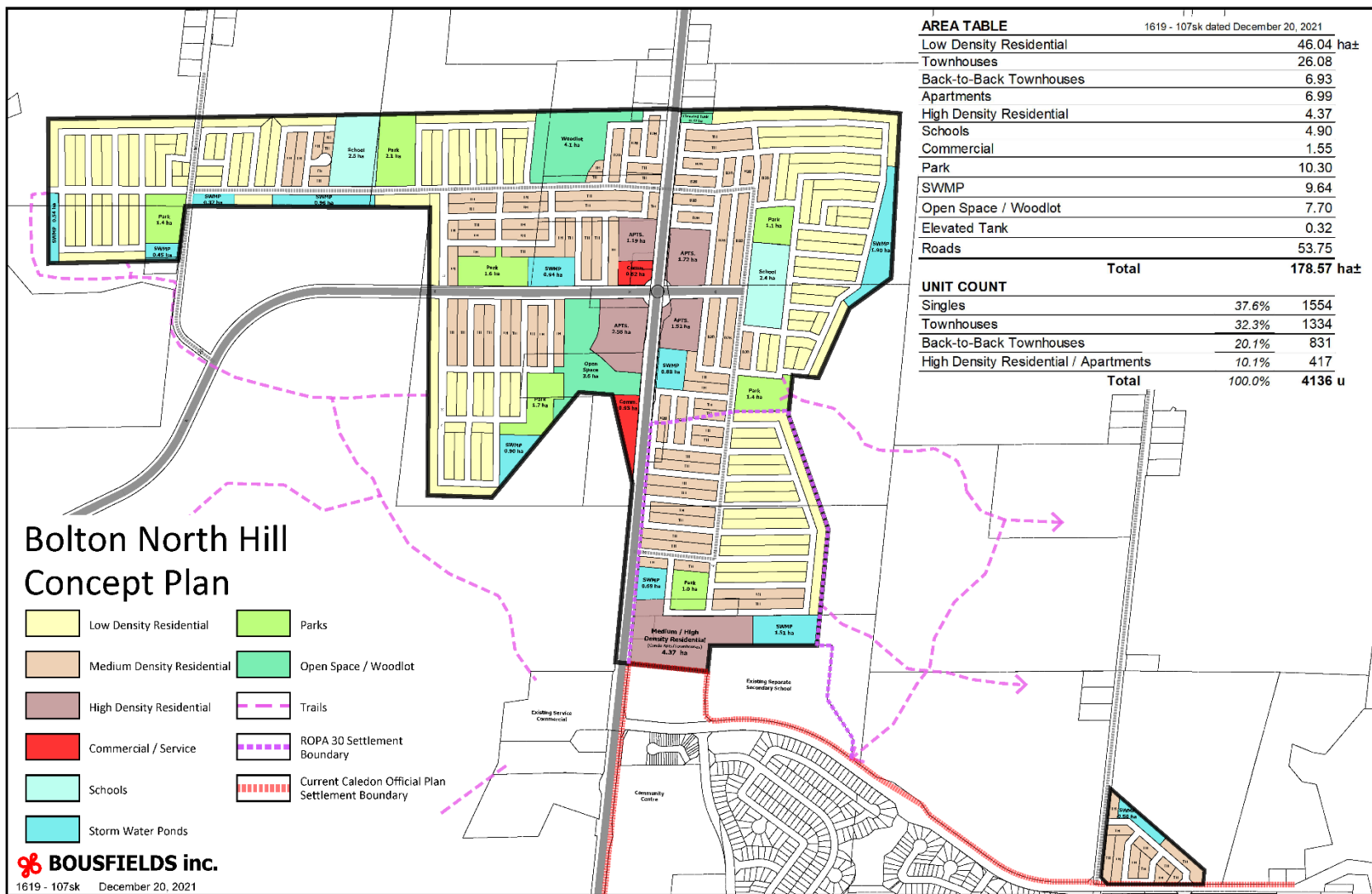
Based on the available information, it is IBI Group's opinion that the community infrastructure within the study area generally meets the future needs of the proposed development and meets the policy intent of the Peel Region and Town of Caledon official plans. Where deficiencies are identified, IBI has presented potential opportunities for accommodation on site through the proposed open space, residential and non-residential uses. Additional opportunities to accommodate future demand for community infrastructure exists elsewhere within the study area.

As indicated, further discussion with Town/Region agencies is required to further assess facility needs for growth beyond identified planning horizons. Additionally, any changes to the population yields of this plan could impact the future facility requirements. Additional updates to this study may be required.



# Appendix A – Proposed Concept Plan

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## Appendix B – Policy Overview

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The following provides an overview of the human services and community use policies from the Region and Town Official Plans.

### ***Peel Region Official Plan***

The policies of the Peel Region Official Plan promote the delivery of human services in a locally and responsive manner which is intended to meet the changing needs of residents. The Region is responsible for planning and delivering a wide range of human services including health services, social services, housing, paramedic services, as well as emergency programs and police. Collectively, human services constitute a major component of the Region's responsibilities.

The Peel Region Official Plan requires municipalities to ensure that housing growth is co-ordinated with the deliver of the necessary physical and human services to support such growth, through the joint implementation of appropriate growth management strategies by the Region, and the area municipalities.

It is IBI Group's opinion that the contents of the CSFS meet the policy intent of the Peel Official Plan. This study addresses the need for human services through the analysis of schools, libraries, community facilities, parks, emergency services, human services and childcare and identifies areas of potential deficiency based on current service levels. Where deficiencies do exist, IBI Group has identified opportunities for these uses on site through the proposed development.

### ***Healthy Communities and the Built Environment***

The purpose of the Healthy Communities and the Built Environment is to create built environments that facilitate physical activity and optimize the health promoting potential of communities.

From chapter 7, section 4 of the Peel Region Official Plan, offers a broad and inclusive definition of health which refers to complete physical, mental and social well-being. This is a pro-active model of wellness incorporating a person's perceptions of their quality of life, their chances for optimal social interaction, the availability of community activities and resources, and a monitoring of the link between daily stress and health. The Official Plan characterizes healthy communities as:

- a clean, safe, high quality physical environment.
- a stable ecosystem that is moving towards sustainability.
- a strong, mutually supportive, and non-exploitative community.
- a high degree of participation and control by the public over decisions affecting their lives, health and well being.
- the meeting of basic needs for food, water, shelter, income, security, and work for all the people of the community.
- access to a wide variety of experiences and resources, with the chance for a wide variety of contact, interaction, and communication.
- a diverse, vital, and innovative economy.
- connectedness with the past and with the cultural and biological heritage of the community, groups, and individuals.

- a form that is compatible with and enhances the preceding characteristics.
- an optimum level of appropriate health and sick care services available to all
- and
- high levels of positive health and low levels of disease.

This CSFS addresses the provision of social, cultural, and recreational services through the analysis of schools, community/recreation centres, libraries, childcare services, parks and human services. Non-public sector uses, such as places of worship, are not included in the scope to align with the Community Infrastructure Guidelines. Additional analysis of the healthy community guidelines is provided in the Planning Justification Report by Glen Schnarr and Associates.

#### ***Town of Caledon Official Plan***

Chapter 3. Section 1.3.7 of Caledon's Official outlines the policies and vision for sustainable development patterns and community design in Caledon. To create complete, compact, and well-connected communities. The plan emphasizes a high standard of community design as the Town continues to plan for and promote development and redevelopment opportunities that incorporate the principles of sustainability in accordance with Provincial and Regional planning directions and the Town's Official Plan policies. The Town will plan for higher density residential and mixed-use neighbourhoods and employment areas, and intensification in appropriate locations as well as providing for recreation opportunities and community services.

This CSFS addresses the provision of the above community uses and identifies opportunities to accommodate uses where deficiencies may occur. Non-public sector uses, such as places of worship, have not been included in the scope to align with the Community Infrastructure Guidelines.

# Appendix C – Existing Facility Mapping

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