

Draft: March 5, 2021

**TOWN OF CALEDON  
PLANNING  
RECEIVED**

April 20, 2021

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**AMENDMENT NO. XXX  
TO THE OFFICIAL PLAN FOR  
THE TOWN OF CALEDON PLANNING AREA**

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 20XX - XX**

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this \_\_\_\_ day of \_\_\_\_\_, 20XX.

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Alan Thompson, Mayor

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Carey deGorter, Clerk

## **THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. xxx of the Town of Caledon Official Plan.

## AMENDMENT NO. xxx

### OF THE TOWN OF CALEDON OFFICIAL PLAN

#### PART A - THE PREAMBLE

##### **Purpose of the Amendment:**

The purpose of this amendment is to amend the policies applying to certain lands identified on Schedule "A", in the Town of Caledon, currently within the 'Bolton Highway Commercial Area' designation by replacing the designation of the lands with the 'Special Residential Area' designation to permit a residential mixed-use development on the subject lands.

##### **Location:**

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 12563 and 12599 Highway 50, and 2 Industrial Road, and legally described as Part Lots 3 and 4, Concession 7; Town of Caledon; Regional Municipality of Peel (the "subject lands").

##### **Basis:**

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, 12599 Hwy 50 Ltd. has requested an amendment to the Town of Caledon Official Plan to permit the re-designation of the subject lands from "Bolton Highway Commercial Area" to "Special Residential Area" in order to facilitate the construction of a mixed-use development consisting five apartment buildings ranging in height from 18 to 32-storeys with ground floor commercial uses.

The subject lands are currently designated "Bolton Highway 50 Commercial Area" on Schedule C-"Bolton Land Use Plan".

In the Town Structure & Land Use Policies section of the Official Plan (Section 5.4.5.1), Highway Commercial uses are identified as consisting of a range of commercial establishments that primarily service the traveling public. In addition, large scale business and professional office uses and high quality prestige industrial type uses are also permitted

Section 5.10.4.5.6.2 of the Official Plan states that the Bolton Highway 50 Commercial Area will generally function as the principal centre for automotive related uses and commercially related recreational uses in the Bolton trade area.

This Amendment will designate the subject lands "Special Residential Area" to allow for the proposed development.

The proposed amendment is considered by Council to be appropriate for the following reasons:

- The development proposal is consistent with the *Provincial Policy Statement*, which requires that municipalities plan for and accommodate intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently;
- The development proposal conforms to the *Growth Plan for the Greater Golden Horseshoe 2019* which encourages compact, complete communities with a variety of housing options. The Site is located within the built-up area of the Town of Caledon. Provincial initiatives promote directing intensification to built-up areas of municipalities. The *Growth Plan of the Greater Golden Horseshoe* requires that ultimately a minimum of 50% of new residential development occur within the built-up area of the Region of Peel

following the completion of the next Municipal Comprehensive Review of the Regional Official Plan. It is currently the policy of the Region of Peel to achieve a minimum of 40% residential intensification within the built-up area.

- The development proposal conforms to the *Region of Peel Official Plan*, which designates the subject lands “Rural Service Centre”, and encourages intensification and redevelopment. The Bolton Rural Service Centre is expected to accommodate the majority of the Town of Caledon’s future growth;
- The Town of Caledon Official Plan identifies that residential intensification is encouraged in built-up areas that have sufficient infrastructure and community services. Rural Service Centres are the primary growth areas within the Town, with the Bolton Rural Service Centre identified as the area with the greatest intensification potential.
- The Bolton Queen Street Corridor Study identified that the lands south of the railway line offer the greatest potential within the Bolton Queens Street Corridor Study area for accommodating growth to 2041. The study recognized opportunities for higher density commercial and higher density residential activity along Highway 50 between McEwan Drive and George Bolton Pkwy. The proposed development will help facilitate the vision of the Bolton Queen Street Corridor Study.
- The development proposal will add 2,229 units to the available stock of housing within the Town of Caledon, thereby contributing to the Town’s ability to achieve its intensification target;
- The mixed-use apartment buildings will contribute to providing a range of housing options within the Town. Apartment forms of development are currently underrepresented in the Town;
- The proposed density of the development will efficiently use available infrastructure and public services, and will also promote and support active transportation and transit in the area;
- The proposed development contemplates a massing and design which will improve and enhance the streetscape along both Highway 50 and Industrial Road. The built form will transform the highway commercial area into an active, pedestrian-friendly mixed-use area.

In support of the application, the applicant submitted the following reports:

- Archaeological Assessment
- Functional Servicing and Stormwater Management Report
- Fiscal Impact Study
- Geotechnical Investigation
- Hydrogeological Investigation
- Noise and Vibration Feasibility Study
- Phase 1 Environmental Site Assessment
- Planning Justification Report
- Retail Commercial Opportunity and Impact Study
- Urban Design Brief
- Urban Transportation Considerations Report
- Pedestrian Level Wind Study
- Arborist Report

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. xxx of the Town of Caledon Official Plan.

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows and in accordance with the boundaries shown on Schedule A to this Amendment.

1. Schedule C Bolton Land Use Plan is amended to redesignate the subject lands to "Special Residential Area", as shown on Schedule A.
2. The Town of Caledon Official Plan is amended to add Section 5.10.4.4.12.4 to read:

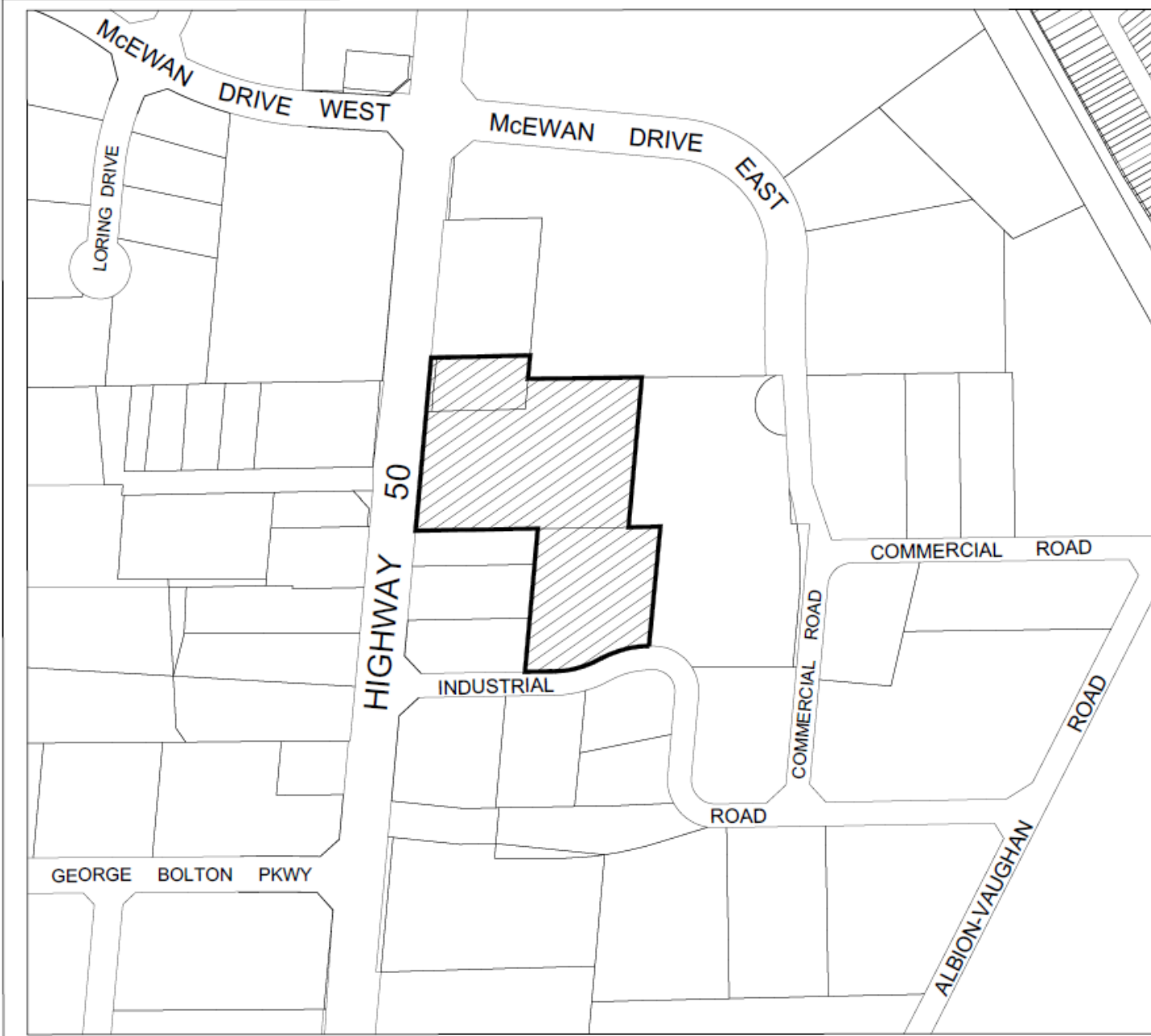
The Special Residential Area east of Highway 50 and north of Industrial Road shall develop in accordance with the following provisions:

- a) The following land uses shall be permitted:
  - i. High density residential
  - ii. Commercial
- b) Buildings fronting onto Highway 50 or Industrial Road shall be required to provide commercial uses at grade in a mixed-use building format;
- c) The density of the Special Residential Area development block shall be a maximum of 4.9 FSI;
- d) The maximum building height shall be 32 storeys;
- e) A high standard of landscape and streetscape features shall be provided in accordance with Section 5.16 of the Plan; and
- f) Adequate off-street parking is to be provided including appropriate provision of loading spaces, as specified in the implementing Zoning By-law.

### **Implementation and Interpretation**

This Amendment to the Official Plan will be implemented as follows:


1. Zoning By-law  
It is Council's intent to implement this Amendment, in part, by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act, R.S.O. 1990, C.P. 13, on the lands affected by this Amendment.
2. Site Plan Approval  
It is Council's intent to implement this Amendment, the land use designation and policies of the Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.



**SCHEDULE "A"**  
**OFFICIAL PLAN AMENDMENT**  
**No. XXX**

12563 and 12599 Highway 50  
and 2 Industrial Road  
Part of Lots 3 and 4, Concession 7  
Town of Caledon  
Regional Municipality of Peel

**LEGEND**

 Subject Property to be  
Redesignated from Bolton  
Highway 50 Commercial to  
Special Residential



Date: March 1, 2021  
File No.: