

Application Submitted

Site Plan Control
 Secondary Plan

OP/Zoning By-law Amendment

Draft Plan of Subdivision

Block Plan

Office Use Only

Municipality: Brampton Caledon Mississauga

Date Received: _____ Planner: _____ Application No.: _____

Is this HDA revised from an earlier submission? Yes No

**TOWN OF CALEDON
PLANNING
RECEIVED**

April 20, 2021

Property and Applicant

Address of Subject Land (Street Number/Name): 12563 & 12599 Highway 50 and 2 Industrial Road

Applicant

Name: Mark DiCostanzo Telephone: 416-749-5030 E-mail: MDiCostanzo@verdialliance.com

Registered Owner: 12599 Hwy 50 Ltd.

Proposal Description

Gross Floor Area: 176,747.21 Number of Storeys: 18-32 Number of Units: 2,229

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

The proposed development will provide 2229 residential units in the form of one, two and three bedroom units. This form of housing will facilitate housing for all income groups to address Regional housing policies. The density of the development will create a compact built form and help to diversify the housing mix within the community. Commercial uses will also be provided on site maintaining a commercial presence on the lands that will service the residents of the proposed development and general community within the Town of Caledon. The built form will introduce a mixed-use format with a number of direct pedestrian connections from the development to the public realm.

PEEL HEALTHY DEVELOPMENT ASSESSMENT (LARGE-SCALE)

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

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual Score
DENSITY				
<p>1. All development on Designated <i>Greenfield Areas</i> shall achieve a minimum overall density target as prescribed by the Regional Official Plan in policies 5.5.4.2.1 and 5.5.4.2.2.</p> <p>Where the local municipality has established higher density targets, these higher targets will apply.</p>	<p>Not a greenfield development</p>		5	
<p>2. All development in Designated <i>Urban Growth Centres</i> in the Region of Peel (i.e., Downtown Brampton and Mississauga City Centre) achieves a minimum overall density target of 200 people and jobs per hectare.</p> <p>Where the local municipality has established higher density targets, these higher targets will apply.</p>	<p>The development proposes a density of 322.5 units per hectare</p> <p>While the lands are not in an Urban Growth Centre, they are located in a Rural Service Centre, where growth and intensification are directed for the Rural area.</p>	NA		

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
SERVICE PROXIMITY				
Transit				
3. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.	Yes, GO Bus transit stop located 175m north of subject land	Planning Justification Report	2	2
4. Areas within 400m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets.	The proposed development is not located within 400m of a Higher Order Transit Stop	NA	1	
5. Access to transit from the proposed development is safe, attractive and direct for pedestrians.	Yes, sidewalks on Highway 50	See site plan	n/a	
Neighbourhood Community and Retail Services				
6. At least 75% of the proposed dwelling units are situated within 800m of three or more of the following planned or existing neighbourhood public services: <ul style="list-style-type: none"> • childcare facility • community garden • hospital or health clinic • public library • place of worship • adult/senior care facility • social service facility • performance or cultural space • post office • recreation centre 	Childcare facilities: -Creative Children's Montessori School and Day Care -Countryside Montessori & Private School Health Clinic -Bolton Medical Practice and Therapy -TruHealth Medical Clinic Centre Community Centre -The Exchange Place of Worship -Connect Church	See Planning Justification Report	2	2
7. 100% of the proposed dwelling units are within 800m of an existing or planned	Yes Creative Children's Montessori School and Day Care -Countryside Montessori & Private School		1	1

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
elementary school.				
8. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.	No		1	
9. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.	No		2	
10. At least 75% of the proposed dwelling units are within 800m of 5,000m ² of personal service and commercial retail space, comprising a mix of uses such as a grocery store, pharmacy, bank, coffee, shop, restaurant, dry cleaner and hair salon.	Yes, commercial and personal service in close proximity on Highway 50. Development proposes mixed-use		2	2
11. <i>Convenience commercial</i> uses are present in key locations, including <i>greyfield</i> areas, <i>intensification areas</i> and <i>corridors</i> and <i>greenfield areas</i> .	Yes, located along Highway 50		2	2
Employment				
12. The development is within 10km (i.e., a 30 minute transit trip) of an existing or planned employment centre or urban centre.	Yes, within walking distance to employment lands surrounding the site		2	2
LAND USE MIX				
13. <i>Employment lands</i> include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.	At grade commercial proposed	See site plan	2	2
14. In combination, the following housing type groups make up	The proposal is comprised of apartment forms. Townhouse units are proposed within the buildings	See site plan	2	2

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
at least 50% of the total units: <ul style="list-style-type: none"> • townhouses and multiplex • apartment buildings 				
15. The proposed development includes special housing types, such as senior's housing, long term care facilities and supportive or affordable housing.	NA		1	
16. <i>Live-work units</i> and other employment-related uses compatible with residential uses are included in the proposed development.	NA		2	
17. Retail uses on the ground floor are provided in multi-unit and mixed-use buildings.	Yes	See site plan	1	1
STREET CONNECTIVITY				
18. Infill development increases opportunities for street and pedestrian linkages and connectivity.	The proposal is infill development and provides opportunities for street and pedestrian linkages	See site plan		1
19. In designated <i>Greenfield Areas</i> , street networks and off-road paths: <ul style="list-style-type: none"> • are <i>multi-modal</i> to provide choice to pedestrians and cyclists; and • make clear connections to existing routes and facilities. 	Not a greenfield development		1	
20. Cul-de-sacs, crescent streets and loop roads are not utilized unless they are located near significant infrastructure,	Not proposed	See site plan	2	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
including highways and railways, or near natural features.				
21. Reverse frontage streets are not utilized.	Not proposed		1	
22. Residential blocks in the proposed development do not exceed 80x180m in size.	Mixed use development This is a large scale development	See site plan	3	3
23. Intersections are frequent (75/sq.km), with street blocks decreasing in size as density increases.	intersections/public roads not proposed	See site plan	3	NA
24. Sidewalks, bike lanes and multi-use paths connect to street networks, community amenities and transportation nodes.	Internal sidewalks connect to municipal sidewalks	See site plan	n/a	
STREETScape CHARACTERISTICS				
Pedestrian Amenities				
25. Neighbourhood public and retail services are located linearly along major roads to promote a main street environment, and are focused within community and mixed use nodes.	Retail proposed along Hwy 50 and Industrial Road	See site plan	2	2
26. All streets in low-density residential areas have sidewalks on each side that are at least 1.5m wide. All streets in medium- and high-density residential neighbourhoods, mixed-use areas and commercial areas	Sidewalks internal to the site are not proposed to be 2m wide	See site plan	1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
have sidewalks on each side that are at least 2 m wide.				
27. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets.	NA will be shown at the site plan stage		1	
28. All transit stations, major transit stations and major pedestrian routes have: <ul style="list-style-type: none"> • weather protection • seating • waste baskets • lighting • route information • bicycle parking 	NA will be shown at the site plan stage		1	
Cycling Amenities				
29. A connected and destination-oriented bikeway network is provided throughout the community, including a variety of on- and off-street bikeway facilities. These provide an appropriate degree of separation from motorized traffic, taking into account the speed and volume of traffic on the street. These on-street bikeway facilities must include: <ul style="list-style-type: none"> • bicycle lanes • sharrows • signed routes • multi-use paths on the boulevard <p>Where there is a local Bicycle Plan, the bikeway network</p>	NA		1	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
proposed in the Plan is implemented in the development area, and opportunities to enhance, or connect, the proposed bikeway network are identified.				
30. 90% of the residential dwelling units are within 400m of a continuous and connected bike network.	No		1	
Lighting				
31. Residential and commercial streets in medium- to high-density neighbourhoods have pedestrian-scaled lighting and are limited to a height of 4.6m.	NA will be shown at the site plan stage		1	
32. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking areas, relate to the pedestrian and are limited to a height of 4.6m.	NA will be shown at the site plan stage		1	
Traffic Calming				
33. In greenfield development, or where new streets are introduced through infill (re)development, traffic calming is achieved by using any of, but not limited to, the following: <ul style="list-style-type: none"> • minimum traffic lane widths • minimum number of traffic lanes in the roadway • Pedestrian-priority streets, woonerfs or home-zones 	NA no public streets proposed		3	

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
(i.e., the speed limit is under 15km/hr and vehicles must yield to pedestrians and cyclists)				
34. Traffic calming elements are designed to increase comfort and safety for means of active transportation, so as not to unduly create hazards or obstacles for pedestrians or cyclists.	NA no public streets proposed		n/a	
EFFICIENT PARKING				
35. Provide reduced automobile parking ratios for: <ul style="list-style-type: none"> • buildings and other facilities within 400m of a higher order transit stops; and, • apartments/condominiums offering car share parking spaces. 	NA		1	
36. Efficient use of parking is promoted by identifying systems for sharing parking spaces by two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).	NA		1	
37. Provide unbundled parking for 50% of multi-family dwelling units within 400m of a higher-order transit stop.	NA		2	
38. 50% or more of residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks.	Yes- parking in underground garage		2	2

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
39. For multi-storey residential dwelling units, institutional and employment uses, parking is located away from the street to the rear or to the side, or is located underground.	yes, parking located away from the street and within underground garage		2	2
40. Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design: <ul style="list-style-type: none"> • pedestrian access, connectivity and circulation • tree planting • landscaping • stormwater management • porous/permeable surfaces • light-coloured materials instead of black asphalt 	Will be detailed at the site plan stage		2	

HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

*Note that many items not considered until site plan approval stage

DENSITY

5 /5

Density targets

5 /5

- (Tick correct box)
- Greenfield targets
 - Urban Growth Centre targets

SERVICE PROXIMITY

11/14 /15

Transit proximity

2 /2

~~Major Transit Station Area targets~~

~~/1~~

~~Safe & comfortable transit access~~

~~N/A~~

Proximity to neighbourhood public services

2 /2

Proximity to elementary school

1 /1

Proximity to secondary school

0 /1

Proximity to park, square or natural space

0 /2

Proximity to commercial retail

2 /2

Convenience commercial in key locations

2 /2

Proximity to employment or urban centre

2 /2

LAND USE MIX

5/6 /8

Employment Lands

2 /2

Housing diversity

2 /2

Special Housing

0 /1

~~Live-Work units and other employment uses~~

~~/2~~

Retail uses on ground floor

1 /1

STREET CONNECTIVITY

1/1 /10

Improved connectivity

1 /1

Infill development

Greenfield development

~~Non-grid streets avoided~~

~~/2~~

~~Reverse frontage streets avoided~~

~~/1~~

~~Small residential blocks~~

~~/3~~

~~Frequent intersections~~

~~/3~~

Active transportation connectivity

N/A

STREETSCAPE CHARACTERISTICS

2/5 /12

Linear and nodal commercial development

2 /2

Sidewalks

0 /1

~~Street trees~~

~~/1~~

~~Transit Station amenities~~

~~/1~~

Connected bike network

0 /1

Proximity to bike network

0 /1

~~Lighting on residential/commercial streets~~

~~/1~~

~~Public outdoor lighting~~

~~/1~~

~~Traffic calming~~

~~/3~~

~~Traffic calming enhances comfort and safety~~

~~N/A~~

EFFICIENT PARKING

4/6 /10

Provide reduced parking ratios

0 /1

Identify systems for shared parking spaces

0 /1

~~Unbundled parking~~

~~/2~~

Parking location (single-storey residential)

2 /2

Parking location (other)

2 /2

~~Above-ground parking design~~

~~/2~~

TOTAL*:

28/37 /60

GOLD:

80-100%

SILVER:

70-79%

BRONZE:

60-69%

PASS:

50-59%

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