





FIGURE 1
HEALTHY DEVELOPMENT ASSESSMENT:
TRANSIT WITHIN VICINITY OF
PROPOSED DEVELOPMENT

 SUBJECT LANDS

-  Future & Existing Multi-Use Path & Transit Corridor (200m Buffer)
-  Future & Existing Multi-Use Path & Transit Corridor (400m Buffer)
-  Route 81 (200m Buffer)
-  Route 7 (200m Buffer)

Residential Units within 200m of Transit Route	54
Total Residential Units:	1087
Percentage of Proposed Residential Units within 200m of Transit Route:	5%
Residential Units within 200m of Future & Existing Multi-Use Path Transit Corridor:	87
Total Residential Units:	1087
Percentage of Proposed Residential Units within 200m of Future & Existing Multi-Use Path Transit Corridor:	8%

Residential Units within 400m of Future & Existing Multi-Use Path Transit Corridor:	1044
Total Residential Units:	1087
Percentage of Proposed Residential Units within 400m of Future & Existing Multi-Use Path Transit Corridor:	96%

TOWN OF CALEDON
PLANNING
RECEIVED

Sept.17,2021



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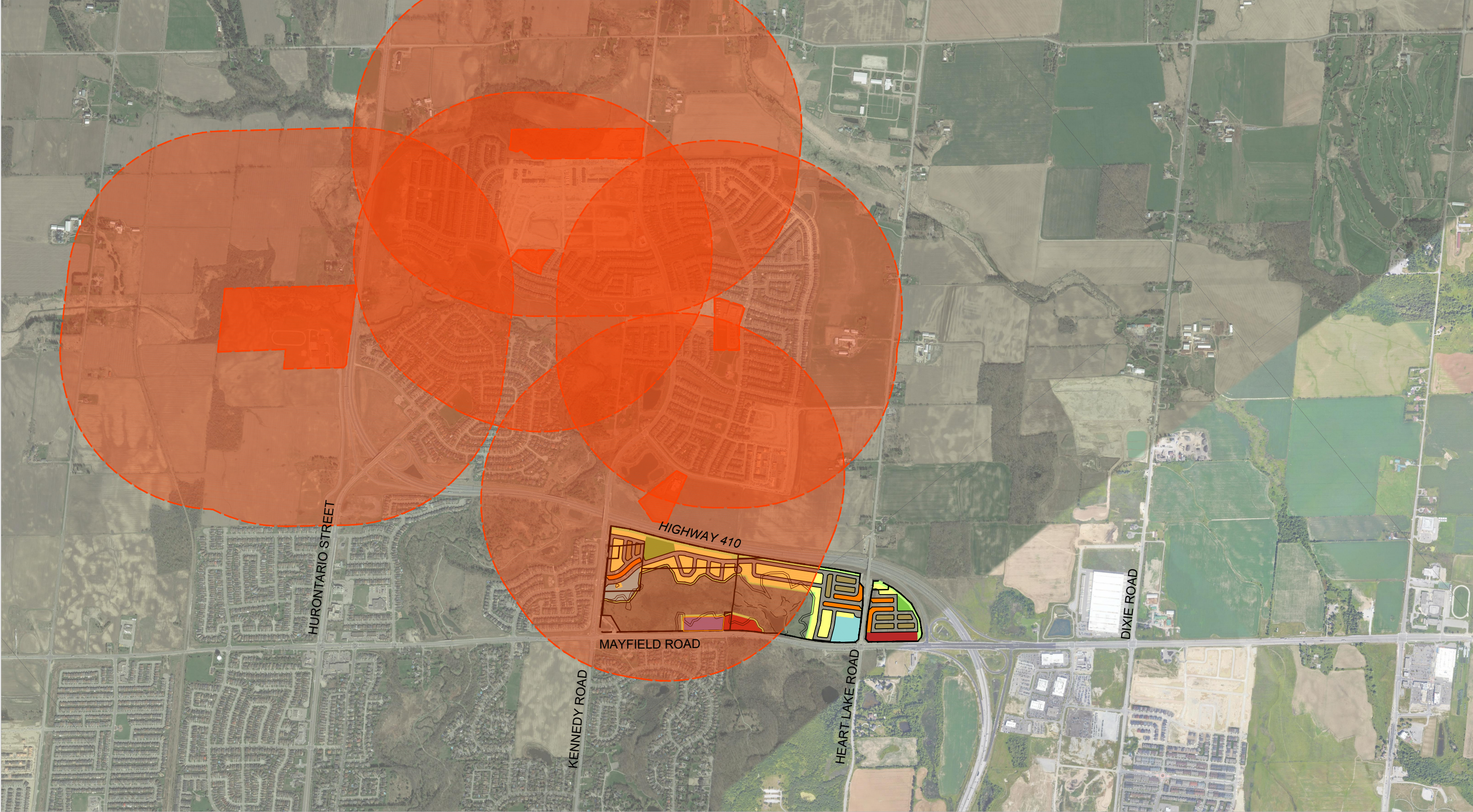





FIGURE 2
HEALTHY DEVELOPMENT ASSESSMENT:
ELEMENTARY SCHOOLS

 Subject Lands

-  Elementary School (800m)
-  Existing Elementary Schools

Residential Units within 800m of Elementary Schools:	750
Total Residential Units:	1087
Percentage of Proposed Residential Units within 800m of Elementary Schools:	69%



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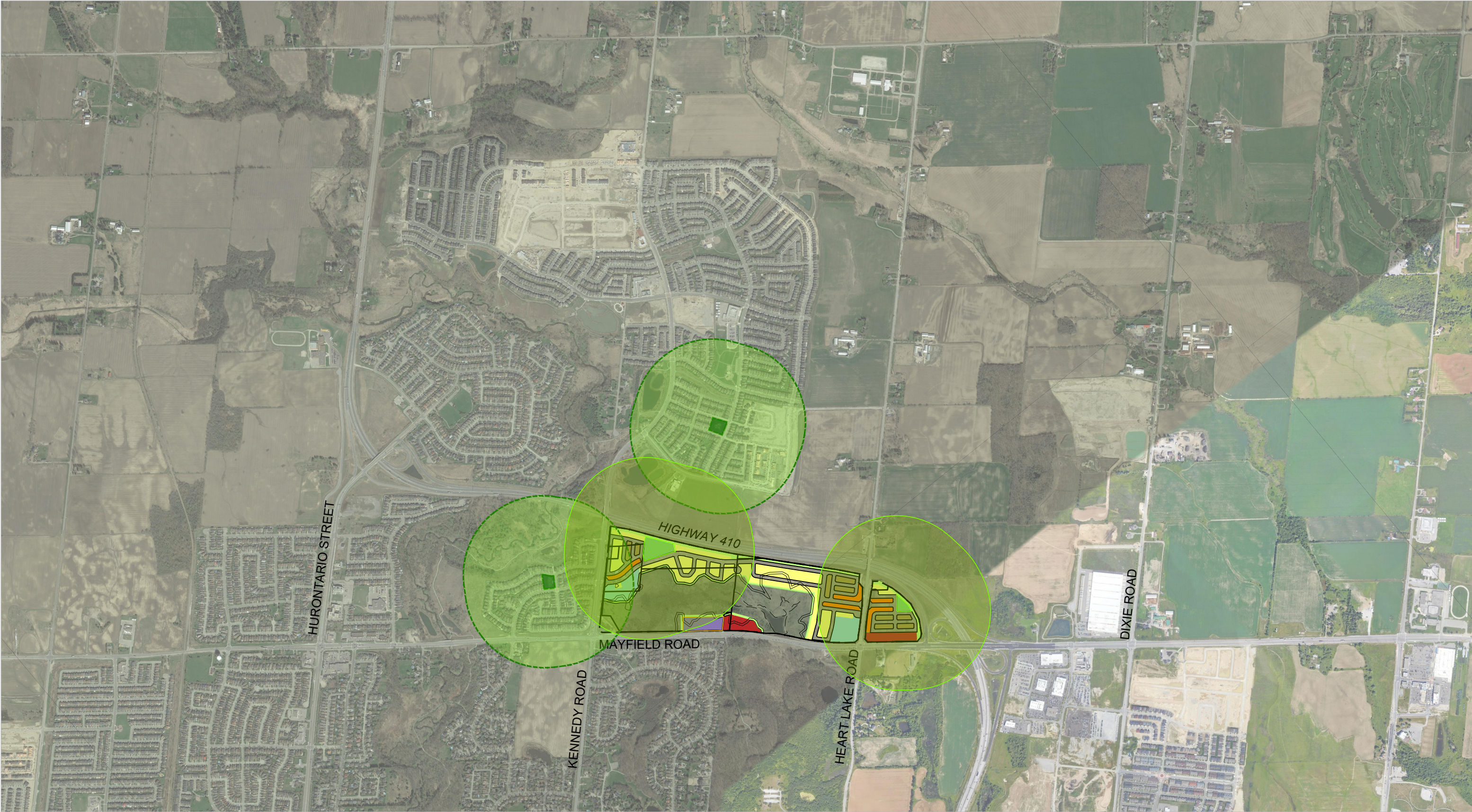






FIGURE 3
HEALTHY DEVELOPMENT ASSESSMENT:
PARKS AND OPEN SPACES 400M
OF PROPOSED DEVELOPMENT

 Subject Lands

-  Existing Parks (400m Radius 5-Minute Walk)
-  Existing Parks
-  Proposed Parks (400m Radius 5-Minute Walk)
-  Proposed Parks

Residential Units within 400m Existing Park Space:	43
Total Residential Units:	1087
Percentage of Proposed Residential Units within 400m of Existing Park Space:	4%
Residential Units within 400m of Proposed Park Space:	1000
Total Residential Units:	1087
Percentage of Proposed Residential Units within 400m of Proposed Park Space:	92%



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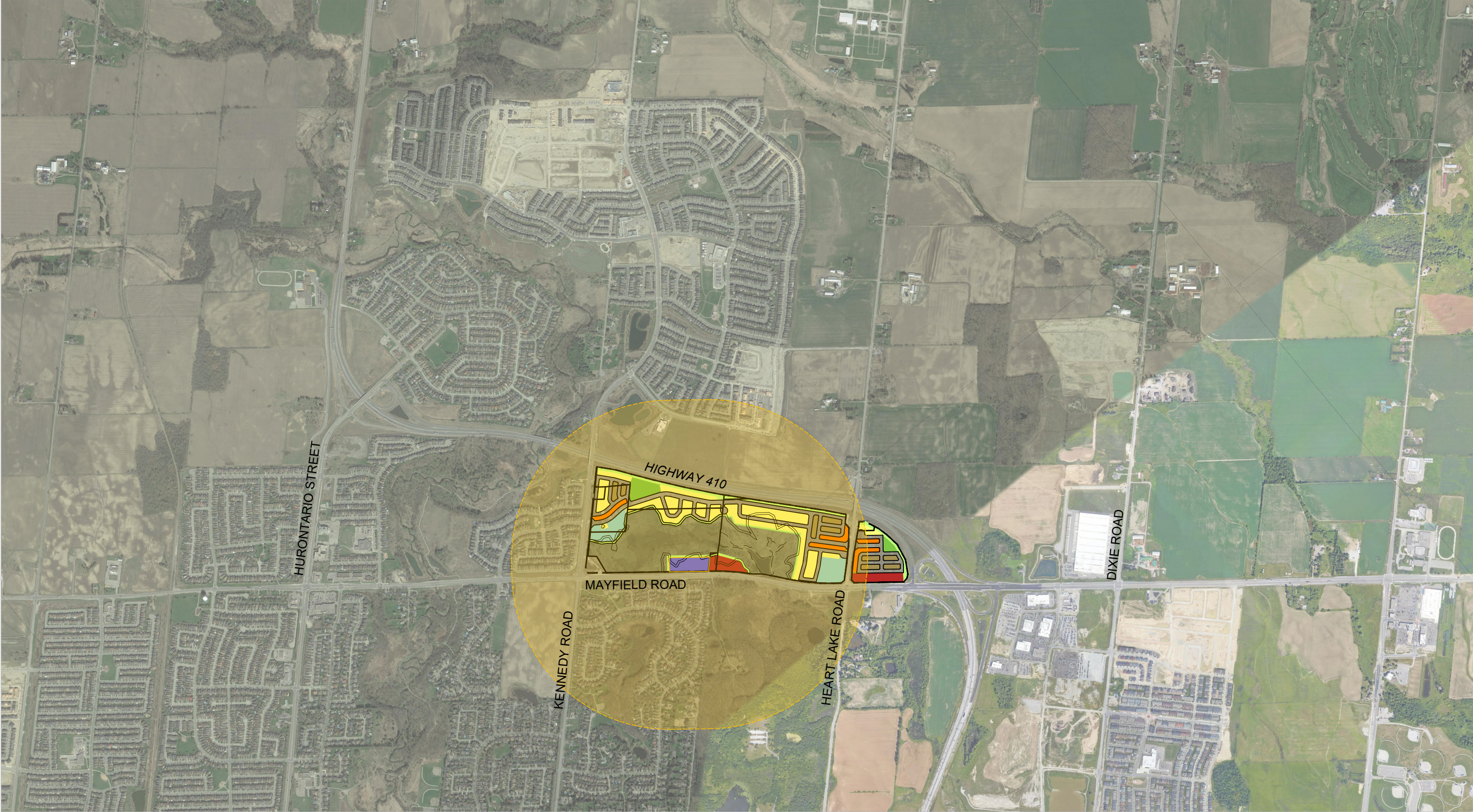



FIGURE 4
HEALTHY DEVELOPMENT ASSESSMENT:
PERSONAL SERVICE SHOP WITHIN VICINITY OF PROPOSED
DEVELOPMENT

 SUBJECT LANDS

 Proposed Personal Shopping
(800m Radius 10-Minute Walk)

Residential Units within 800m of Personal Service Shop:
Total Residential Units:
Percentage of Proposed Residential Units
within 800m of Personal Service Shop:

1033
1087
95%



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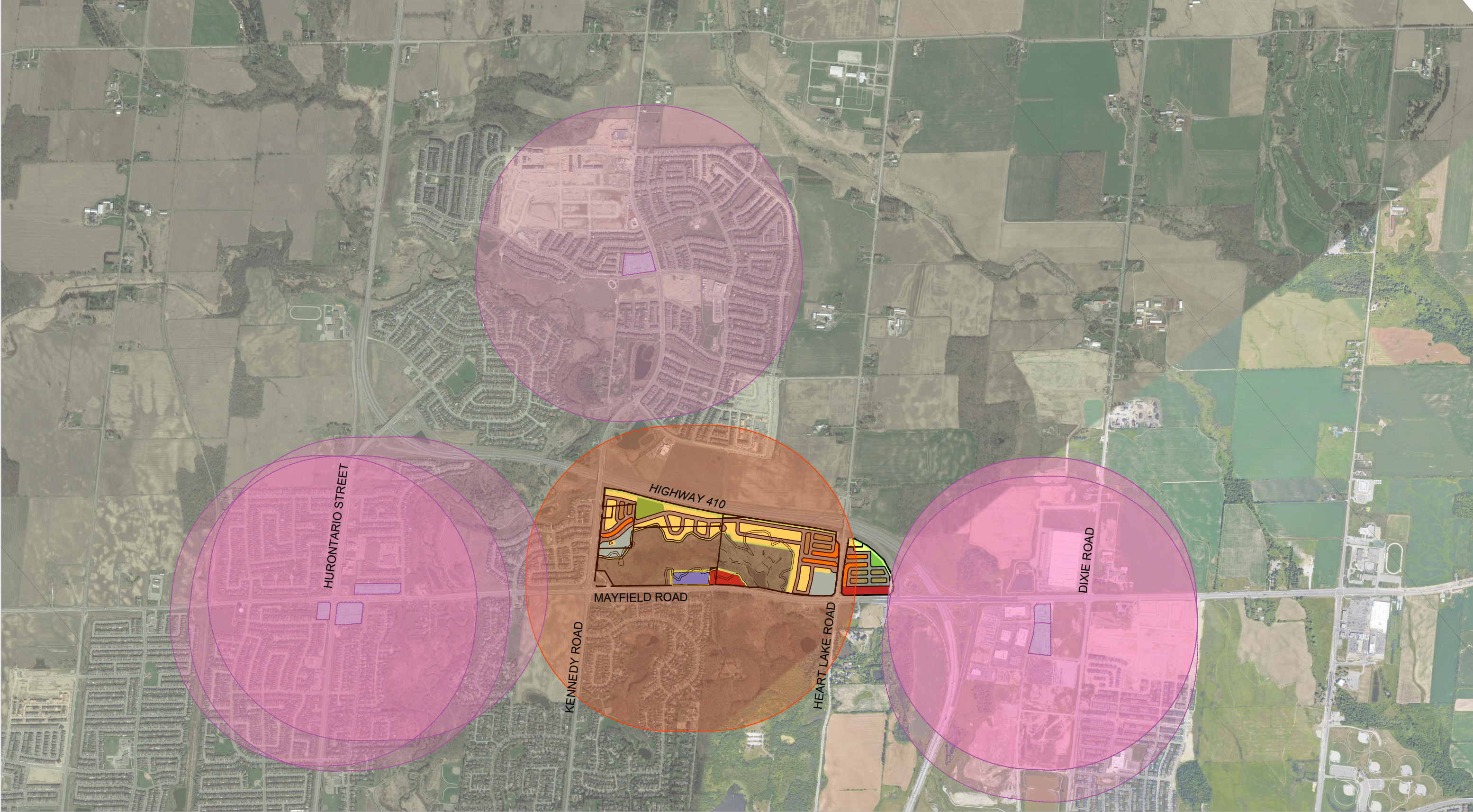






FIGURE 5
HEALTHY DEVELOPMENT ASSESSMENT:
COMMERCIAL RETAIL SPACE

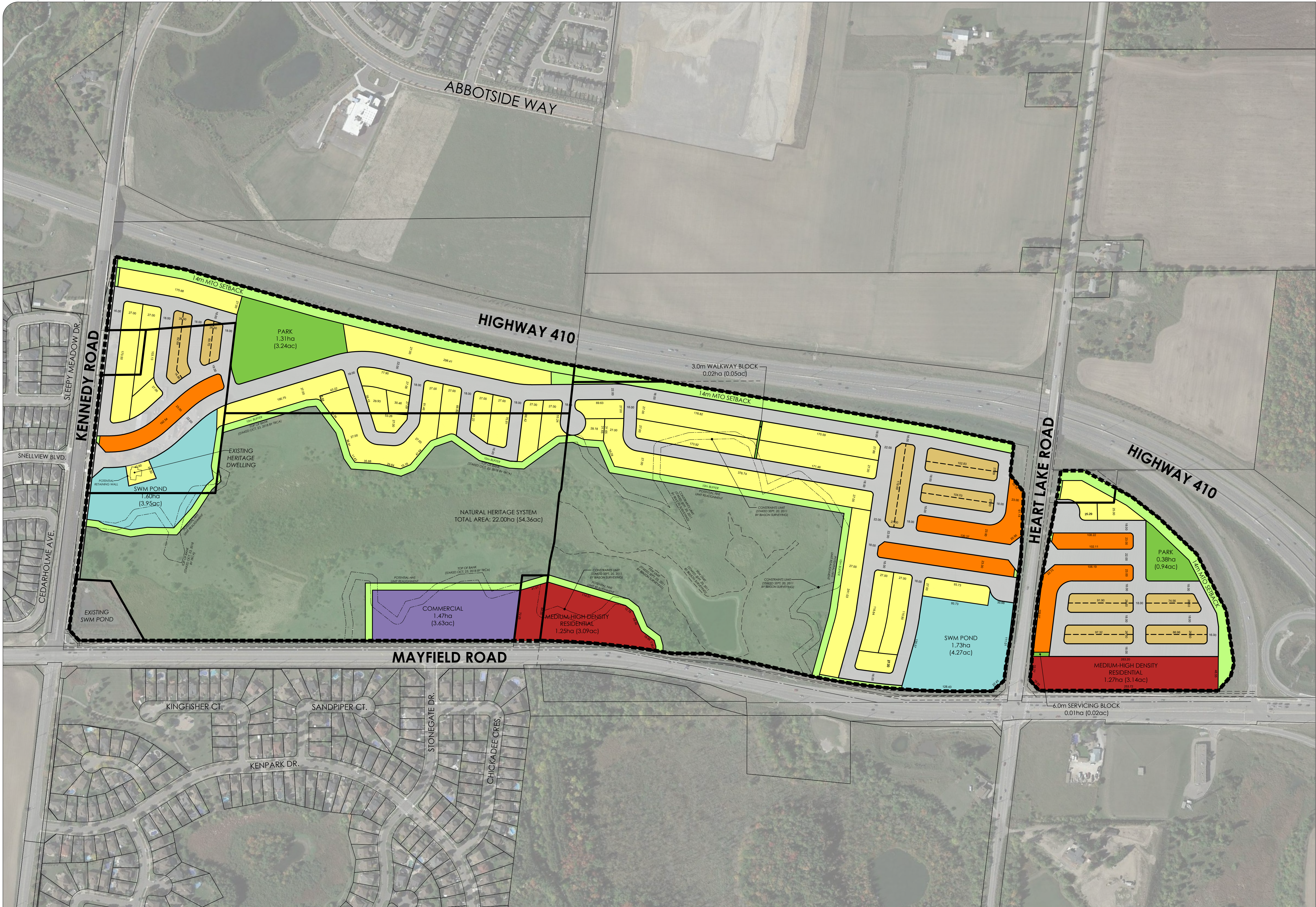
 Subject Lands

-  800m Existing Commercial Land Use Radius (5-minute walk)
-  800m Proposed Commercial Land Use Radius (5-minute walk)
-  Existing Commercial Land Uses
-  Proposed Commercial Land Uses

Residential Units within 800m of Existing Commercial Retail Space:	0
Total Residential Units:	1087
Percentage of Proposed Residential Units within 800m of Commercial Retail Space:	0%
Residential Units within 800m of Proposed Commercial Retail Space:	1022
Total Residential Units:	1087
Percentage of Proposed Residential Units within 800m of Proposed Commercial Retail Space:	94%



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LEGEND

- SECONDARY PLAN AREA
- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES
- DUAL-FRONTAGE TOWNHOUSES
- BACK-TO-BACK TOWNHOUSES
- MEDIUM-HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- SWM POND
- PARK
- OPEN SPACE / BUFFERS
- NATURAL HERITAGE SYSTEM

UNIT ESTIMATES

- DETACHED / SEMI-DETACHED / ST. TOWNHOUSES:
10.39ha x 35 UPHA = 364 UNITS
- DUAL-FRONTAGE TOWNHOUSES:
2.18ha x 55 UPHA =120 UNITS
- BACK-TO-BACK TOWNHOUSES:
2.25ha x 100 UPHA = 225 UNITS
- MEDIUM-HIGH DENSITY RESIDENTIAL
2.52ha x 150 UPHA = 378 UNITS

APPROXIMATE TOTAL UNITS: 1,087 UNITS

POPULATION ESTIMATES

LAND USE	TOTAL NUMBER OF UNITS	PERSONS PER UNIT*	POPULATION
LOW DENSITY (DETACHED, SEMI-DETACHED & ST. TOWNHOUSES)	364	3.43	1249
MEDIUM DENSITY (TOWNHOUSES)	345	2.92	1007
MEDIUM-HIGH DENSITY (TOWNHOUSES, APARTMENTS)	378	2.23	843
TOTALS	1,087		3,099

* PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL

JOB ESTIMATES

LAND USE	NUMBER OF JOBS
COMMERCIAL (43 JOBS / ha)	93
WORK FROM HOME & NO FIXED EMPLOYMENT (4% OF TOTAL POPULATION)	124
TOTALS	217

PARKLAND DEDICATION

LAND USE	REQUIRED PARKLAND (ha)
RESIDENTIAL AREAS (5% NDA) - 33.46 X 5%	1.67
COMMERCIAL AREAS (2% NDA) - 1.47 X 2%	0.03
TOTALS	1.70

PEOPLE & JOBS DENSITY

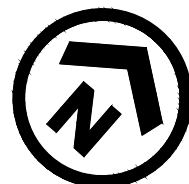
TOTAL PEOPLE & JOBS	TOTAL AREA (ha)	TOTAL PEOPLE & JOBS PER HECTARE
3316	39.09	84.83

FIGURE 6
HEALTHY DEVELOPMENT ASSESSMENT:
DEVELOPMENT CONCEPT PLAN

Subject Lands

Average number of intersections as noted in HDA Assessment: **75**
Total number of Proposed Intersections: **34**
Number of Intersections per km² of net developable area **±97**

Block lengths are included throughout the drawing



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