

TOWN OF CALEDON  
PLANNING  
RECEIVED

March 4, 2026

# **MOUNT HOPE WEST SECONDARY PLAN**

## **Community Services/Facilities Study**

REVISED FEBRUARY 2026

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## Executive Summary



This Community Services/Facilities Study was prepared in support of the Mount Hope West Secondary Plan which proposes to introduce approximately 3,000 residents, 130 jobs and up to 900 new residential units on approximately 33 hectares of gross land area in the Town of Caledon. The Mount Hope West Secondary Plan Area is bound by Columbia Way to the south, the Greenbelt Plan Area to the north and west and Mount Hope Road to the east.

A demographic overview of the Secondary Plan Area is provided based on 2016 and 2021 Canadian Census data and finds that the Town of Caledon has been experiencing an influx in population with significant growth expected over the next 25 years. While the majority of existing dwelling types in Caledon consist of single-detached dwellings, there was a 120% increase in apartments greater than 5 storeys between 2016 and 2021 which is illustrative of a shift in prevalent dwelling types in the future. The highest category for household income in Caledon was \$150,000 and over, which has contributed to the local economy through increased demand for goods and services.

The Study Area for the purpose of this Community Services/Facilities Study is any area within 2,000 metres of the Secondary Plan Area. Various community services and facilities were found within the Study Area, but they were primarily within Downtown Bolton, and none were found within the Secondary Plan Area because of the existing agricultural uses.

The Mount Hope West Secondary Plan was approved by Council on February 24, 2026. The Secondary Plan Area will be comprehensively planned, allowing for future residents to get their essential needs met in close proximity. The development will provide a mix of housing types and commercial services to ensure current and future resident needs are met.

# 1 Introduction



SGL Planning & Design Inc. (SGL) was retained by United Holding Inc. to prepare this Community Services/Facilities Study in support of the Mount Hope West Secondary Plan and Draft Plan of Subdivision.

## 1.1 Site Location and Context

The Mount Hope Secondary Plan Area (“Secondary Plan Area”) encompasses approximately 33 gross hectares and is situated in Caledon, Ontario. The subject area is bounded by Columbia Road to the south, Mount Hope Road to the east, and the Greenbelt to the north and west. The Mount Hope Secondary Plan is part of Caledon’s “New Community Area” and supports the Town’s growth projections to the year 2051.

The subject lands are positioned as a natural extension of Bolton’s northern residential neighborhoods and will accommodate diverse housing options and include essential community services. The location benefits from proximity to existing residential areas, seamlessly integrating with the surrounding environment, while still respecting the adjacent Greenbelt Area lands.

## 1.2 Description of the Proposal

Mount Hope West is being planned as a “New Community Area” as part of Caledon’s urban expansion, designed to accommodate approximately up to 900 residential units, fostering a growth in population through to 2051. The community will feature a mix of housing types, promoting diversity and flexibility in living options. The following breakdown of housing types is based on the Secondary Plan, Tertiary Plan and revised Draft Plan of Subdivision. Assumptions have been made for the future development of non-participating lands at the north end of the plan (apartments), as well as the existing three non-participating residential lots along Mount Hope Road (townhouses). The following also accounts for the potential development of up to 100 units in the commercial block.

- Singles: 100 units
- Semi-detached: 345 units
- Townhouses: 235 units
- Apartments: 140 - 220 units

**Total: Up to 900 Residential Units**

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The Mount Hope West Secondary Plan is envisioned to develop into a compact, pedestrian-friendly community that integrates a variety of land uses. A commercial block at the corner of Mount Hope Road and Columbia Way will serve as a gateway into the “New Community Area”. The Secondary Plan Area will consist of a variety of land uses including residential, commercial and open space to accommodate growth to 2051.

The Mount Hope West Secondary Plan was approved by Council on February 24, 2026.

### **1.3 Purpose**

The purpose of this Community Services/Facilities Study is to identify and inventory current and future community services and facilities within and around the Secondary Plan Area to determine their adequacy to accommodate the needs of current and future residents.

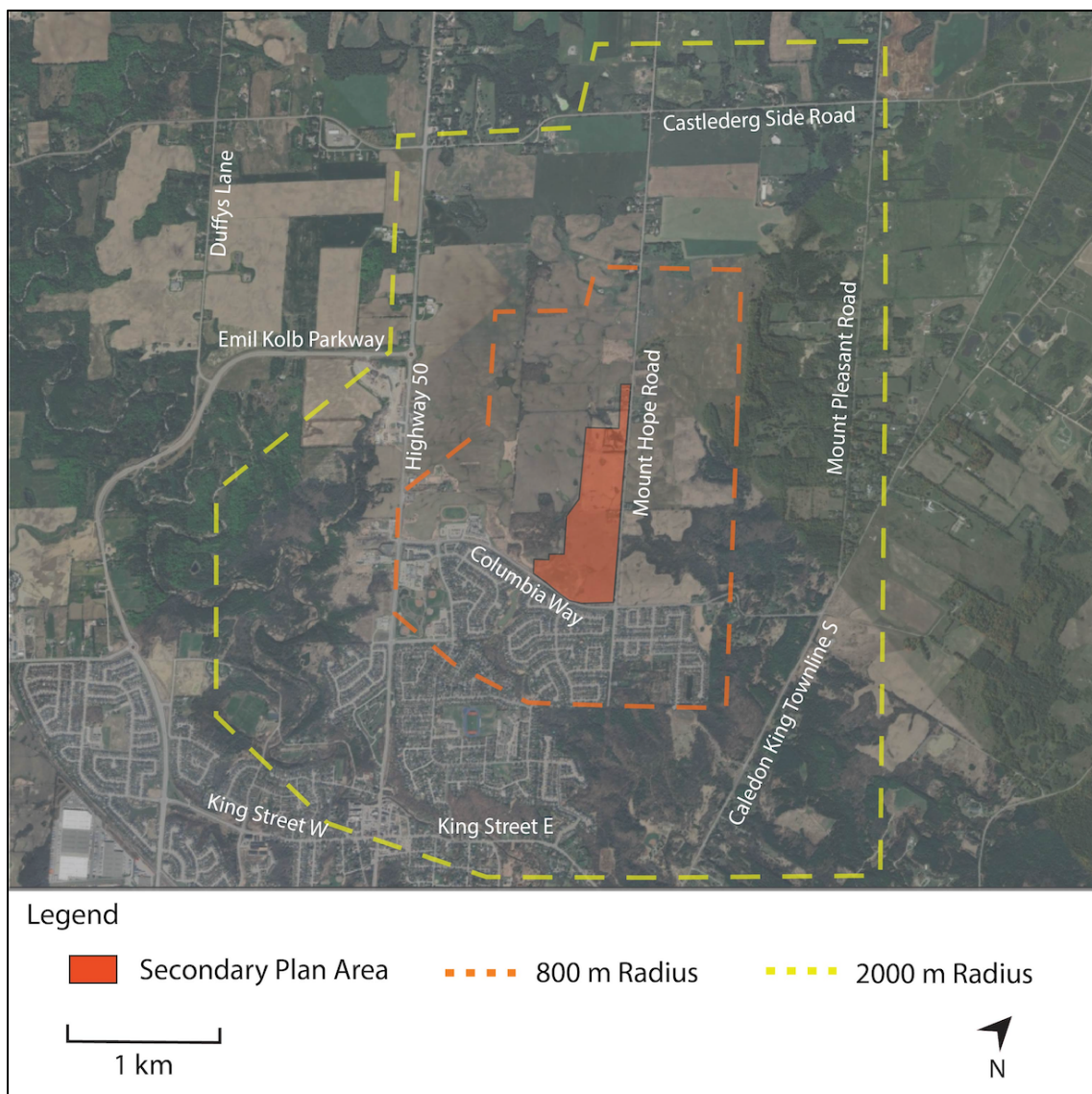
The report is structured as follows:

- Section 1:** Outlines the site location including its surrounding context and a description of the proposed secondary plan including the purpose of this Community Services/Facilities Study.
- Section 2:** Identifies the larger study area for the purposes of this Community Services/Facilities Study and provides a demographic overview of the study area.
- Section 3:** Describes the local context of the study area and identifies existing community services and facilities within 2,000 metres of the Secondary Plan Area.
- Section 4:** Provides a review of existing and planned services to meet the needs of current and future residents with consideration for nearby development applications.
- Section 5:** Summarizes the findings of the report.
- Section 6:** Includes supporting information as well as the appendices.

## 2 Study Area



For the purposes of this Community Services/Facilities Study and according to the Terms Of Reference outlined by the Town, the Study Area includes the Mount Hope West Secondary Plan Area as well as the area within a 2,000-metre radius of the Secondary Plan Area as shown on **Figure 1**. The Terms Of Reference also requires showing both an 800-metre and 2,000-metre radius from the edge of the Secondary Plan Area as shown on **Figure 1**.



**Figure 1: Mount Hope Secondary Plan Area Including 800m and 2,000m Radius**

## 2.1 Demographic Overview

The demographic data referenced in this report is based on 2016 and 2021 Census data from Statistics Canada. The Study Area is entirely within the Town of Caledon and forms part of Caledon’s “New Community Area”, specifically within the Mount Hope Secondary Plan Area. For the demographic overview, data from the Caledon Census Subdivision was utilized. It is noted that some values may be adjusted for rounding and respondent confidentiality purposes.

### 2.1.1 Population

**Table 1** displays the Town of Caledon population by age group for the years 2016 and 2021. The age groups used are consistent with the age grouping of Statistics Canada and consist of those 14 years old and under, between the ages of 15 to 64 and 65 years or older.

**Table 1: Population by Age Group (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
<b>Children (0 to 14 years)</b>	12,355	19%	13,155	17%
<b>Working Age (15 to 64 years)</b>	45,375	68%	52,025	68%
<b>Seniors (65+ years)</b>	8,765	13%	11,395	15%
<b>Total</b>	<b>66,505</b>		<b>76,580</b>	

Between 2016 to 2021, the population for the Town of Caledon increased by 15%. In 2021, the majority of people living in the Town of Caledon were within the working age category between the ages of 15 to 64 (68%) followed by children (17%), and then seniors (15%). The children age group grew at a slower rate with the proportion declining from 2016, whereas the working age group remained consistent at 68% and the proportion of seniors increased by 2%. The 2021 average age for the Town of Caledon was at 40.0 whereas the average age in 2016 was at 39.1, representing a slight increase in average age. With significant population growth anticipated over the next 25 years, it is expected that the children age group will increase with an influx of families, but its proportion of the population may not increase with an aging population.

## 2.1.2 Family Composition

**Table 2** shows family size of census families within a private household for 2016 and 2021.

**Table 2: Census Families in a Private Households by Family Size (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
<b>2 persons</b>	7,450	38%	8,345	38%
<b>3 persons</b>	4,285	22%	4,865	22%
<b>4 persons</b>	5,615	29%	6,330	29%
<b>5 or more persons</b>	2,100	11%	2,385	11%
<b>Total</b>	<b>19,460</b>		<b>21,930</b>	

Family sizes remained consistent between 2016 and 2021 with the total number of census families increasing due to the increase in population. The highest category of families consisted of 2 persons (38%) followed by 4 persons (29%), 3 persons (22%) and 5 or more persons (11%). The average number of children in census families with children was 1.9 in 2021. The average number of children in census families with children in 2016 was not available.

**Table 3** shows the number of children in couple census families in private households for the years 2016 and 2021. The term couple includes both married couples and common-law couples for the purposes for this summary table.

**Table 3: Number of Children in Couple Census Families (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
<b>With Children</b>	10,960	<b>64%</b>	12,380	<b>64%</b>
<b>Without Children</b>	6,210	<b>36%</b>	6,905	<b>36%</b>
<b>Total</b>	<b>17,170</b>		<b>19,285</b>	

Based on **Table 3**, most couple census families (64%) in 2016 and 2021 had children while a smaller proportion (36%) of couple families did not.

### 2.1.3 Housing Type

**Table 4** depicts census families in a private household by family size for the years 2016 and 2021.

**Table 4: Private Dwellings by Structural Type (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
Single-detached house	17,730	83%	19,120	81%
Semi-detached house	1,280	6%	1,650	7%
Row house	1,360	6%	1,825	8%
Apartment or flat in a duplex	340	2%	335	1%
Apartment in a building <5 storeys	395	2%	480	2%
Apartment in a building =>5 storeys	115	5%	255	1%
Other single-attached house	15	<1%	15	<1%
Movable dwelling	15	<1%	15	<1%
<b>Total</b>	<b>21,250</b>		<b>23,695</b>	

The primary dwelling type within the Town of Caledon is single-detached houses (83% in 2016 and 81% in 2021). Semi-detached houses and row house forms increased slightly in overall proportion between 2016 and 2021. Apartments in buildings greater than 5 storeys declined as part of the overall proportion of housing but had the highest increase in new units at 120%. These trends to multiple unit housing are likely to continue.

### 2.1.4 Immigrant Population

**Table 5** depicts the immigration status for a sample of 25% of the total population in private households.

**Table 5: Immigration Status (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
Non-immigrants	49,725	75%	52,710	69%
Immigrants	16,310	25%	22,220	29%

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
<b>Non-permanent residents</b>	185	3%	1,155	2%
<b>Total</b>	<b>66,220</b>		<b>76,085</b>	

As shown on **Table 5**, the percentage of immigrants grew slightly by 2021 compared to 2016.

**Table 6** depicts the age of immigrants for a sample of 25% of the total immigrant population in private households.

**Table 6: Age at Immigration (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
<b>Under 5 years</b>	2,200	13%	2,140	10%
<b>5 to 14 years</b>	3,485	21%	3,995	18%
<b>15 to 24 years</b>	4,625	28%	6,275	28%
<b>25 to 44 years</b>	4,960	30%	7,795	35%
<b>45 years and over</b>	1,040	6%	2,020	9%
<b>Total</b>	<b>16,310</b>		<b>22,225</b>	

According to **Table 6**, the most common age at immigration in 2016 and 2021 was between the ages of 25 to 44 years. The age group 15 to 24 and 5 to 14 came in second and third respectively in both 2016 and 2021 Census years. The least common age group for immigration in 2016 and 2021 was 45 years and over. It illustrates that Caledon is attracting working age singles and families.

**Table 7** lists the places of birth for a 25% sample of the immigrant population in private households between the years 2016 and 2021.

**Table 7: Immigrant Place of Birth (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
<b>Americas</b>	2,415	15%	2,745	12%
<b>Europe</b>	8,360	51%	7,850	35%
<b>Africa</b>	485	3%	730	3%
<b>Asia</b>	4,895	30%	10,800	49%

	Town of Caledon (2016)		Town of Caledon (2021)	
Oceania and other places of birth	165	1%	100	<1%
<b>Total</b>	<b>16,320</b>		<b>22,225</b>	

In 2016, the most common place of birth for immigrants in Caledon was from Europe (51%). The next most common place of birth was then Asia (30%), followed by Americas (15%), Africa (3%) and Oceania and other places (1%). In 2021, the most common place of birth for immigrants was Asia (49%) followed by Europe (35%), Americas (12%), Africa (3%) and the Oceania and other places (0%).

### 2.1.5 Labour Force

**Table 8** lists the labour force status for a 25% sample of the population between the years 2016 and 2021.

**Table 8: Labour Force Status (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
Employed (in the labour force)	36,715	68%	38,305	61%
Unemployed (in the labour force)	2,140	4%	4,835	8%
Not in the labour force	15,025	28%	19,800	31%
<b>Total</b>	<b>53,880</b>		<b>62,940</b>	

Between 2016 and 2021 the proportion of the population not in the labour force increased to 31%, likely reflecting the increase in seniors. More concerning is that the unemployment rate doubled to 8% within that time period which included the Covid pandemic.

**Table 9** lists the labour force aged 15 and over based on the National Occupational Classification (NOC) for a 25% sample of the population between the years 2016 and 2021. The NOC is Canada’s national system for describing occupations and it categorizes occupations into 10 broad categories as shown in **Table 9**.

**Table 9: National Occupational Classification (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
<b>Not applicable</b>	615	<b>2%</b>	1,090	<b>3%</b>
<b>Management (2016) /legislative and senior management (2021)<sup>1</sup></b>	5,785	<b>15%</b>	775	<b>2%</b>
<b>Business, finance and administration</b>	7,070	<b>18%</b>	8,875	<b>21%</b>
<b>Natural and applied sciences and related</b>	2,225	<b>6%</b>	2,960	<b>7%</b>
<b>Health</b>	1,375	<b>4%</b>	2,005	<b>5%</b>
<b>Education, law and social, community and government services</b>	4,400	<b>11%</b>	4,760	<b>11%</b>
<b>Art, culture, recreation and sport</b>	1,085	<b>3%</b>	1,020	<b>2%</b>
<b>Sales and service</b>	7,860	<b>20%</b>	9,360	<b>22%</b>
<b>Trades, transport and equipment operators and related</b>	6,360	<b>16%</b>	9,380	<b>22%</b>
<b>Natural resources, agriculture and related production</b>	755	<b>2%</b>	900	<b>2%</b>
<b>Manufacturing and utilities</b>	1,310	<b>3%</b>	2,010	<b>5%</b>
<b>Total</b>	<b>38,840</b>		<b>43,135</b>	

In 2016, the top three categories of occupations were sales and service (20%); business, finance and administration (18%); and trades, transport and equipment operators and related occupations (16%). In 2021, these were still the top three categories with trades transport and equipment operators moving to second position.

<sup>1</sup> 'Management occupations' in the 2016 National Occupational Classification (NOC) were re-classified in 2021 to 'Legislative and senior management occupations'. All middle management roles were re-allocated to their respective NOC groups.

**Table 10** depicts the place of work status for the employed labour force for a 25% sample of the population between the years 2016 and 2021. It should be noted that values from 2021 were affected by the COVID-19 pandemic and lockdown measures.

**Table 10: Place of Work Status (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
<b>Worked at home</b>	2,960	8%	10,700	28%
<b>Worked outside Canada</b>	110	<1%	90	<1%
<b>No fixed workplace address</b>	4,915	13%	5,730	15%
<b>Usual place of work</b>	28,725	78%	21,780	57%
<b>Total</b>	<b>36,710</b>		<b>38,300</b>	

As mentioned previously, the COVID-19 pandemic and stay-at-home mandates affected the place of work status for those in the labour force, hence the significant increase of those working at home from 8% in 2016 to 28% in 2021 as shown in **Table 10**. Despite that, a majority of residents worked at their usual place of work in 2016 (78%) and in 2021 (57%).

A 25% sample of those who commuted and their commuting destinations to their usual place of work in 2016 and 2021 are shown in **Table 11**.

**Table 11: Commuting Destination (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
<b>Commute within census subdivision (CSD) of residence</b>	6,615	23%	6,360	29%
<b>Commute to a different census subdivision (CSD) within census division (CD) of residence</b>	10,385	36%	7,515	35%
<b>Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence</b>	11,680	41%	7,860	36%
<b>Commute to a difference province or territory</b>	50	<1%	40	<1%
<b>Total</b>	<b>28,730</b>		<b>21,775</b>	

Of those who commuted to work in 2016 and 2021, most people commuted outside of Caledon and the majority commuted outside of the Region of Peel. 36% and 35% of residents in 2016 and 2021 respectively commuted outside of Caledon but stayed within the Region of Peel for work. Only 23% of residents in 2016 and 29% of residents in 2021 commuted within Caledon for work. This increase suggests that more residents were finding work close to home in 2021.

### 2.1.6 Socio-economic Characteristics

**Table 12** displays the total household income for private households in Caledon in 2015 and 2020.

**Table 12: Household Total Income (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016) in 2015		Town of Caledon (2021) in 2020	
<b>Under \$20,000</b>	650	3%	510	2%
<b>\$20,000 to \$39,999</b>	1,595	8%	1,405	6%
<b>\$40,000 to \$59,999</b>	2,060	10%	1,725	7%
<b>\$60,000 to \$79,999</b>	2,210	10%	2,065	9%
<b>\$80,000 to \$99,999</b>	2,400	11%	2,300	10%
<b>\$100,000 to \$149,000</b>	5,500	26%	5,695	24%
<b>\$150,000 and over</b>	6,825	32%	10,005	42%
<b>Total</b>	<b>21,245</b>		<b>23,710</b>	

As shown in **Table 12**, the largest category of households in Caledon earned over \$150,000 in 2015 and 2020. The proportion of those earning \$150,000 and over increased substantially between 2015 and 2020. The average household income in 2015 was \$137,519 and the 2020 average household income was \$155,400.

**Table 13** depicts the highest certificate, diploma or degree earned for a 25% sample of the population aged 15 years and over in a private household in 2016 and 2021.

**Table 13: Highest Certificate, Diploma or Degree Earned (Statistics Canada, 2016 & 2021)**

	Town of Caledon (2016)		Town of Caledon (2021)	
<b>No certificate, diploma or degree</b>	9,450	<b>18%</b>	9,520	<b>15%</b>
<b>Secondary (high) school diploma or equivalency certificate</b>	15,650	<b>29%</b>	18,470	<b>29%</b>
<b>Post-secondary certificate, diploma or degree</b>	28,770	<b>53%</b>	34,950	<b>56%</b>
<b>Total</b>	<b>53,870</b>		<b>62,940</b>	

The majority of residents in 2016 and 2021 (more than 50%) earned a post-secondary certificate diploma or degree. This proportion increased in 2021 showing a growing more educated workforce.

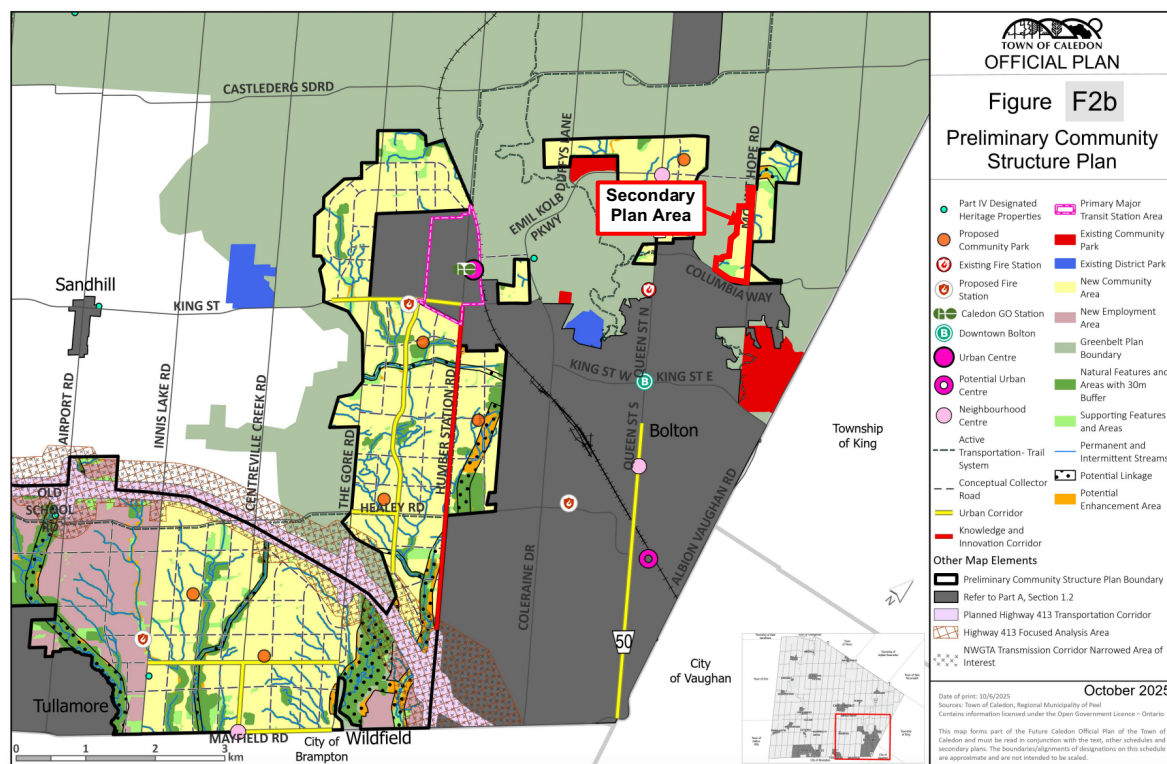
### 3 Contextual Analysis



As mentioned previously, the Study Area includes all the lands within 2,000 metres of the Secondary Plan Area and as shown on **Figure 1**. The lands immediately north, east and west of the Mount Hope West Secondary Plan Area are primarily agricultural uses because it is adjacent to the Greenbelt Plan Area. Further north, east and west include additional agricultural, residential, and industrial uses. The southern limit of the Mount Hope Secondary Plan Area is bounded by Columbia Way and is characterized by a transition from agricultural lands within the Secondary Plan Area to single-detached residential neighborhoods just south of Columbia Way.

#### 3.1 Community Services/Facilities

Town of Caledon Council adopted the Future Caledon Official Plan in March 2024, which was approved by the Ministry of Municipal Affairs and Housing in October 2025. **Figure 2** shows Figure F2b – Preliminary Community Structure Plan and designates the majority of the Secondary Plan Area as a “New Community Area”.



**Figure 2: Future Caledon Official Plan – Figure F2b: Preliminary Community Structure Plan**

Land use designations in the Secondary Plan include “Neighbourhood Area” and “Natural Features and Areas” and will provide for a range of ground-related housing types including singles, semis, townhouses and low-rise apartment buildings and neighbourhood commercial node.

A variety of community services and facilities can be found within the Study Area and have been identified on **Figure 3**. Community services and facilities include but are not limited to parks, grocery stores, medical offices, recreational facilities, schools/childcare facilities, places of worship, restaurants and retail stores.

Although there are currently no community services and facilities located within the Secondary Plan Area, the future community area will be supported by a range and mix of different residential land use designations, parks and schools, commercial uses, as well as the existing community services and facilities found within 2,000 metres of the Secondary Plan Area as listed below.

### **Schools/Child Care Facilities**

- St. Michael Catholic Secondary School
- Saint John Paul II Catholic Elementary School
- Open Arms Preschool & Early Learning Centre
- James Bolton Public School
- Humberview Secondary School

### **Recreation Facilities/Library**

- Caledon Centre for Recreation and Wellness

### **Medical Office**

- Bolton Family Footcare
- Dayspring Medical Centre Family Practice
- Caledon Specialist Clinic

### **Emergency Services**

- Peel Regional Paramedic Services – Bolton Station
- Caledon Fire Station 302

### **Parks**

- Foundry Park
- Bolton Mill Park
- Albion-Bolton District Park
- Humberview Park
- Keith McCreary Park
- Goodfellow Parkette
- Edelweiss Park
- Dicks Dam Park

- Montrose Farm Park
- Humber Grove Park

- Ruth and Richard Hunt Park

### **Place of Worship**

- Bolton United Church
- Lampstand Bolton Christian Church

- Christ Church Anglican
- Bolton Masjid

### **Retail**

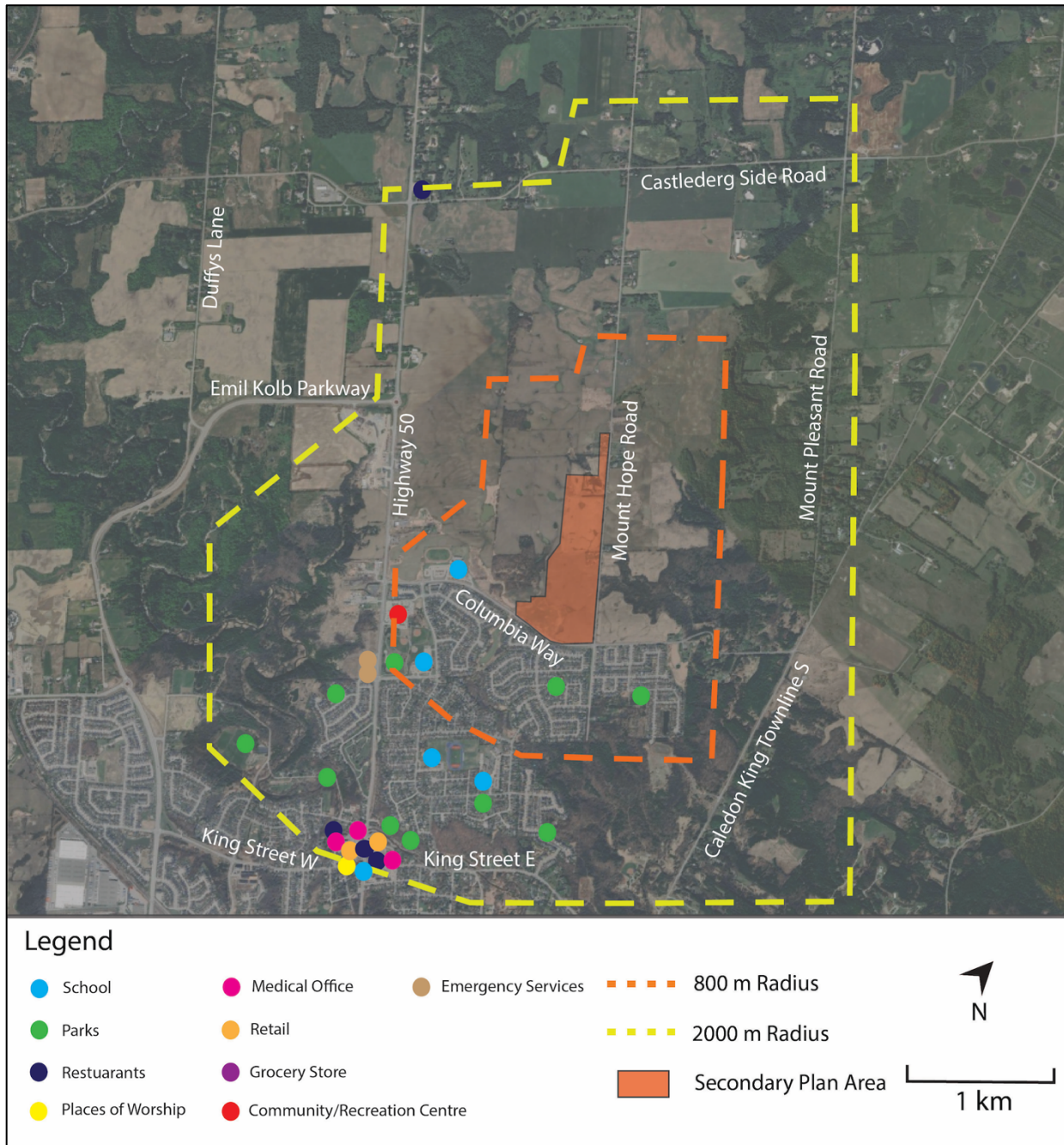
- Cigar Shop
- Pharmasave Bolton Pharmacy
- Bolton Milk & Variety Coin Laundry
- Canada's Boss Leather Furniture
- Millie Notte Lingerie

- The Glitter Parlour
- Guardian - Leggett & Smith Pharmacy
- Royal Courtyards Mall
- Mint Sports Cards & Collectibles

### **Restaurant**

- Tim Hortons
- The Valley Italian Bakery & Eatery
- Mr Tandoori Bar & Grill
- Tasty Dreams
- Mr. Sub
- Allegro Fine Dining

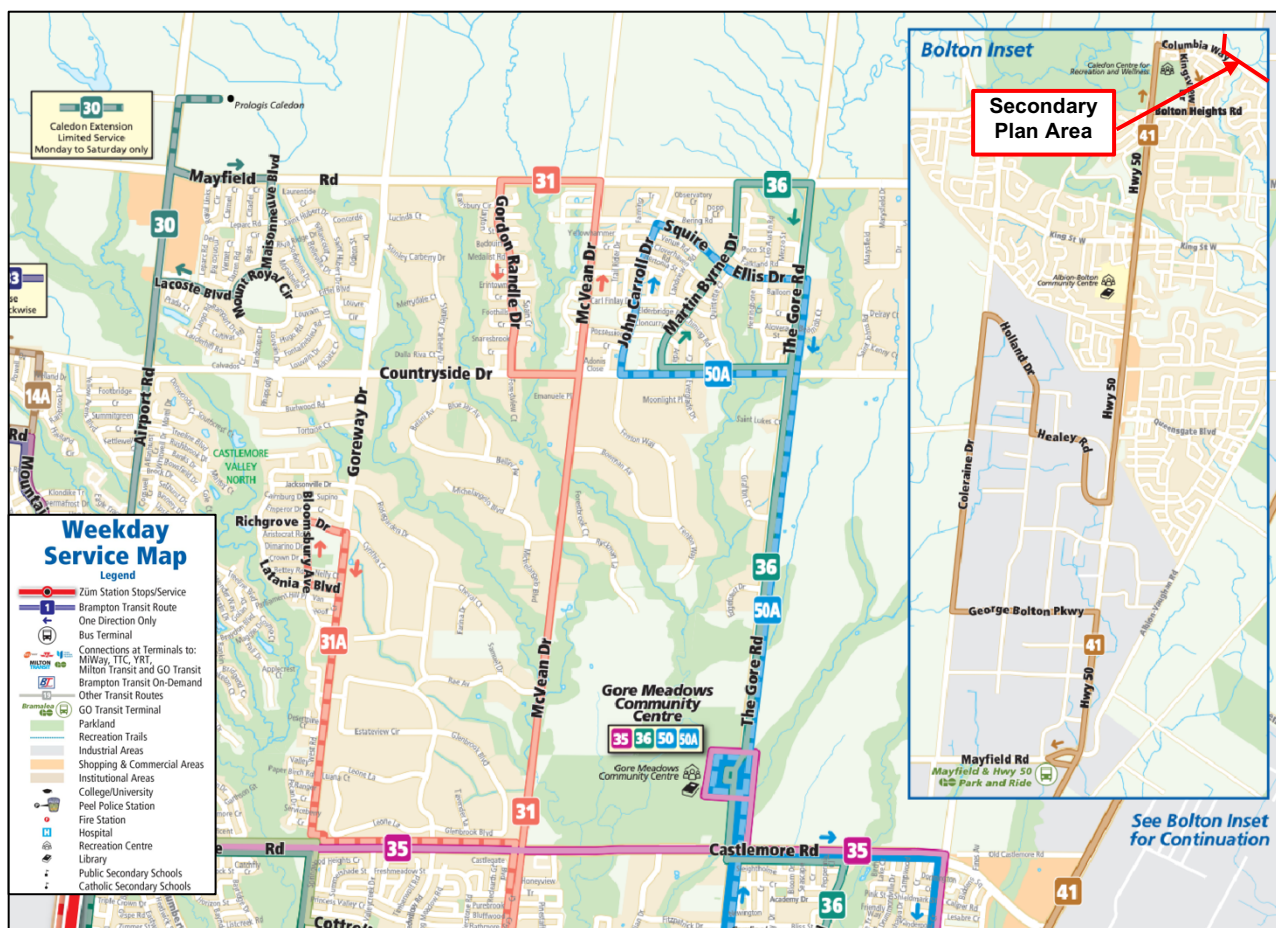
- Black Bull Pub & Eatery
- Fratelli Molinaro Ristorante-Pizzeria
- Cheeks Bar & Grill
- Ume Sushi
- Wishbone Restaurant Steakhouse



**Figure 3: Community Services/Facilities Map**

### 3.2 Transit

The transit service closest to the Mount Hope West Secondary Plan Area is Brampton Transit Route 41 (Bolton) as shown on **Figure 4**, which operates during weekday peak hours in the morning and afternoon. This route connects Queen Street and Highway 50 in Bolton to the Caledon Centre for Recreation and Wellness, with 26 stops along the way. The nearest stop to the Secondary Plan Area is located at Kingsview Drive and Rotarian Way and is about 450 metres or less than a 5-minute walk from the south-west edge of the Secondary Plan Area.



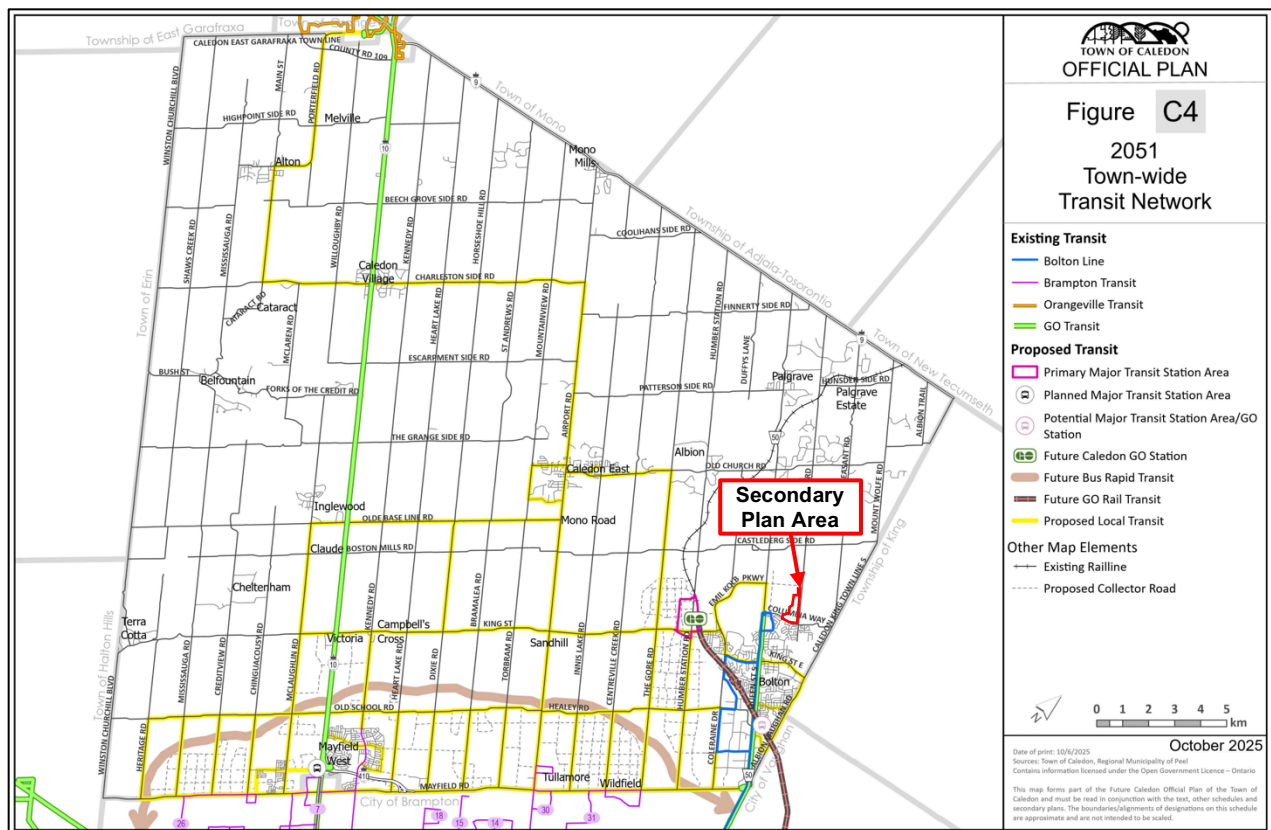
**Figure 4: Brampton Transit System Map**

GO Transit currently provides inter-regional bus service in Caledon. GO Bus Route #38 travels along Highway 50 between Highway 50/Columbia Way and Malton GO. Route #38 operates during weekday peak hour service times and provides GO Train connections to Union Station from Malton GO.

In addition to the local and inter-regional bus routes, a Planned Caledon GO Train station is planned north-east of Humber Station Road and King Street, west of the Mount Hope West Secondary Plan Area as shown on **Figure 5**. The Planned Caledon

GO Station is part of the proposed Caledon-Vaughan GO line and would provide inter-regional and local transit connections to and from Toronto, Vaughan, Brampton and Caledon. This station would further enhance the existing transit network and provide residents of the new Secondary Plan Area better connections on regional transit. The Town has also requested that the Province consider an additional Potential MTSA/GO Station along the future Caledon-Vaughan GO rail line near the intersection of Highway 50/Queen Street South and the railway.

As shown on **Figure 5**, Figure C4: 2051 Town-wide Transit Network of the Future Caledon Official Plan outlines a series of proposed transit networks across the Town showing future connections to other local and regional transit systems. The Mount Hope West Secondary Plan Area is south of the proposed Emil Kolb Parkway extension. Future local transit is proposed along Emil Kolb Parkway and Highway 50 as shown in **Figure 5** which is approximately 700 metres from the south-west edge of the Secondary Plan Area.



**Figure 5: Future Caledon Official Plan – Figure C4: 2051 Town-wide Transit Network**

The existing transit system for the Secondary Plan Area and its surrounding areas are currently serviced by Brampton Transit and GO Transit providing connections to the Cities of Toronto, Mississauga and Brampton. The 2024 Future Caledon Official Plan

proposes a well-connected urban system consisting of local and regional transit within the “New Community Areas” of Caledon to support the Mount Hope West Secondary Plan Area as well as other secondary plans. The proposed densities of the Secondary Plan Area will support the future proposed transit system in Caledon.

## 4 Gap Analysis



Although a variety of community services and facilities are located within 2,000 metres of the Secondary Plan Area, none are found within the Secondary Plan Area because the lands are currently used for agricultural purposes.

A range of new community services and facilities including but not limited to schools/childcare facilities, parks, grocery stores, medical offices, retail stores, personal services and recreation centres will need to be provided in the north part of Bolton to accommodate the needs of future residents in the New Community Areas.

A separate landowner group (The Bolton North Landowners Group) owns portions of land along Highway 50 and has put forward secondary plan applications within the “New Community Area”. Other lands adjacent to the Mount Hope West Secondary Plan and within the “New Community Area” will also be subject to Secondary Plans and be required to provide for community services and facilities. Each Secondary Plan Area will not need to provide for a full range of community facilities as the provision of community services and facilities will be shared among the Secondary Plan areas.

### 4.1 Schools

Based on the *Education Development Charges Background Study, 2024* prepared by Watson and Associates for each school board, the additional number of students based on our projected unit counts and densities were determined using their pupil yields. As defined by the Education Development Charges Background Study, the pupil yield forecasts set out three types of development: low density (single and semi-detached houses), medium density (townhouses) and high density (apartments).

The following unit counts are based on the Secondary Plan, Tertiary Plan and revised Draft Plan of Subdivision. Assumptions have been made for the future development of non-participating lands at the north end of the plan (high density/apartments), as well as the existing three non-participating residential lots along Mount Hope Road (medium density/townhouses). The following also accounts for the potential development of up to 100 units in the commercial block (high density/apartments)

#### **Peel District School Board (PDSB)**

Based on the proposed unit counts and the pupil yield in **Table 14**, neither an elementary nor secondary school is required within the Mount Hope West Secondary Plan.

**Table 14: Projected PDSB Student Population**

Unit Type	New Units	Pupil Yield	Additional Students
<b>Elementary Students</b>			
Low Density	445	0.56	250
Medium Density	235	0.45	105
High Density	140-220	0.15	20-35
<b>Sub-total</b>	<b>820-900</b>		<b>375-390</b>
<b>Secondary Students</b>			
Low Density	445	0.20	90
Medium Density	235	0.11	25
High Density	140-220	0.03	5
<b>Sub-Total</b>	<b>820-900</b>		<b>120</b>

**Dufferin-Peel Catholic District School Board (DPCDSB)**

Based on the proposed unit counts and the pupil yield in **Table 15**, no new schools are required within the Mount Hope West Secondary Plan Area given the minimal additional number of students.

**Table 15: Projected DPCDSB Student Population**

Unit Type	New Units	Pupil Yield	Additional Students
<b>Elementary Students</b>			
Low Density	445	0.167	75
Medium Density	235	0.131	30
High Density	140-220	0.052	5-10
<b>Sub-total</b>	<b>820-900</b>		<b>110-115</b>
<b>Secondary Students</b>			
Low Density	445	0.099	45
Medium Density	235	0.054	15
High Density	140-220	0.020	5
<b>Sub-Total</b>	<b>820-900</b>		<b>65</b>

## 4.2 Parks

The Secondary Plan Area will provide approximately 1.42 hectares of parkland to achieve the parkland requirements as per the *Planning Act*. One neighbourhood park is centrally located within the Secondary Plan. The proposed Secondary Plan Area does not rely on existing parks to achieve the required parkland requirement.

## 4.3 Transit

Future residents of the Secondary Plan Area will have access to the proposed local transit routes along Emil Kolb Parkway and Highway 50 as well as access to the proposed Caledon GO Station further west of the Secondary Plan Area. Additionally, residents of the Secondary Plan Area can rely on existing local and regional transit options provided by Brampton Transit and GO Transit, identified in **Section 3.2**, to connect them to the surrounding cities of Vaughan, Brampton, Toronto and Mississauga.

## 4.4 Indoor Recreational Facilities

The Town of Caledon recently released a draft Parks and Recreation Strategy to guide community services, parks, recreational facilities and cultural services in Caledon. At the time of writing of this report, the Parks and Recreation Strategy was still draft and the final version is being recommended for Town Council adoption. The Parks and Recreation Strategy outlines the vision, mission and guiding principles for the future of parks and recreation facilities in the Town of Caledon and provides supply ratio targets as well as planned/proposed locations for the following indoor facilities shown in **Table 16**.

**Table 16: Indoor Recreational Facility Service Levels**

Facility	Supply Ratio	Proposed Locations
Ice Pads	1 : 19,145	<ul style="list-style-type: none"> <li>Consider twin pad facility in Bolton</li> </ul>
Indoor Pools	1 : 25,000	N/A
Gymnasiums	N/A	<ul style="list-style-type: none"> <li>Consider a gymnasium in Bolton</li> </ul>
Fitness Centres	N/A	<ul style="list-style-type: none"> <li>Consider a fitness centre in Bolton</li> </ul>
General Programs/Activity Space	N/A	-

Based on the proposed population (approximately 3,000 residents) for the Mount Hope West Secondary Plan Area and the supply ratio numbers outlined in **Table 16**, no new indoor recreational facilities are required. As the surrounding “New Community Areas” are comprehensively planned and the nearby secondary plans are approved, additional indoor recreational facilities may be required to serve the needs of existing and future residents, and these new indoor recreational facilities would be shared amongst the secondary plan areas.

## 5 Summary and Conclusion



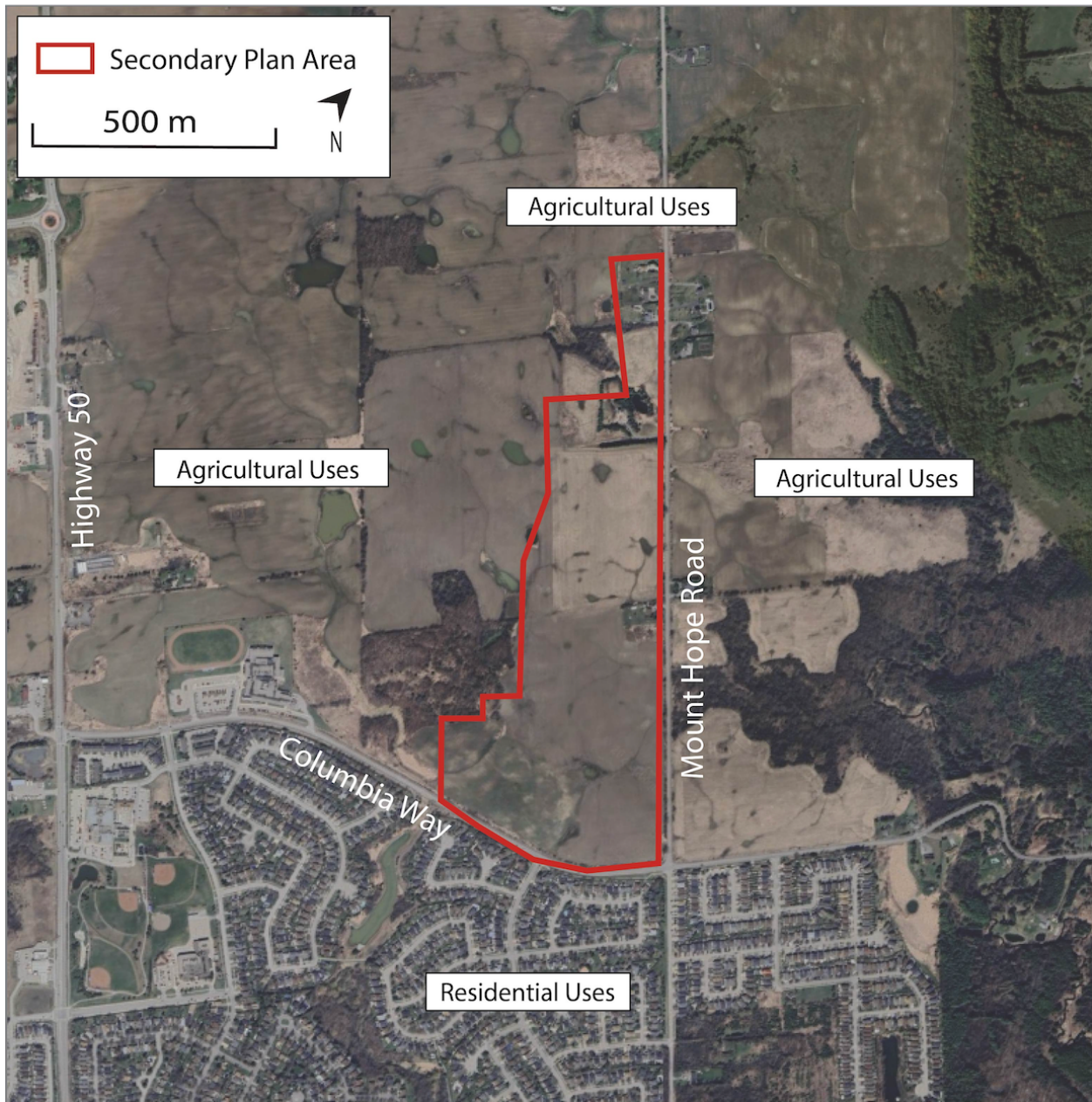
The proposed Mount Hope West Secondary Plan could introduce approximately 3,000 residents, 130 jobs and up to 900 residential units consisting of singles, semis, towns and low-rise apartments on 33 gross hectares of land in the Town of Caledon. One park is also proposed for the Secondary Plan Area. The Town has been experiencing an influx of population as illustrated in the 2021 census and is expected to grow considerably to the year 2051.

A wide range and mix of community services and facilities can be found within 2,000 metres of the Secondary Plan Area, but all of these community services and facilities are located outside of the Mount Hope West Secondary Plan Area because it is currently agricultural lands. Future residents of the Secondary Plan area will be in close proximity to nearby existing community services and facilities including parks and open space, schools and transit options in the north part of Bolton. Some of these facilities include the Caledon Centre for Recreation and Wellness, St. Michael Catholic Secondary School, Goodfellow Parkette, and Montrose Farm Park among others.

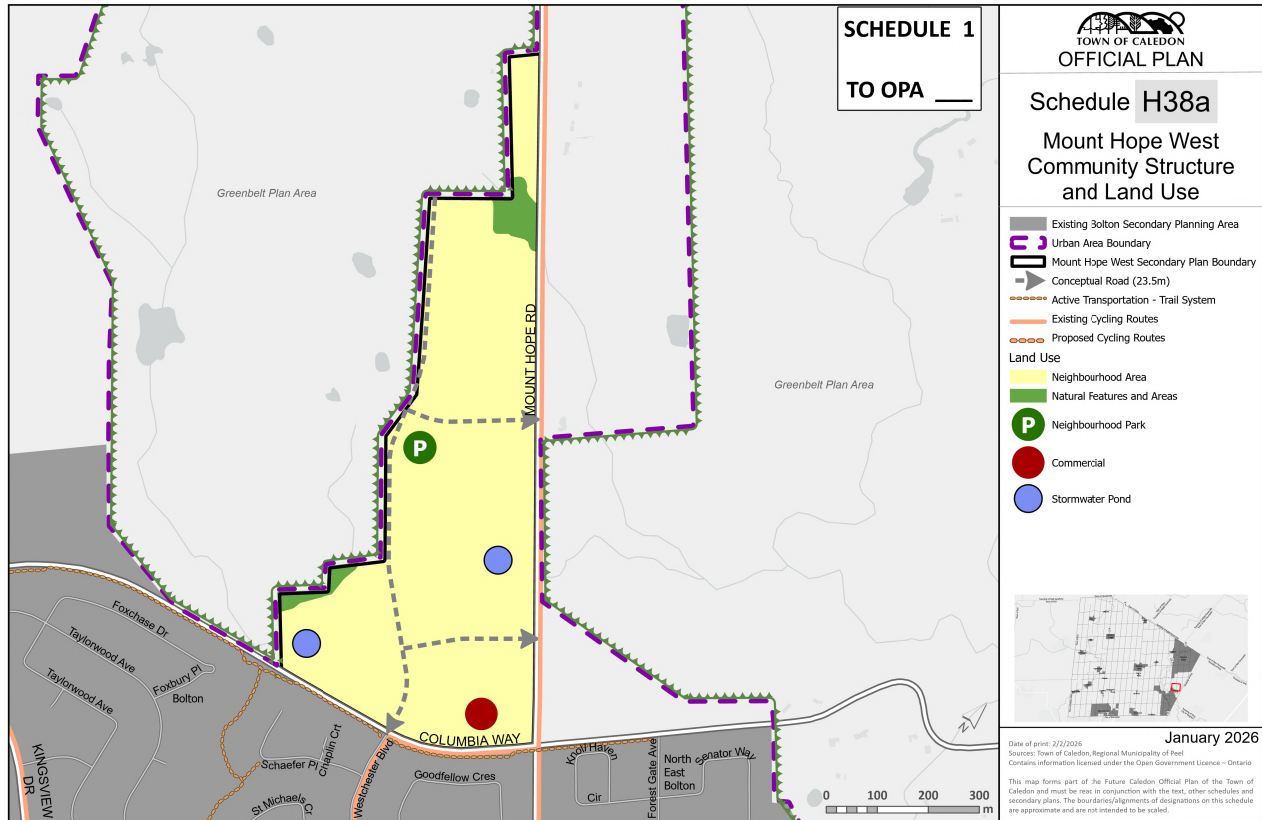
Gaps in providing parkland for this “New Community Area” have been identified and one new park is proposed as shown on **Appendix 2**. Based on the Town’s draft Parks and Recreation Strategy, no indoor recreational facilities will be required to support the secondary plan but additional community services and facilities may be required nearby or within future adjacent secondary plans, but these will be shared amongst the area when the remaining “New Community Areas” are comprehensively planned through the secondary planning process. The most appropriate location for these additional recreational facilities will need to be determined by the Town.

Based on pupil yield rates from Peel District School Board and Dufferin-Peel Catholic District School Board, the proposed unit count and pupil yield generated from the Mount Hope West Secondary Plan will not require any additional schools within the Secondary Plan Area. Future students of the Secondary Plan Area will be accommodated in other schools within Caledon.

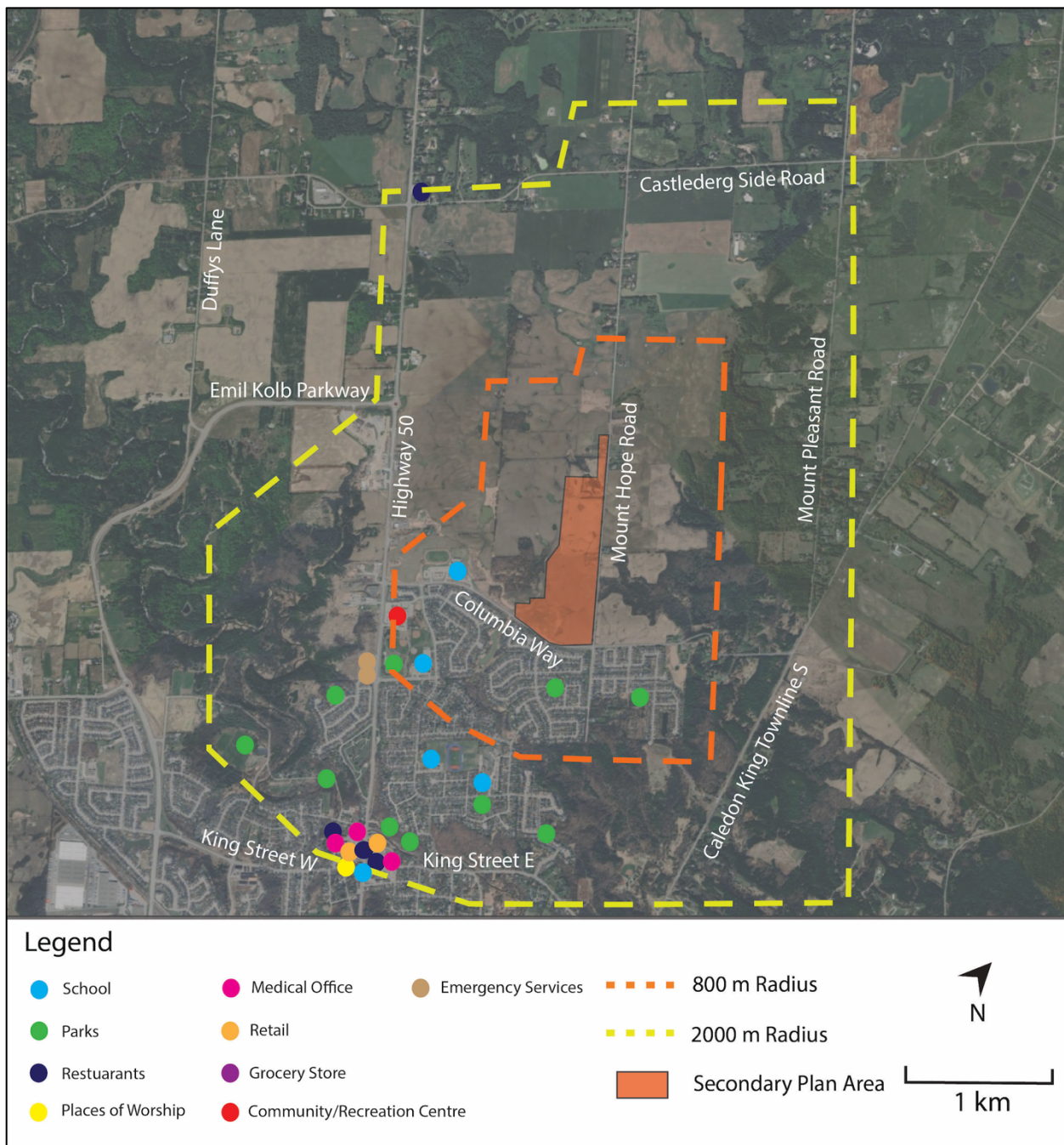
## Appendix 1 – Aerial Photograph



## Appendix 2 – Land Use Plan



## Appendix 3 – Identified Community Services/Facilities



## Appendix 4 – Terms of Reference

### Terms of Reference: Community Services/Facilities Study

#### Purpose:

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

#### Required in Support of:

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

#### Prepared By:

- A Registered Professional Planner.

#### Peer Review and Scoping:

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



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## Terms of Reference: Community Services/Facilities Study

### Content:

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



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## Terms of Reference: Community Services/Facilities Study

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

### **Additional Resources:**

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



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## **Appendix 5 – Other Data Sources Used**

Statistics Canada. 2017. *Caledon, T [Census subdivision], Ontario and Peel, RM [Census division], Ontario (table). Census Profile. 2016 Census.* Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

Statistics Canada. 2023. (table). *Census Profile. 2021 Census of Population.* Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.

## Appendix 6 – CVs



# PAUL LOWES

MES, MCIP, RPP  
**Principal**



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 plowes@sglplanning.ca

**SGL**  
 PLANNING &  
 DESIGN INC.

Paul Lowes is a principal at SGL.

Paul began his career as a policy planner with the City of Etobicoke, and has since provided policy and land use assistance to a broad range of municipalities and development clients. His practice focuses on large scale policy matters for municipalities as well as for policy related development approvals.

Paul is regularly retained by municipalities to undertake official plan reviews, secondary plans, commercial policy studies, natural heritage policy studies, zoning bylaw reviews and other conformity exercises. He is also retained by the private sector for large scale development and redevelopment projects. Paul often leads large multidisciplinary consulting teams on these projects.

Paul is regularly called upon to provide expert testimony.

### Professional Memberships

- Canadian Institute of Planners (Member)
- Ontario Professional Planners Institute (Member)
- President, OPPI (2021-2023)
- Director, OPPI (2015-2021)
- Pragma Council
- Lambda Alpha International

### Academic History

Degrees	Bachelor of Environmental Studies, Urban and Regional Planning, University of Waterloo, 1986
	Master of Environmental Studies, Social Planning and Impact Assessment, York University, 1996
Other Courses	Planning Theory and Practice, Oxford Polytechnic, Oxford England, 1985

### Professional Experience

Since 2015	Principal SGL Planning & Design Inc.
1997 - 2015	Principal Sorensen Gravely Lowes Planning Associates Inc.
1990 - 1997	Senior Planner Keir Consultants Inc.
1986 - 1990	Planner City of Etobicoke Planning Department

### Areas of Specialization

- Land Use Planning and Policy Formulation
- Land Development
- Community Consultation and Facilitation
- Multi-Disciplinary Team Management
- Expert Testimony



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## REPRESENTATIVE PROJECTS

### Secondary Plans

- Northeast Pickering Secondary Plan
- Soper Hills Secondary Plan, Clarington
- Soper Springs Secondary Plan, Clarington
- Downtown Whitby Secondary Plan
- Southeast Georgetown Secondary Plan
- Downtown Burlington Re-examination
- Brantford Urban Expansion Secondary Plan
- NE Welland Secondary Plan
- Greenlane Secondary Plan, East Gwillimbury
- Brooklin Secondary Plan, Whitby
- Lefroy Secondary Plan, Innisfil
- 400/88 Employment Secondary Plan, Bradford West Gwillimbury
- Winston Neighbourhood Secondary Plan, Grimsby
- Vales of Humber Secondary Plan, Brampton
- North Oakville Secondary Plan
- Waterdown South Secondary Plan, Hamilton
- Bond Head Secondary Plan, Bradford West Gwillimbury
- North Leslie Secondary Plan, Richmond Hill
- Yonge South Secondary Plan, Aurora
- Rymal Road Secondary Plan, Hamilton
- Vellore Village Tertiary Plan, Vaughan
- St. Catharines Downtown Creative Cluster Master Plan
- Seaton Neighbourhood Plans, Pickering

### Official Plans

- Aurora Official Plan Review
- Welland Official Plan Review
- Wainfleet Official Plan Review
- Hamilton Official Plan
- Grimsby Official Plan Review
- Orillia Official Plan Review
- Pickering Official Plan Review- Advisor
- Innisfil Official Plan Review (2006, 2018)
- Town of Simcoe Official Plan Update
- Etobicoke Official Plan Update

### Growth Management Studies

- Brantford Land Needs Assessment and MCR
- Haldimand County Growth Plan Conformity
- West Whitby GMS
- Central Pickering GMS
- Town of Innisfil GMS
- Reviewing Peel, Halton, Niagara, Hamilton, Waterloo, and York 2051 MCR's for private sector clients

### Zoning By-Law Reviews

- Whitby Comprehensive Zoning By-law
- Brantford Comprehensive Zoning By-law
- West Whitby Comprehensive Zoning By-law
- Grimsby Comprehensive Zoning By-law
- Seaton Comprehensive Zoning By-law
- Wainfleet Comprehensive Zoning Review
- Sault Ste. Marie Zoning By-law Advisor
- Town of Simcoe Comprehensive Zoning Review

- Nanticoke, Zoning By-law Review
- Dunnville and Delhi Zoning By-law Reviews

### Peer Reviews

- Friday Harbour, Innisfil
- Cooks Bay Marina Resort Innisfil
- Camp 30, Clarington
- Residential Intensification Downtown Grimsby
- High Density Waterfront Development in Grimsby
- Industrial influence area of Nanticoke
- Commercial application in Winona
- Secondary Plans in Hamilton and Innisfil
- Residential Intensification projects in Burlington

### Land development Projects

- Large scale residential developments in Caledon, Nobelton, Newmarket, Midhurst, Hillsdale, Stouffville, Bradford and Scugog.
- Commercial / Retail Approvals in Burlington, Stouffville, Oakville, St. Thomas, Ajax, Brampton, Niagara Falls, Huntsville and London
- Husky Executive Retreat, King
- Waste Recycling and Transfer Facilities in Etobicoke, Toronto, Burlington, Vaughan and Oakville
- A 'mega jail' site search
- Hydro-electric facilities in Iroquois Falls, Fort Frances, Mattagami River and transmission lines throughout Northern Ontario.
- Brownfield redevelopment in Etobicoke
- High Density Residential Intensification projects in Toronto, Mississauga, Scarborough, Vaughan, North York, Oakville, Etobicoke and Schomberg

### Commercial & Retail Studies

- Kingston Commercial Review
- Oakville Commercial Study
- Rideau Commercial Review, Kingstons
- Strathcona Commercial Review, Hamilton
- Winona Commercial Review, Hamilton
- Winston Commercial Review, Grimsby
- Oxford County Commercial Policy Review
- Hamilton Commercial Strategy Study
- Oshawa Commercial Opportunities Study
- Burlington Commercial Policy Study
- Town of Simcoe Retail Policy Study

### Environmental Policy Reviews

- Mississauga NHS Policy Review
- Kincardine Natural Heritage Implementation
- Peel Region Natural Heritage Policy Review
- Richmond Hill Corridor Study
- Oakville Environmental OPA
- Georgina Greenlands Study

### Expert Testimony

- Paul has given expert testimony to the LPAT and OMB on numerous occasions.





# ADRIAN CHEE

B.E.S, RPP Candidate  
**Junior Planner**



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 achee@sglplanning.ca

Adrian first joined SGL in January 2021. He later returned to SGL in May 2022 after working for the Ontario Ministry of Municipal Affairs and Housing.

Adrian is involved in a wide array of municipal and private development projects throughout Southwestern Ontario including the review of provincial and municipal policies and plans, the preparation of planning reports and studies, and the creation of various maps and figures for both public and private sector clients.

He regularly provides assistance with GIS mapping and graphic support for the creation of Official Plans, Secondary Plans, Development Proposals, and RFP's using ArcGIS, AutoCAD, and Adobe Suite.

### Professional Memberships

- Ontario Professional Planners Institute (Candidate Member)

### Academic History

Degrees Bachelor of Environmental Studies (BES), Honours Planning Co-operative Program | Decision Support & GIS Specialization, Land Development Planning Specialization | Geography and Environmental Management Minor | University of Waterloo, 2023

### Professional Experience

Since 2023	Junior Planner SGL Planning & Design Inc.
May - Dec. 2022	Student Planner SGL Planning & Design Inc.
Sept.- Dec. 2021	Planning Assistant Ontario Ministry of Municipal Affairs & Housing
Jan.- Apr. 2021	Student Planner SGL Planning & Design Inc.



## REPRESENTATIVE PROJECTS

### Official Plan, Policy Studies, and Other Municipal Projects

#### *Town of Aurora Official Plan Review*

- Assisted in consolidating public consultation data and updated Official Plan schedules using ArcGIS

#### *Municipality of Clarington Soper Hills Secondary Plan*

- Assisted in report preparation, survey and graphic creation, consolidating public consultation data, and preferred concept mapping

#### *Municipality of Clarington Soper Springs Secondary Plan*

- Assisted in report preparation, consolidating public consultation data, and preferred concept mapping

#### *Town of Innisfil Community Planning Permit Study*

- Undertook best practice research and assisted with policy review and report writing

#### *Town of Whitby Mature Neighbourhoods Study*

- Assisted with the identification and analysis of built forms and character areas

### Municipal Planning Services

#### *Town of the Blue Mountain Planning Services*

- Assisted with the preparation of information reports, recommendation reports and draft decisions for minor variance and consent applications

#### *Town of Cobourg*

- Assisted with zoning reviews and intake of Official Plan, Zoning By-law and Site Plan applications

### Land Development Projects

#### *Development Approvals*

- Assisted with policy research and preparation of various planning justification reports in support of private development proposals in Brampton, Mississauga, Oakville and Beaverton
- Assisted with Official Plan Amendment and Rezoning applications for low to high density residential and mixed use projects in Toronto, Mississauga, Oakville, Brampton and Vaughan

### Mapping and Figures

#### *Land Use Mapping*

- Extensive experience using ArcGIS to prepare land use mapping for various municipalities
- Updated Official Plan and Zoning By-law Schedules using ArcGIS
- Performed spatial analysis and land area calculations for various municipal and private development projects

#### *Other Mapping and Figures*

- Created maps, figures and graphics for various reports, exhibits, presentations and development proposal documents

### Engagement and Graphic Communication

#### *Public Consultation Materials*

- Produced materials for municipal presentations, open houses and public information sessions, using illustrative visuals and engaging survey materials/methods

#### *Planning Reports and Municipal Documents*

- Designed accessible planning reports and municipal documents for private development proposals and municipalities throughout Southwestern Ontario

### Hearing Preparation

- Conducted background research and prepared materials for senior staff at Ontario Land Tribunal (OLT), Toronto Local Appeal Board (TLAB) and Committee of Adjustment hearings



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