

TOWN OF CALEDON
PLANNING
RECEIVED
May 27, 2026



HOUSING ASSESSMENT

0 Nicholas Street, Alton Village, Caledon

Prepared For: Mt. Nicholas Holdings

March 2024

Introduction

The Biglieri Group Ltd. has been retained by Mt. Nicholas Holdings to prepare a Housing Assessment in support of a draft plan of subdivision application for a residential development on the lands municipally known as 0 Nicholas Street in the Village of Alton in the Town of Caledon ("Subject Site").

The purpose of this study is to demonstrate how the Region of Peel and Town of Caledon housing targets are being met in a manner that supports the Province's, Region's and Town's housing policies and strategies with respect to an appropriate range and mix of housing unit types, densities, sizes, affordability, and tenure.

The Subject Site is located at the northwest corner of Queen Street West and Main Street in Alton, approximately 180 metres north of Queen Street West and approximately 50 metres west of Main Street. The Subject Site is approximately 5.84 hectares in size with no frontages on either Main Street or Queen Street. The site can be accessed through a number of unopened municipal right-of-ways including Amelia Street off Queen Street West and Nicholas Street and Spring Street off Main Street.

The Subject Site is currently vacant and is covered by a plantation consisting of primarily European Larch and White Pine tree species. The Subject Site rises in elevation from east to west and forms the eastern slope of "The Pinnacle", a local hill in the Village of Alton. Although the Subject Site is private property, a hiking trail traverses through the property and connects to trails at the top of The Pinnacle.

Historically, the Subject Site has remained a vacant, undeveloped parcel of land. A Phase One Environmental Site Assessment ("ESA") prepared by Palmer (December 3, 2021) concluded that zero (0) potentially contaminating activities (PCAs) were identified either on the Subject Site or within the Phase One ESA Study Area.

The proposed development consists of fifteen (15) residential lots within the Alton Village *Settlement Boundary*. Lot sizes will range from approximately 1,400 m² to 2,000 m² with the exception of Lot 7 which is approximately 3.21 hectares. The proposed lots will have partial servicing with municipal water and private septic systems. The proposed lots are located where the European Larch plantation is situated, thus requiring removal of these trees. The White Pine plantation will be maintained, and a conservation easement registered to preserve these trees.

All fifteen units will be single-detached dwellings that will be sold at market price. These dwellings are projected to have a minimum of three bedrooms. Approximately 80% of all households in the Town of Caledon are single-detached dwellings with an average household size of 3.2¹. Thus, it can be projected that the proposed development will add a population of approximately 48 persons.

¹ Statistics Canada (<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Caledon&DGUIDlist=2021A00053521024&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>)

The Subject Site is designated as *Rural Settlement Areas* (Schedule D-1 – Rural System) and *Core Areas of the Greenlands System* (Schedule C-2) under the Region of Peel Official Plan (“Regional OP”). The Subject Site is designated *Settlement Area* in the Town of Caledon Official Plan (“Town OP”) on Schedule A: Land Use Plan and *Village and Greenbelt Plan Area* on Schedule A1: Map of Town Structure. Further, the Subject Site is a *Settlement within the Undelineated Built-up Area* on Figure 1 – Growth Plan Policy Areas.

Based on our review of the proposed development in the context of all applicable provincial and municipal policies, and in consultation with the Town of Caledon staff, the proposed development will require a Draft Plan of Subdivision application. Further, Official Plan Amendment and Zoning By-law Amendment applications are not required for the proposed development.

The subsequent sections of this report will address questions of housing, residential intensification, the supporting studies and materials as well as a planning rationale.

Affordable Housing

The proposed development will provide 15 single-detached dwellings to the Alton Village Area at market value. Given the site’s context within the Village of Alton and the prevailing building types, in addition to servicing constraints (lack of municipal sanitary services, building types that offer a more affordable pricing such as townhouses or apartment buildings are not appropriate nor feasible at the Subject Site.

Residential Intensification

The Regional OP has forecast of 90,000 households for the Town of Caledon for 2051. To achieve this, Regional OP states that a minimum of 55% of all new annual residential development be located within the *Delineated Built Boundary* (Policy 5.4.18.12). For the Town of Caledon, a minimum of 5% of all new annual residential development be located within the *Delineated Built Boundary* (Policy 5.4.18.13). As noted, the Subject Site is within a *Settlement within the Undelineated Built-up Area* in the Town OP.

The proposed development represents an appropriately targeted form of intensification, given the Subject Site’s location within the settlement boundary of Alton and its adjacency to existing development. With respect to the Town OP, Caledon as a whole has a population forecast of 108,000 people (Table 4-1). It is noted that the new draft Town of Caledon Official Plan (February 2024) has 2051 forecasts of 300,000 people and 90,000 households and intensification target of 5%, however, this document has not been approved as of the date of this Report.

Regarding population allocations and policies in Chapter 4 of the current Town OP, the population allocations for *Villages* represent interim budget population allocations only, pending the completion of Village studies (Policy 4.2.6.3). Table 4.4 of the Town OP shows the historically established population of Alton is 1,530 people. The proposed development would support a modest increase in population which is not out of keeping with this existing population. Further, it would take place in a way that makes efficient use of the existing services

and creates an orderly development pattern that is neither scattered nor fragmented. The proposed partial servicing, as well as the existing services is appropriate within the *Village* designation and warrants the releasing of this land for development. The intention of this development is to maintain the surrounding land use patterns, densities, streetscape and heritage value of the neighbourhood. Further, the proposed development takes appropriate consideration for environmental resources through the siting of the development and the proposed conservation easement where the White Pine are situated. A draft plan of subdivision application is being submitted as part of this application.

The proposed development will contribute to the population and household forecasts in the Regional OP as well as the current and draft Town OPs. Further, the proposed development will contribute to the intensification requirements of the Regional OP and draft Town OP. The proposed development will add to the existing housing stock in the Alton area by providing a variety of lot sizes and will make efficient use land and the existing public service facilities and infrastructure.

Supporting Studies

A number of supporting studies have been prepared in support of the proposed development. These are discussed in detail in Section 5 of the Planning Rationale Report prepared by Biglieri Group.

Policy Rationale

Provincial Policy Statement

Policy 1.4.3 of the Provincial Policy Statement requires for provisions to be made for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents by: permitting and facilitating all forms of housing and residential intensification; directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available; promoting densities which efficiently use land and resources and support active transportation in areas where it exists; and, establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form.

The proposed development will add to the existing housing stock in the Alton area by providing a variety of lot sizes. The increased residential density will efficiently use land and the existing public service facilities and infrastructure.

Growth Plan for the Greater Golden Horseshoe

Section 2.2.6 of the Growth Plan for the Greater Golden Horseshoe ("Growth Plan") outlines policies relating to housing. Housing choices will be supported through minimum intensification and density targets of the Growth Plan by identifying a diverse range and mix of housing options and densities (Policy 2.2.6.1.a)i.). A minimum intensification target of 50% within the Delineated Built-up Area is provided for the Region of Peel (Policy 2.2.2.1.a.). The proposed development will contribute to the intensification requirements of the Growth Plan.

The proposal seeks to protect natural heritage features through the recommendations outlined in the Environmental Impact Study ("EIS") prepared by Palmer. As outlined in the below sections, the EIS draws from relevant Regional and local criteria to outline Core Woodland areas in order to inform the limit of development. Further, a conservation easement is proposed for portions of the site to further protect natural heritage resources. Finally, a Cultural Heritage and Impact Statement ("CHIS") has been prepared by WSP Canada Inc. which provides recommendations for reducing impacts to adjacent heritage properties.

Region of Peel Official Plan

Section 5.9 of the Regional OP focuses on housing. It is the objective of the Region to provide for an appropriate range and mix of housing options, densities, sizes and affordable housing to achieve housing targets for the Region of Peel (Policy 5.9.2). Table 3 of the Regional OP provides a forecast of 90,000 households for the Town of Caledon for the year 2051. Alongside local municipalities, Peel will maintain a supply of designated land for new residential development, redevelopment and residential intensification and to accommodate residential growth for a minimum of fifteen years (Policy 5.9.26 b)). Further, Policy 5.9.27 directs the Region to collaborate with local municipalities and other stakeholders including conservation authorities and the building and development industry and landowners to encourage new residential development, redevelopment and intensification in support of policies promoting compact forms of development and residential intensification.

The proposed development represents an appropriate balance between the need to provide new housing for Peel residents within appropriate areas while maintaining efficient and environmentally sensitive use of land. As discussed, the proposed development makes use of partially serviced land that is located near relevant services to address housing needs and will contribute towards the Town's forecast of 90,000 households in 2051. At the same time, through the scope and siting of the housing, and the inclusion of the conservation easement, it recognizes the natural value of the land and takes steps to foster efficient and environmentally sensitive use.

Town of Caledon Official Plan

Section 3.5 of the Town OP lays out policies and objectives regarding Housing in the Town. Objectives include fostering a diverse mix of housing types and to encourage all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure and services (Policies 3.5.2.1 & 3.5.2.2). Policy 3.5.3.1 outlines that the majority of new housing shall be located in settlements where full water, sewer, and community support services can be provided in an effective and efficient manner. Other settlements that have limited capacity to absorb and support new housing, especially housing at medium to high densities, are planned to have a more moderate increase in housing.

The proposed development represents an opportunity to utilize the existing infrastructure to contribute to the Town's range of housing options. This includes partial servicing through municipal water services, as well as local amenities including parks, a library, a school, and a fire hall. The moderate scale of the development, which includes single detached estate lots, is in keeping with the predominate built form in the Village of Alton.

A detailed planning rationale is provided in Section 4 of the Planning Rationale Report prepared by Biglieri Group.

Summary and Conclusion

The proposed development is a well-considered project that aligns with Provincial, Regional and Municipal planning policies relating to housing. The proposed development of fifteen single-detached dwellings will contribute to the population and household forecasts for the Region of Peel and Town of Caledon while also aiding in achieving the prescribed intensification targets. The development will provide a variety of lot sizes, ranging from approximately 1,400 m² to 2,000 m², with the exception of one lot of approximately 3.21 hectares. The development is intended to accommodate approximately 48 persons.

The proposed development represents an appropriate balance between the need to provide new housing for Peel residents within appropriate areas while maintaining efficient and environmentally sensitive use of land. It makes use of partially serviced land located near relevant services to address housing needs, while also recognizing the natural value of the land through the inclusion of a conservation easement. It also supports the preservation and enhancement of the distinct character, cultural attributes, and historical heritage of rural settlements.

Respectfully submitted,
THE BIGLIERI GROUP LTD.



Mark Jacobs, MCIP, RPP
Associate



Adam Dhalla, MPI, BAH
Planner

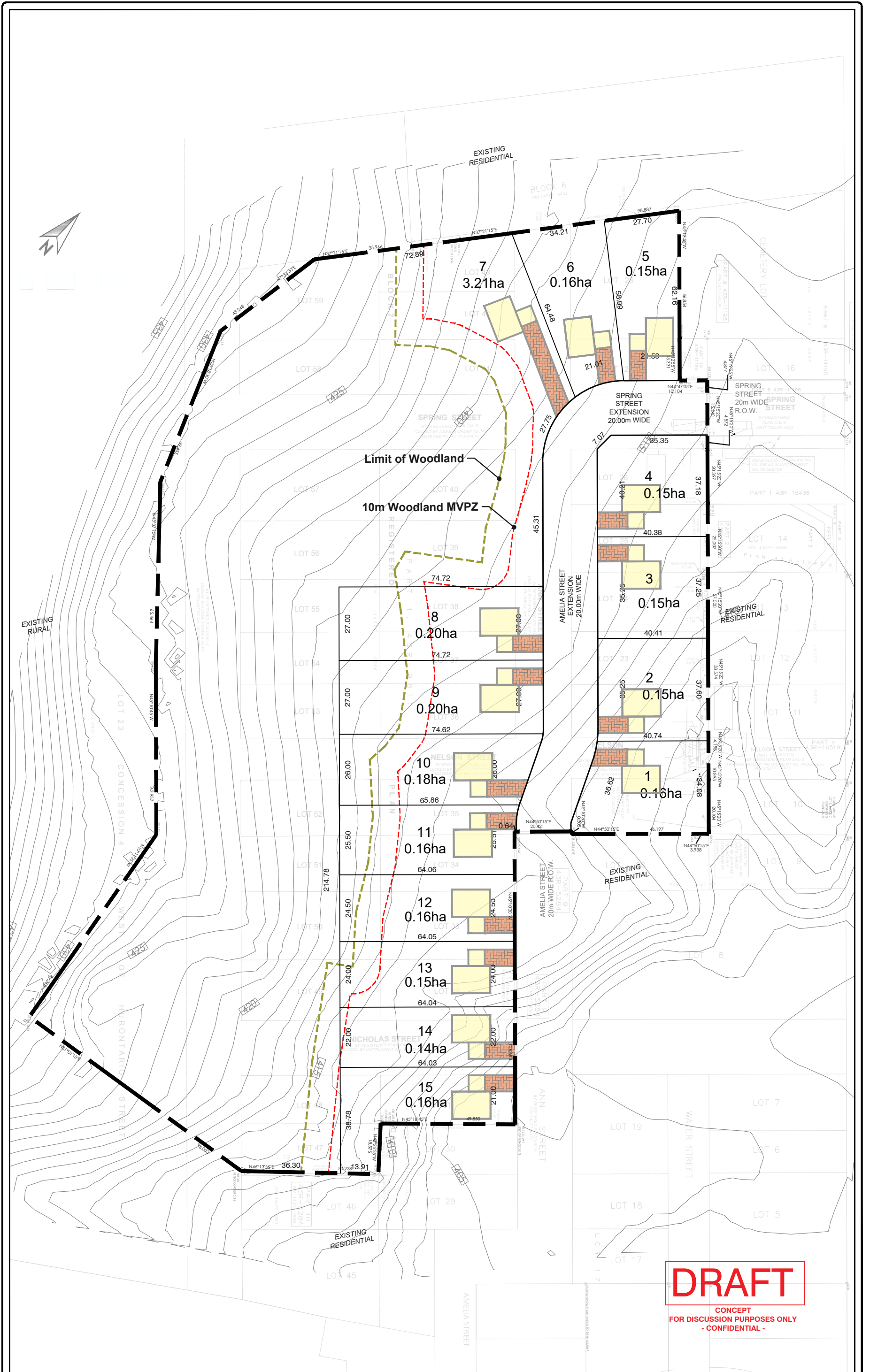
Appendix 1

Aerial Photograph



Appendix 2

Conceptual Site Plan



DRAFT

CONCEPT
FOR DISCUSSION PURPOSES ONLY
- CONFIDENTIAL -

PROJECT NUMBER:
16420
DATE:
October 25, 2021
SCALE:
1:1300
DRAWN BY:
EC

SITE STATS
UNIT COUNT: 15
LOT AREA MIN. : 0.14ha
LIMIT OF WOODLAND 
10m WOODLAND MVPZ 

**ALTON VILLAGE
CALEDON,
ONTARIO**

**BIGLIERI
GROUP**

2472 Kingston Road, Toronto
21 King Street W, Suite 1502, Hamilton
(416) 693-9155
thebiglierigroup.com

Appendix 3

Terms of Reference

Terms of Reference: Housing Assessment

Purpose:

- To demonstrate how the proposed development contributes to the housing unit targets of the Region of Peel and Town of Caledon and supports housing policies and strategies established at both the municipal, regional and provincial levels.
- To demonstrate how an appropriate range and mix of housing unit types, densities, sizes, affordability, and tenure will be provided through the proposed development.

Required in Support of:

- Through an Inquiry Meeting or Preliminary (PARC) Meeting, staff will confirm if an Housing Assessment is required.
- These assessments will be required in support of applications that proposes 50 residential housing units or more including:
 - Official Plan Amendments (including Secondary Plans)
 - Draft Plans of Subdivision
 - Draft Plans of Condominium
 - Zoning By-law Amendments
 - Site Plan Control

Prepared By:

- A Registered Professional Planner (RPP).

Peer Review and Scoping:

- The Town may require a peer review of the the Housing Assessment 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).

Terms of Reference: Housing Report

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. A site description of the current designation, zoning, and use of the site and the existing site conditions (topography, historical significance, potential contamination, and natural features) is also required.
 - Description of Proposal: Indicate the proposed development, type of development application and proposed development 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 and tenure, the number of units by unit type, unit size, number of bedrooms and proposed prices/rents for same.
 - Outline the population accommodated by the proposed development using current statistical persons per unit (PPU) values established by the Town.
 - Purpose: Identify the reason and objectives for the Report, including an explanation of how provincial, regional and municipal planning requirements and other provincial directives will be satisfied.
- Section 3: Affordable Housing
 - Discuss how the proposed development supports the Region and Town's achievement of the minimum housing targets with respect to social housing, affordable rental, affordable ownership and/or market housing.
 - Demonstrate the conformity of the development proposal to the affordable housing policies of both the Region of Peel and Town of Caledon Official Plan (i.e. Table 4 of the Region of Peel Official Plan).
- Section 4: Diversifying Housing Stock and Residential Intensification
 - Demonstrate how the development proposal contributes to the diversification of housing stock, including type and tenure as it applies to both the Town limits and within the Secondary Plan Area, addressing relevant policies of both the Region of Peel and Town of Caledon Official Plan.
 - Demonstrate how the proposed development assists in achieving established population projections and residential intensification targets of both the Region of Peel and Town of Caledon.
- Section 5: Summary of Findings of Supporting Studies and Materials
 - Outline each relevant supporting study(ies) submitted with the application for the proposed development and summarize key findings or outcomes of the assessment(s).

Terms of Reference: Housing Report

- Section 6: Planning Rationale

- Discuss how the proposed housing form conforms to and is consistent with the policy or regulatory framework of the following documents through a policy analysis of the:
 - *Planning Act*
 - Provincial Policy Statement
 - Growth Plan for the Greater Golden Horseshoe
 - Region of Peel Official Plan
 - Town of Caledon Official Plan
 - Any other applicable provincial, regional or municipal policy documents, studies or guidelines/standards.

- Section 7: Summary and Conclusion

- Summarize the proposed housing form and the findings of the policy framework review and supporting materials.
- Provide a planning opinion, which outlines the appropriateness of the housing form and how it represents good planning.

- Section 8: Background Information

- Appendix 1: Aerial Photograph - Identifying the parcel of land and surrounding land uses
- Appendix 2: Proposed Development or Concept Plan
- Appendix 3: Applied Terms of Reference and Scope Details
- Appendix 4: Literature Cited
- Appendix 5: Other Data Sources Used
- Appendix 6: Curriculum Vitae (CV) of Those Who Prepared the Study

Additional Resources:

- To hire a Registered Professional Planner (RPP), please review the Hire a Planner section of the Ontario Professional Planners Institute (OPPI) [website](#).
- *Planning Act, R.S.O. 1990, c. P.13*
- Provincial Policy Statement
- A Place to Grow: Growth plan for the Greater Golden Horseshoe
- Region of Peel Official Plan
- Town of Caledon Official Plan

Appendix 4

Mark Jacobs CV

CURRICULUM VITAE

MARK JACOBS, MCIP RPP

Associate

PROFESSIONAL BACKGROUND

- 2017 - present: **The Biglieri Group Ltd.**
Toronto, Ontario
Planner
- 2012 - 2013: **City of Surrey**
Surrey, British Columbia
Planning Technician
- 2008-2011: **Weston Consulting Group**
Vaughan, Ontario
Planner

EDUCATION

- 2008 Post-Graduate Bachelor of Urban and Regional Planning
Ryerson University
- 2005 Bachelor of Environmental Studies
University of Waterloo

MEMBERSHIP

Ontario Professional Planning Institute – Full Member
Canadian Institute of Planners – Full Member

RELEVANT EXPERIENCE

Mark Jacobs is a Planner with The Biglieri Group Ltd. providing land use planning and project management support for a variety of land use developments. He has assisted clients from the early stages of site acquisition and due diligence through to planning approvals. Mark works closely with the client, consulting team and municipal staff to ensure applications proceed in an efficient manner. This involves satisfying the various requirements of the municipality and agencies, while ensuring the client's goals are met.

Mark has experience with numerous types of applications, including Official Plan Amendments, Zoning Amendments, Draft Plan of Subdivisions, Minor Variance and Site Plan Applications. Mark has

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

2472 Kingston Road, Toronto, Ontario, M1N 1V3
21 King Street West Suite 1502, Hamilton, Ontario, L8P 4W7
Office: (416) 693-9155 Fax: (416) 693-9133
tbg@thebiglierigroup.com

provided support to clients at the various phases of the each of the above-noted application processes. Mark has represented landowners during the preparation of Block Plans. Mark has also represented clients in front of open houses, community consultations and Committee/Council meetings.

Mark is proficient with many technical computer software programs including Microsoft Office and Adobe Suites (Photoshop, Illustrator, and InDesign).

SELECTED PROJECT EXPERIENCE:

- 2011 - 65-unit stacked townhouse development, zoning by-law amendment, and site plan approval, *Wycliffe Homes, Kipling Avenue, City of Vaughan**
- 2011 - 16-unit live-work and townhouse development, zoning by-law amendment and site plan approval, *Oskar Group, Keele Street and Killian Road, City of Vaughan**
- 2017 - Severance and minor variance, *Delpark Homes, 2869 Thornton Road, City of Oshawa*
- 2017 - Commercial development, zoning by-law amendment, *Golfour Properties, 1635 Bayly Street, City of Pickering*
- 2018- 8-lot estate residential development, zoning by-law amendment and draft plan of subdivision, *Tropical Land Developments, 0 Mt. Pleasant Road, Town of Caledon*
- 2018 - 68-lot single-detached and townhouse development, official plan amendment, zoning by-law amendment, and draft plan of subdivision, *Delpark Homes, 1430 and 1500 Prestonvale Road, Municipality of Clarington*
- 2018 - 40-unit townhouse development, draft plan of condominium and site plan approval, *Averton Homes, 300 Mearns Avenue, Municipality of Clarington*
- 2018 - 5-unit rental apartment building, minor variance and rental housing demolition, *523 Rogers Road, City of Toronto*
- 2019 - 14-lot residential development, severance, *Delpark Homes, 1935 Grandview Street North, City of Oshawa*
- 2019 - Industrial development, severance, *Abzac Canada, 23 Caristrap Street, Municipality of Clarington*
- 2019 - 52-lot single-detached and townhouse development, zoning by-law amendment and draft plan of subdivision, *First Beaverton Inc. and Second Beaverton Inc., 0 and 157 Main Street, Township of Brock (Beaverton)*
- 2019 - 25-unit townhouse development, draft plan of subdivision, zoning by-law amendment and site plan approval, *Esquire Homes, 3 Lawson Road, Municipality of Clarington*
- 2020 - 251-unit high density residential development consisting of an apartment building, stacked townhouses, back-to-back stacked townhouses, and block townhouses, official plan amendment, zoning by-law amendment, site plan approval, *Circoflex Corporation, 133 Ritson Road, City of Oshawa*
- 2020 - 41-unit warehouse and office building, draft plan of condominium, *Construction Point, 5250 Solar Drive, City of Mississauga*
- 2020 - 26-unit townhouse development, minor variance and site plan approval, *Rexton Developments, 95 Pidgeon Street, City of Toronto*
- 2020 - 6-unit townhouse development, zoning by-law amendment and site plan approval, *2638212 Ontario Inc., 1 Tudor Gate, City of Toronto*
- 2021 - 421-lot single-detached and townhouse development, zoning by-law amendment and draft plan of subdivision, *Beaverton Mara Inc., 0 Mara Road, Township of Brock (Beaverton)*

- 2022 - 15-unit townhouse development, draft plan of subdivision, zoning by-law amendment and site plan approval, *SHL Homes, 282-292 Elgin Mills Road West, City of Richmond Hill*
- 2022 - 25-unit townhouse development, Ontario Land Tribunal, *Esquire Homes, 3 Lawson Road, Municipality of Clarington*
- 2023 - 42-unit townhouse development, draft plan of subdivision and zoning by-law amendment, *Land Services Group, 3051 Courtice Road, Municipality of Clarington*
- 2023 - 42-lot single-detached development, zoning by-law amendment and draft plan of subdivision, *Dellray Developments Ltd., 6225 Yonge Street, Town of Innisfil*

*Completed prior to joining The Biglieri Group Ltd.

Residential Development

Mark has experience with project management, drafting of planning documents, and consulting for the preparation of Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan Approval applications in the Greater Toronto Area inclusive of Vaughan, Markham, Richmond Hill, Caledon, Toronto, Ajax, Whitby, Oshawa, Clarington and Brock. This includes experience with:

- Low-rise and mid-rise intensification/infill and brownfield projects in Oshawa;
- Low-rise intensification/infill projects comprised of standard condominium and common element townhouse projects, purpose built rental apartments and freehold single detached homes in both established neighborhoods and designated intensification areas in Vaughan, Toronto, and Whitby;
- Low-rise greenfield subdivision development at multiple stages of the process inclusive of and through the MESP process, Draft Plan of Subdivision and Zoning By-law Applications, and Registration in Caledon, Oshawa and Clarington;
- Estate residential development in the Oak Ridges Moraine; and,
- Various minor variance applications for planned mid-rise & low-rise infill projects.

Commercial and Industrial

Mark has experience with project management, drafting of planning documents, and consulting for the preparation of Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Approval applications in the Greater Toronto Area inclusive of Vaughan, Markham, East Gwillimbury, Pickering, Brock, Toronto and Mississauga. This includes experience with:

- Multi-unit commercial developments in Pickering and Toronto;
- Multi-unit industrial condominium buildings in Mississauga and Markham; and,
- Zoning By-law Amendments to increase the number of permitted uses in existing commercial plazas in Pickering, Toronto, and Vaughan.

Conservation Authorities

Mark has worked collaboratively with members of the Toronto and Region Conservation Authority, Central Lake Ontario Conservation Authority, Nottawasaga Valley Conservation Authority, and Lake

Simcoe Region Conservation Authority during due diligence, application processing, and through to release of permits. Through this work he has developed an understanding of TRCA, CLOCA, NVCA & LSRCA approval processes and their spatial and study requirements.

Ontario Land Tribunal

Mark has appeared at the Ontario Land Tribunal as an expert witness in the field of land use planning. He has given evidence in support of a proposed residential development in the Municipality of Clarington.

Public Participation

Mark has prepared and attended public consultation meetings with the public related to proposed residential developments. He has liaised with concerned parties and has prepared additional supplementary information to further inform the parties on the development proposals.

Public Sector

Mark was a Planning Technician with the City of Surrey Planning and Development Department in Surrey, British Columbia. He reviewed and processed planning applications for residential and commercial developments, as well as variances to the municipal sign by-law.

VOLUNTEER EXPERIENCE

Mark is a member of the Walk Toronto Steering Committee. The group advocates on pedestrian issues and promotes walking. Mark represents Walk Toronto at various Local Advisory Committees throughout the City of Toronto.

THE BIGLIERI GROUP LTD.

TORONTO OFFICE

**2472 Kingston Road
Toronto, ON M1N 1V3**

HAMILTON OFFICE

**21 King Street W Suite 1502
Hamilton, ON L8P 4W7**

**T: 416-693-9155
thebiglierigroup.com**