



# **Community Information Session**

## **Planning Applications Under Mayoral Direction**

Planning and Economic Development Department

Town of Caledon

May 23, 2024



TOWN OF CALEDON

**Thank you for joining us today**

TOWN HALL

# Indigenous Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee peoples, and the Anishnabek of the Williams Treaties. This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

# Agenda

Opening Remarks from Mayor Annette Groves

A. Four Big Questions from the Public Meeting

- Why now?
- Who are the developers?
- Why didn't you share the letters?
- Does the lawyer have a conflict?

B. Overview including Community Infrastructure in the 12 Parcels

C. Water and Wastewater Infrastructure

D. A10 – One Potential Scenario to Increase Density

E. Town Readiness, including Financing

# PART A

# The 4 BIG Questions from the Public Meeting in April...

1. Why now? What about the 2031 targets in our Pledge?
2. Who are the developers?
3. Why did you hide letters from Peel and Minister Calandra from Council and the public?
4. Does Loopstra Nixon LLP ("the lawyer") have a conflict?

And the elephant in the room: Strong Mayor Powers

# Q1. Why now? What about our Pledge?

1. Caledon's housing pledge is a great start, but it's not enough
2. Adversarial decision making must end
3. Servicing and transit need to be planned at scale, not in bits
4. Secondary plans are community builders, especially at scale
5. Strong mayor powers, like them or hate them, create competition between municipalities for the same developers, tradespeople and infrastructure incentives

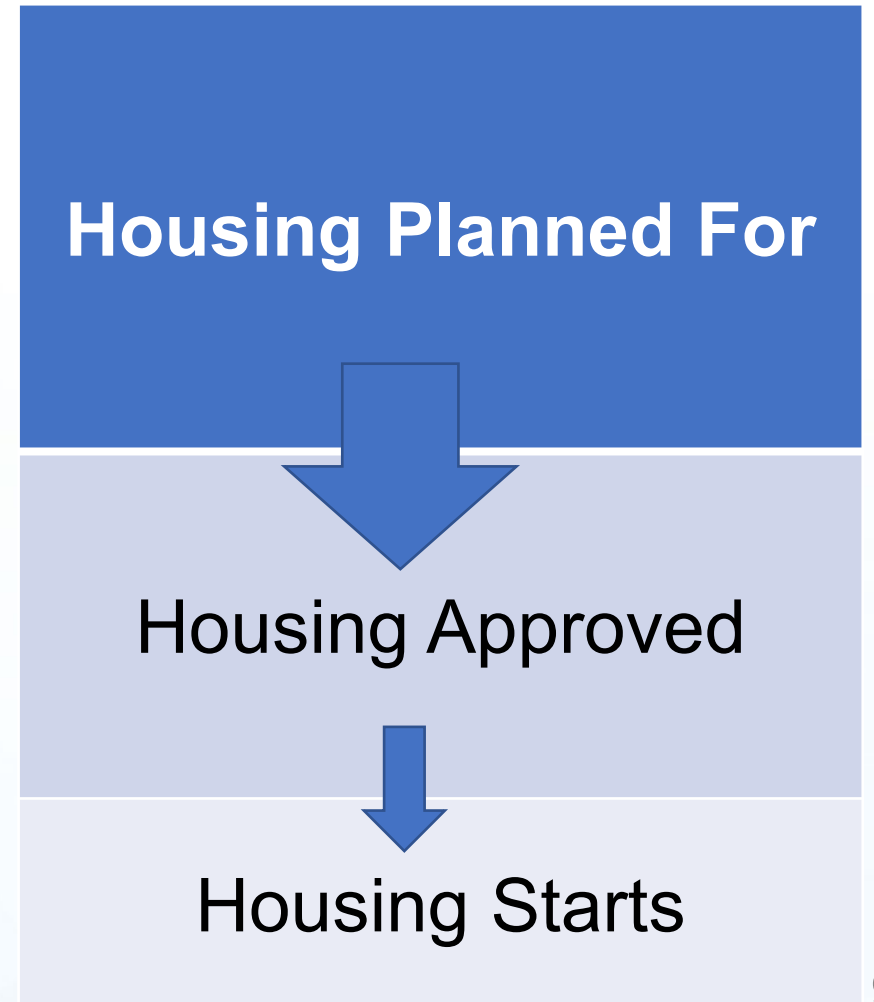
# Caledon's Housing Pledge Isn't Enough

- Council pledged 13,000 new home starts by 2031 (8 years)
- Our targets to meet the 2031 housing pledge
  - 2023: 953 starts (82% = 778)
  - 2024: 1,083 starts
  - 2025: 1,300 starts
- But by 2051, Caledon must grow by 220,000 people (>65,000 homes between 2021-2051)
- **At this rate, it will take at least 35 years to hit that target, but we are just 27 years away. And hitting our 2031 pledge will be a challenge**



# Housing Pledge (continued)

- Nothing happens overnight. Builds take 10+ years from start to occupancy
- Plan bigger because not all are approved
- Many approved are not built, are appealed or are built in a trickle
- Many municipalities have high numbers of units that have not started
- We hit 82% of our 2023 target



# The End to Adversarial Decision Making

- BRES (Bolton Residential Expansion Study) was a made-in-Caledon plan that became a nightmare
  - Regional Council said Caledon's vision for Bolton cost too much to service
  - A Provincial facilitator was brought in by the Region
  - Peel re-did the study at its level, not locally
  - Landowners in each option were pitted against each other
  - More than a dozen appeals were launched to the Ontario Land Tribunal
- **The result? No housing starts and a big legal bill (>\$5 million)**
- **Brampton got infrastructure, servicing and transit as we sat stalled**

# Caledon Will Finally Plan Caledon

- Caledon has long used comprehensive planning, but situations like BRES dictated our growth
- The result? Too much piecemeal development
- Caledon's Official Plan lays out the long-term plan for urban growth and density. All 12 parcels are within this growth plan
- Comprehensive planning looks at:
  - Bigger geographies
  - Ordered and interconnected design
  - Systems for transportation and transit, utilities, walkability, livability
  - Long-term gains over short-term wins

# Servicing and Transit Planned at Scale

- Before, piecemeal development let partners push decisions far into the future
- With rezoning, energy providers, Peel (water and wastewater) and Metrolinx must prioritize long-term planning around these 12 areas



# The Power of Secondary Plans

They:

- Plan how the community should be built out
- Integrate other planning considerations like environmental protection and natural heritage
- Involve public meetings and input, and must be approved by the whole of Council

With re-zoning, secondary planning remains a requirement and will help with comprehensive planning in Caledon

# Strong Mayor Powers 101

- Strong mayor powers can be used to:
  - Appoint the municipality's Chief Administrative Officer
  - Hire certain municipal division heads
  - Create, assign functions and appoint chairs of committees
  - Bring forward matters for council consideration related to provincial priority
  - Propose and vote on municipal by-laws which could potentially advance a prescribed provincial priority
  - Veto certain by-laws if which could potentially interfere with a provincial priority
  - Direct staff to do certain things related to their additional powers and duties
  - Propose and veto a municipal budget

# Strong Mayor Powers Help Us Compete

- 46 municipalities in Ontario were granted this power to meet the aggressive targets of Bill 23
- All 46 are competing to meet housing targets, so municipalities that are proactive will get developers to 'build here' when they are ready to build
- As of March 7, 2024 (open data):
  - 43 of 46 had used strong mayor's powers
  - 637 decisions had been issued using these powers
- Rezoning by-laws have already been executed using these powers to expedite priority housing projects in other municipalities, including Ajax, Mississauga and Belleville.

# Difference between MZOs & SM By-laws

Key Considerations	MZO	Strong Mayor ZBL
Appeal Rights	Not subject to appeal	Subject to the appeal rules under s.34 of the Planning Act
Public Consultation and Notice	No notice or consultation required prior to issuance	Subject to the requirements under s.34 of the Planning Act, including requirement for a statutory public meeting
Applicability of Policy Documents	May not be subject to policy documents	Must comply with applicable policy documents
Relevance of Planning Act	Not subject to regular procedures in Planning Act	Must comply with the provisions of the Planning Act



# Q2. The Developers

- This is a **Town** initiative. It is NOT a developer-led initiative.

	Developers with applications in process		Developers with applications at pre-application process
A2	Argo Kennedy Limited	A1	Alloa Landowners Group
A3	Bolton North Landowners Group	A5	Panterra Inc.
A4	Brookvalley Project Management Inc.	A7	Mayfield Golf Club Inc & Tullamore Industrial Ltd
A6	Bolton North Landowners Group	A8	United Holding Inc (Solmar)
A9	Snell's Hollow Developers Group	A11	Wildfield Village Landowners Group Inc (c/o The Arutip) (Solmar)
A10	12599 Hwy 50 Ltd.		
A12	Columbia Square Inc.		

## Q3. Letters from Minister Calandra and Region of Peel

- We **always** circulate applications to external agencies, Region of Peel and Ministries involved, for their review and comments
- There are often arguments both for and against any planning proposal, as well as technical feedback
- All response letters and comments are received by our Planning team to make required revisions to the by-laws
- Comments are not shared with Council or the public until issues are resolved. This is standard planning practice

# Letters from Minister Calandra and Region of Peel (continued)

- A detailed **Comments Response Matrix** explains how the Town will address issues raised by reviewers
- We go back-and-forth with commentors until issues are resolved

Draft May 13, 2024

Planning Applications under Mayoral Direction

Comment Response Matrix for Region of Peel comments

**NOTE-REVIEW IS ONGOING**

#	Region Comments	Town Response	Is comment addressed as part of updated Zoning By-law?	Is <u>comment</u> to be addressed through related planning applications?
Area A1-A9 A11	The Region advises that small areas in Areas 4, 5 and 11 related to the proposed route of Highway 413 are identified as being outside the 2051 New Urban Area boundary	Alignment issues of the Regional Urban Boundary with 1) the original Highway 413 Preferred Route and 2) <u>the</u> new boundary from the 50% design prepared by MTO.  The intent was to map and zone up to the most up-to-date planned ROW for the 413, with the Holding provision in place in all the by-laws that for lands within the Focused Analysis Area, clearance must <u>be granted</u> from the Ministry of Transportation with regards to the GTA West Corridor / Highway 413 alignment.  ZBAs for Areas A4, A5 and A11 have corrected the boundaries of the lands in the New Urban Area.	Yes	N/A

# Letters from Minister Calandra and Region of Peel (continued)

## Progress-to-date on comment resolution

- 95% of comments from these two letters have already been addressed in updated draft by-laws
- *[New information; May 22, 4 p.m.]* The MTO advised the Town that we can process development applications within the Focused Analysis Area (FAA) for the 413
- Over time, MTO will refine the route through public consultation and release lands not required for the Highway 413

# What are Holds and Why are they Important?

- Holding symbols (H) are standard planning tools used for servicing, transportation restrictions like the 413, watershed concerns and other concerns from comments
- Holds are in all 12 by-laws to make sure servicing is available and stakeholder concerns are addressed prior to development
- Hold conditions allow development planning to progress, but must be cleared before shovels go in the ground
- Zoning by-laws are NOT in force until all hold conditions have been satisfied, and the holds have been removed by Council following public notification

# **Holds for Highway 413 FAA and North-West GTA Transmission Corridor NAI**

- An energy transmission corridor along the 413 FAA must also be protected
- Holds for the Ministries of Transportation and Energy have been proposed in A1, A2, A4, A5, A9 and A11.

# Holds for A1-A9 and A11-A12

- **Secondary Plan** must be completed
  - Includes land uses, transportation, housing, infrastructure, heritage and environmental resources, and other elements
- **Draft Plan of Subdivision or Site Plan Control** must be approved
  - Detailed design of the site
- **Development Agreement with the Region** must be undertaken
  - Water and sanitary sewer capacity must be available to service the lands
- **Environmental Impact Study** must be submitted
  - Confirmation of extent of environmental features

# Holds for A10

- **Secondary Plan** must be completed
  - To set out the long-term planning vision and develop policies related to land-uses, transportation, housing, infrastructure, heritage and environmental resources, and other elements
- **Noise Mitigation Report** must be submitted



# Summary: How Will These By-laws Help?

- **Momentum.** We're on a minimum 35-year pace, but our goal is just 27 years away. We need to accelerate. Some of the proposed parcels will help achieve our 2031 pledge. Others will help with the big target for 2051
- **Big-picture, comprehensive planning builds better communities.** We get the interconnected, walkable and livable city we want, instead of fragmented, disconnected places with little cohesion
- **Innovation and readiness.** Housing starts have slowed. We will be well-positioned to attract developers when they are ready to go
- **Better reputation with business.** Co-operative, not adversarial
- **Servicing and transit.** Partners must prioritize our long-term needs, not push off decisions
- **Incentive funding.** Federal AND provincial – we have been denied federal infrastructure funding because we do not have transit

## Q4. Let's Talk Perceived Legal Conflict

- Quinto Annibale, the lead lawyer on this project, works for Loopstra Nixon LLP, a leading firm in the field of municipal, land use planning and development law
- Firms working in this field often represent municipalities, developers, landowners and public interest groups
- All lawyers must abide by the Ontario Law Society's rules of professional conduct, and must make sure there are no conflicts
- Mr. Annibale has advised us that his firm has complied with all the Law Society's rules, and this declaration satisfies the Town

# PART B

# We Are Following the Planning Process

## Planning Process

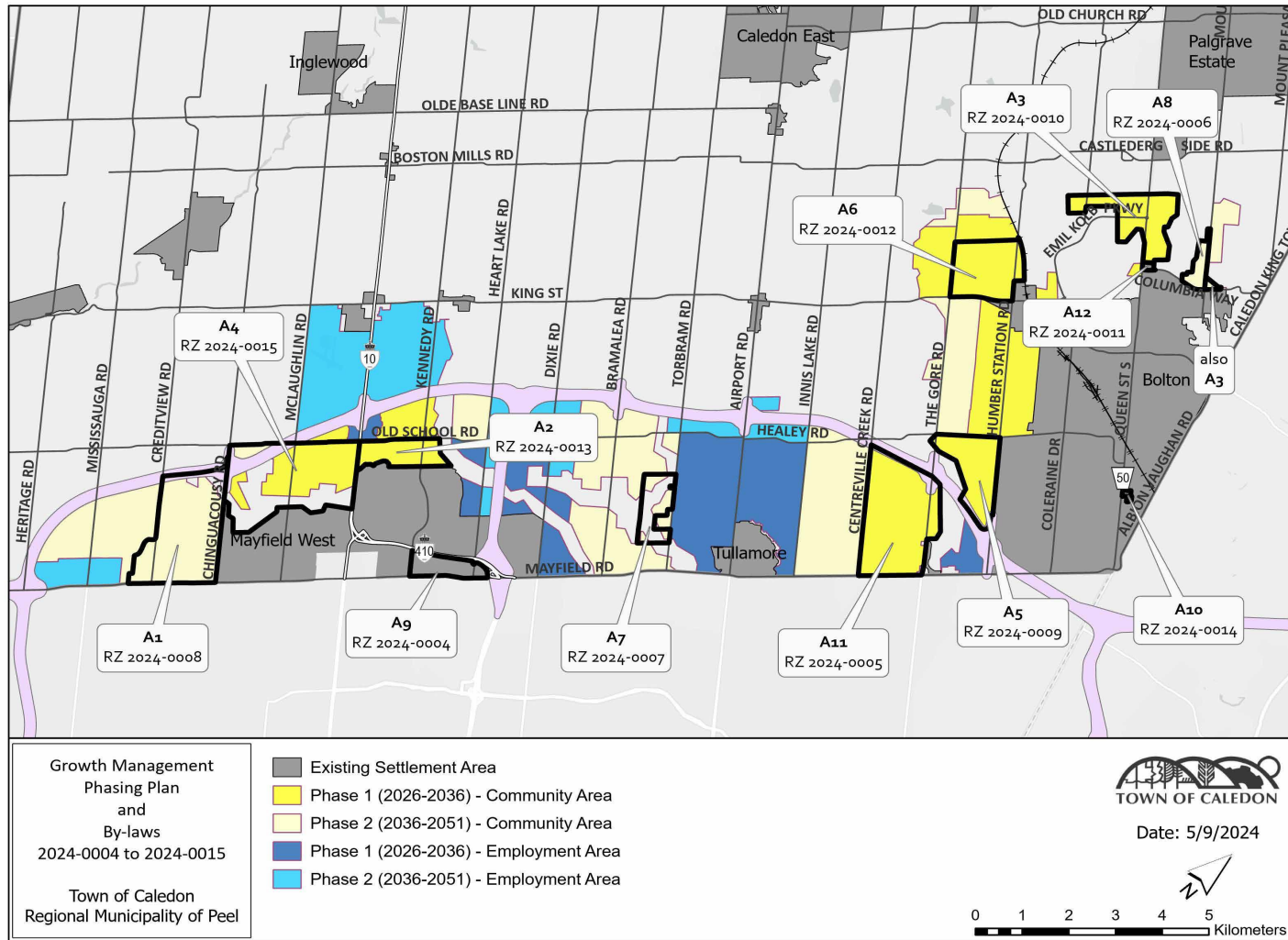


 Mayoral decision

# Application Areas

- Official Plan designations
- Logical extension to the current built-up area
- Provide for the completion of an existing urban area
- Support the early establishment of the Caledon GO Station
- Existing Ontario Land Tribunal approvals (i.e. ROPA 30) and Ministers Zoning Orders

# Draft Growth Management & Phasing Plan



- Planning for beyond 2031 (Pledge) timeframe
- Most areas are either within draft Phase 1 (2026-2036) or in settlement areas
- Some are from the draft Phase 2 (2036-2051)

# Past Planning in these Areas

	Application	Initiation	Public Meetings	Council Meetings
<b>The South Albion Bolton study</b>	A12	2004	September 16, 2009 July 9, 2014	<ul style="list-style-type: none"> <li>• OPA 243 April 6, 2016</li> </ul>
<b>BRES Study, Option 1, 2, 3</b>	A6, A12, A8, A3	2012	June 2013	<ul style="list-style-type: none"> <li>• Council approved preferred expansion June 24, 2014 for Option 3</li> <li>• LPAT written decision issued April 30, 2021</li> </ul>
<b>Mayfield West</b>	A2, A4, A9	Phase 2 – 2008		<ul style="list-style-type: none"> <li>• OPA 222 OMB December 9, 2015</li> <li>• OPA 255 October 26, 2021</li> </ul>
<b>MZO 171/21 Option 3</b>	A6	Caledon Station POPA 2021	November 9, 2021 January 10, 2022 May 5, 2023	<ul style="list-style-type: none"> <li>• MZO approval- March 5, 2021</li> <li>• POPA- ongoing</li> </ul>

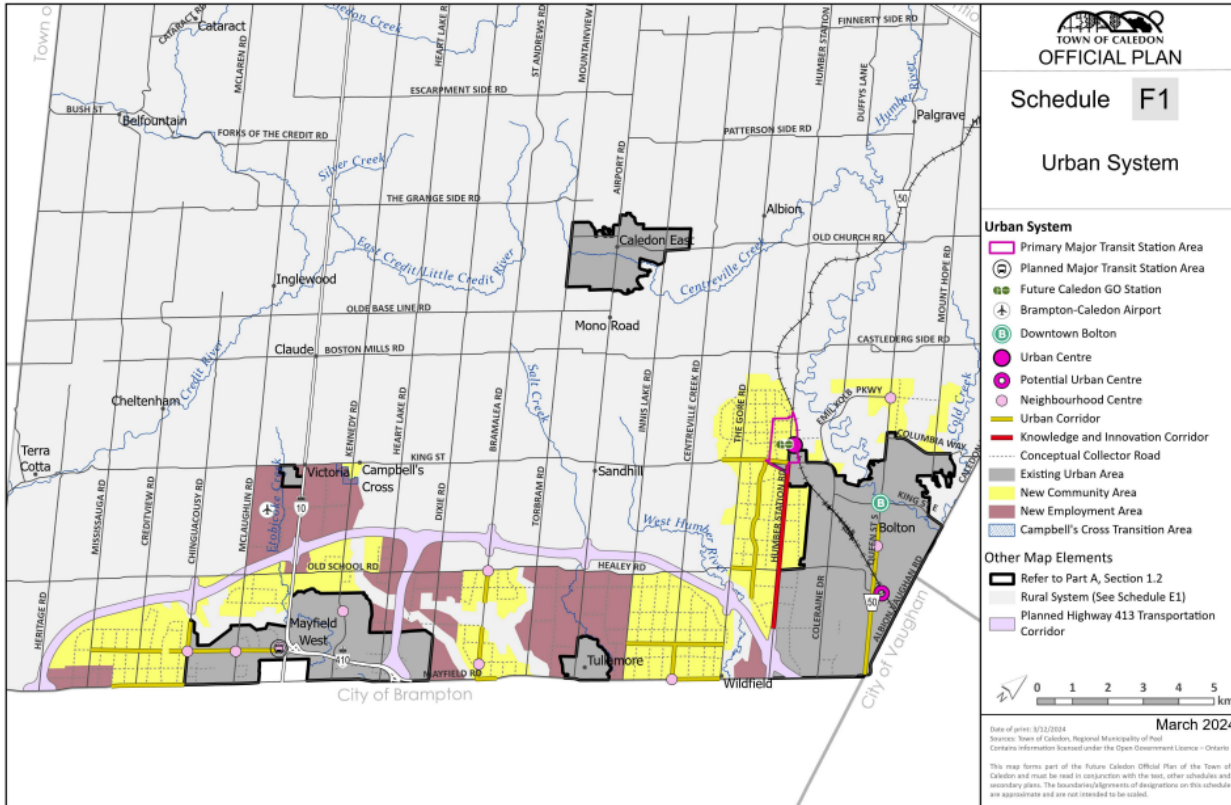
# Applications Have Been Under Review

AREA	ONGOING APPLICATIONS	AREA	ONGOING APPLICATIONS
<b>A1</b>	SECONDARY PLAN, REZONING, SUBDIVISION (PARC)	<b>A7</b>	SECONDARY PLAN, REZONING, SUBDIVISION (PARC)
<b>A2</b>	SECONDARY PLAN, REZONING, SUBDIVISION (2021)	<b>A8</b>	SECONDARY PLAN, REZONING, SUBDIVISION (PARC)
<b>A3</b>	SECONDARY PLAN (2022) Public Meeting Apr 2023	<b>A9</b>	SECONDARY PLAN (2021) Public Meeting May 2022
<b>A4</b>	SECONDARY PLAN AMENDMENT (2022) Public Meeting Feb 2024, REZONING, SUBDIVISION (PARC)	<b>A10</b>	OFFICIAL PLAN AMENDMENT, REZONING (2021) Public Meeting Jul 2021
<b>A5</b>	SECONDARY PLAN (PARC)	<b>A11</b>	SECONDARY PLAN (PARC)
<b>A6</b>	SECONDARY PLAN (2021) Public Meetings Nov 2021, Jan 2023, May 2023, REZONING, SUBDIVISION (2022)	<b>A12</b>	OFFICIAL PLAN AMENDMENT, REZONING (2022) Public Meeting Apr 2023

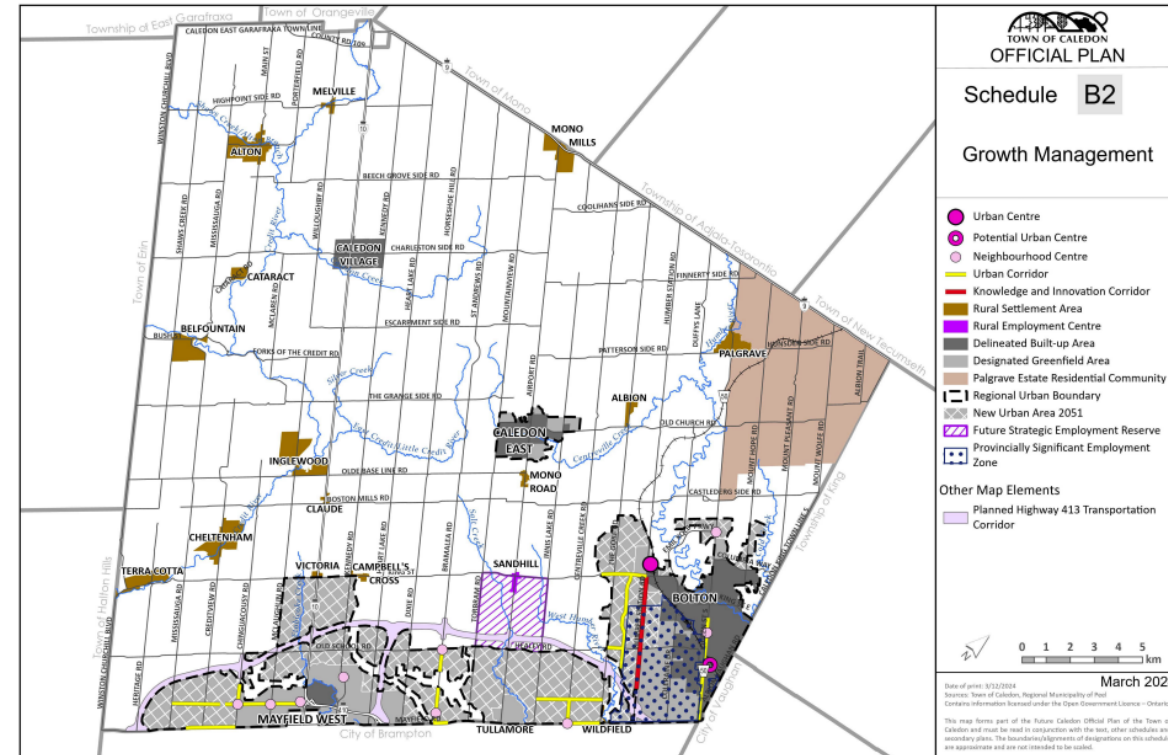


# Official Plan (Future Caledon)

- New Community Areas
- Urban Centre
- Primary Major Transit Station Area
- Existing Urban Area
- Potential Urban Centre



- Designated Greenfield Areas
- Delineated Built-up Areas



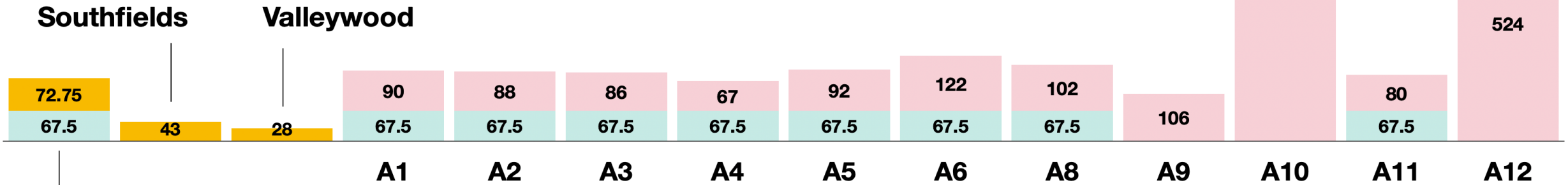
# Densities Proposed

Density: People and jobs per hectare

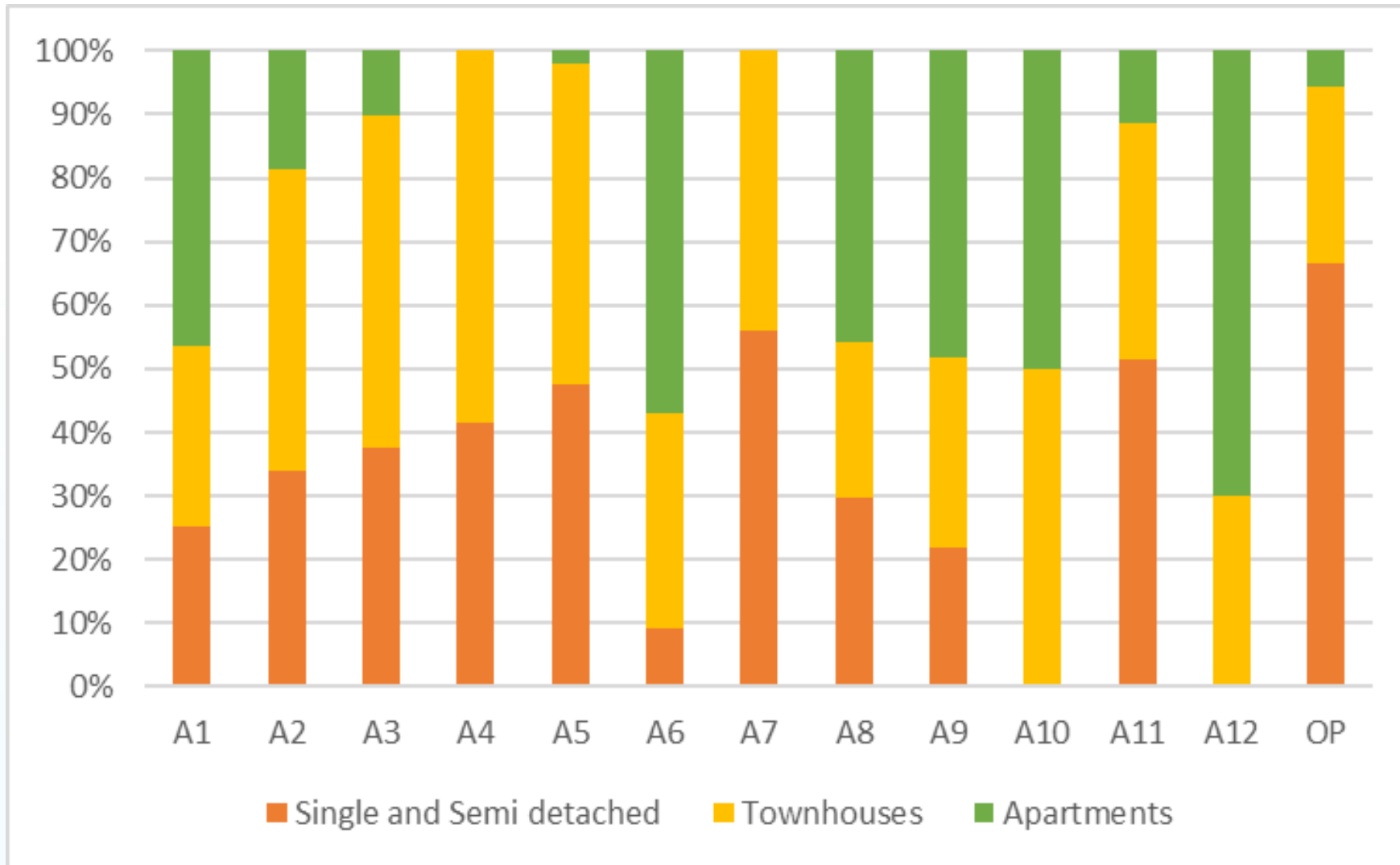
- Existing Density
- Official Plan Density Requirement
- SM Zoning Areas Proposed Density



Zoning areas **A9**, **A10**, & **A12** do not have identified density requirements because they are situated within existing settlements. Density requirements will be determined through the completion of Secondary Plans.



# Housing Mix Proposed



# Secondary Planning will Continue



## Local Subwatershed Study

### Other Supporting Studies

- *Agricultural Impact Assessment*
- *Climate Change Adaptation Plan + Community Energy and Emissions Reduction Plan*
- *Commercial Impact Study*
- *Community Design Guidelines*
- *Community Services/Facilities Study*
- *Compatibility and Mitigation Study*
- *Cultural Heritage Impact Assessment*
- *Fiscal Impact Study*
- *Functional Servicing Report*
- *Healthy Development Assessment*
- *Housing Assessment*
- *Indigenous Engagement Summary*
- *Parks Plan*
- *Phasing Plan*
- *Planning Justification Report*
- *Transportation Impact Study + Mobility Plan*

### Draft Secondary Plan Prepared

- other supporting studies finalized (local subwatershed study ongoing)
- draft official plan amendment (policies and mapping)
- informal notice and public information meeting
- application materials prepared, including revised OPA, supporting studies and public engagement summary

### Planning Act Process

- complete application for an official plan amendment
- notices and consultation
- statutory public meeting (report and presentation)
- technical review by Town departments and review agencies (e.g., school boards, conservation authority, Ministry of Transportation)
- revisions and resubmissions

### Decision

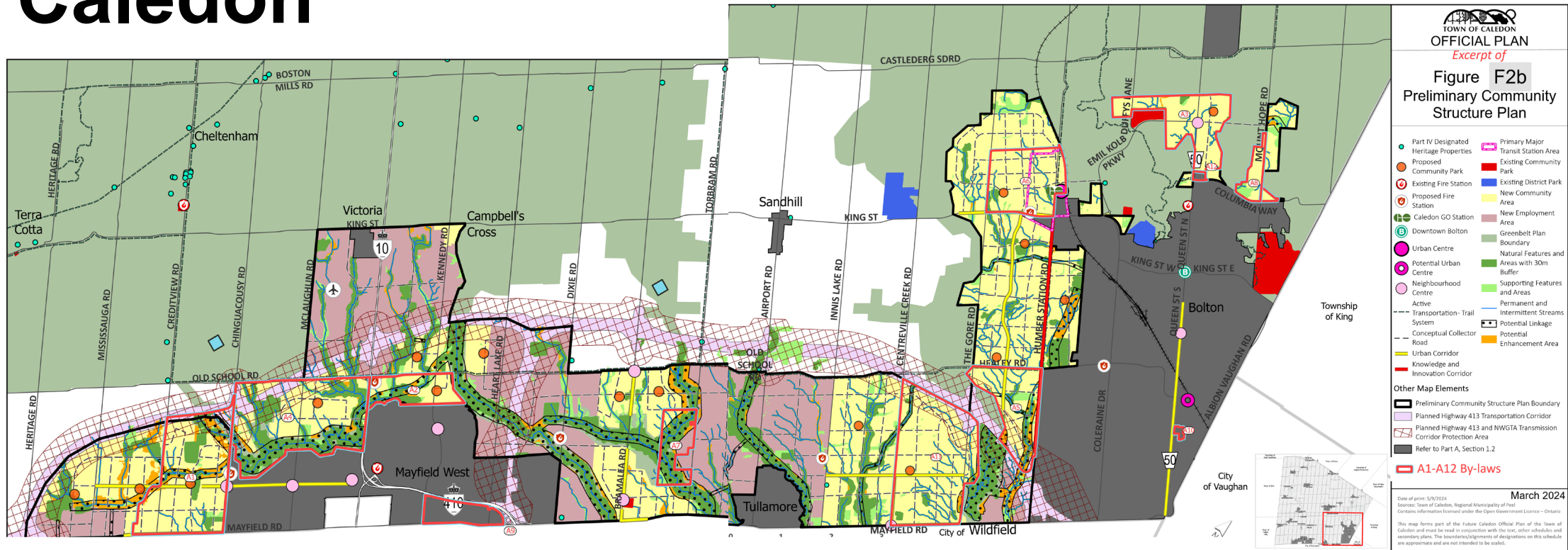
- recommendation report
- Council decision

#### GOAL:

Detailed land use designations and policies to guide the development of a new community or employment area

Landowner-led & Subject to Terms of Reference with Town

# Community Structure Plan in Future Caledon



Identifies community defining elements – centres and corridors, natural features and areas, the conceptual collector road network, and existing and planned parks and community facilities, including fire stations and active trails.

# Community Infrastructure Proposed



Neighborhood Parks  
and Amenity Areas

**50**



Community Parks

**3**



Elementary and High  
Schools

**16**



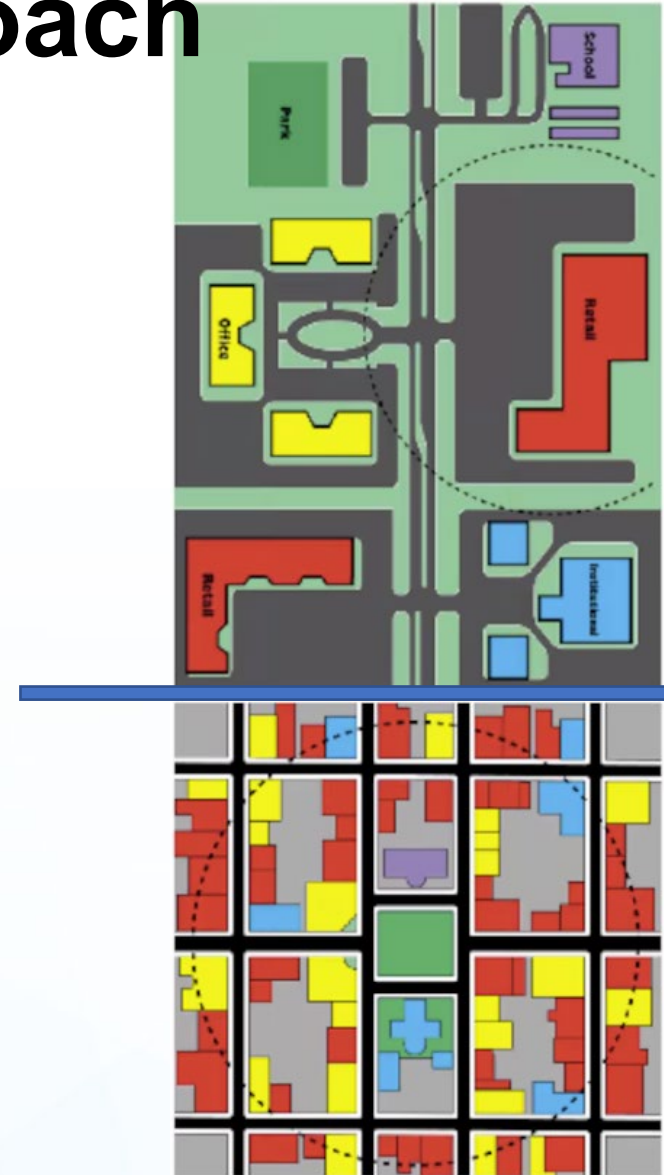
Fire Stations

**3**

This is an estimate based on draft plans. Number and sizes of amenities are finalized through secondary plans and subdivision plans

# Mixed-Use Zoning: A New Approach

- A flexible, innovative approach to urban planning that breaks away from the conventional 'separation' of land uses
- Integrates various uses and promotes walkability and density
- Creates more vibrant, sustainable, age-friendly and inclusive communities
- Secondary Planning, Subdivision Plans and Design Guidelines all ensure compatibility and harmony of uses, not separation



# Many Tools to Create Complete Communities



- Official Plan policies
- Community Structure Plan
- Secondary Plan policies
- Tertiary Plans
- Plans of Subdivision
- Site Plans
- Town wide Design Guidelines
- Community Design Guidelines
- Green Development Standards



# Affordable Housing

- Zoning for affordable housing called “Inclusionary Zoning” is only legislated in certain areas (PMTSAs and CPPS Areas)
- Permissions across the mixed residential zones for:
  - Non-market housing, multiplexes, additional residential units
- Conveyance of land or units for affordable housing will be agreed upon at **secondary planning and subdivision** stages

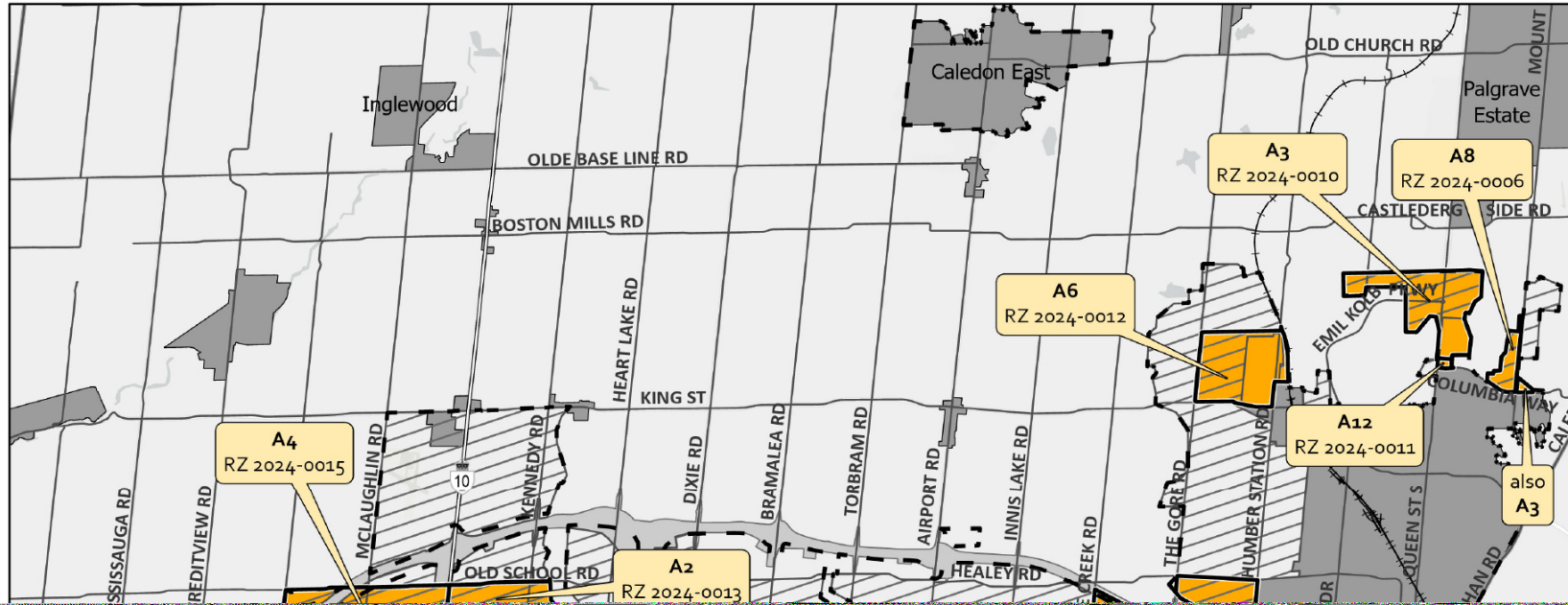


# Balanced Approach – Planning for Employment Growth

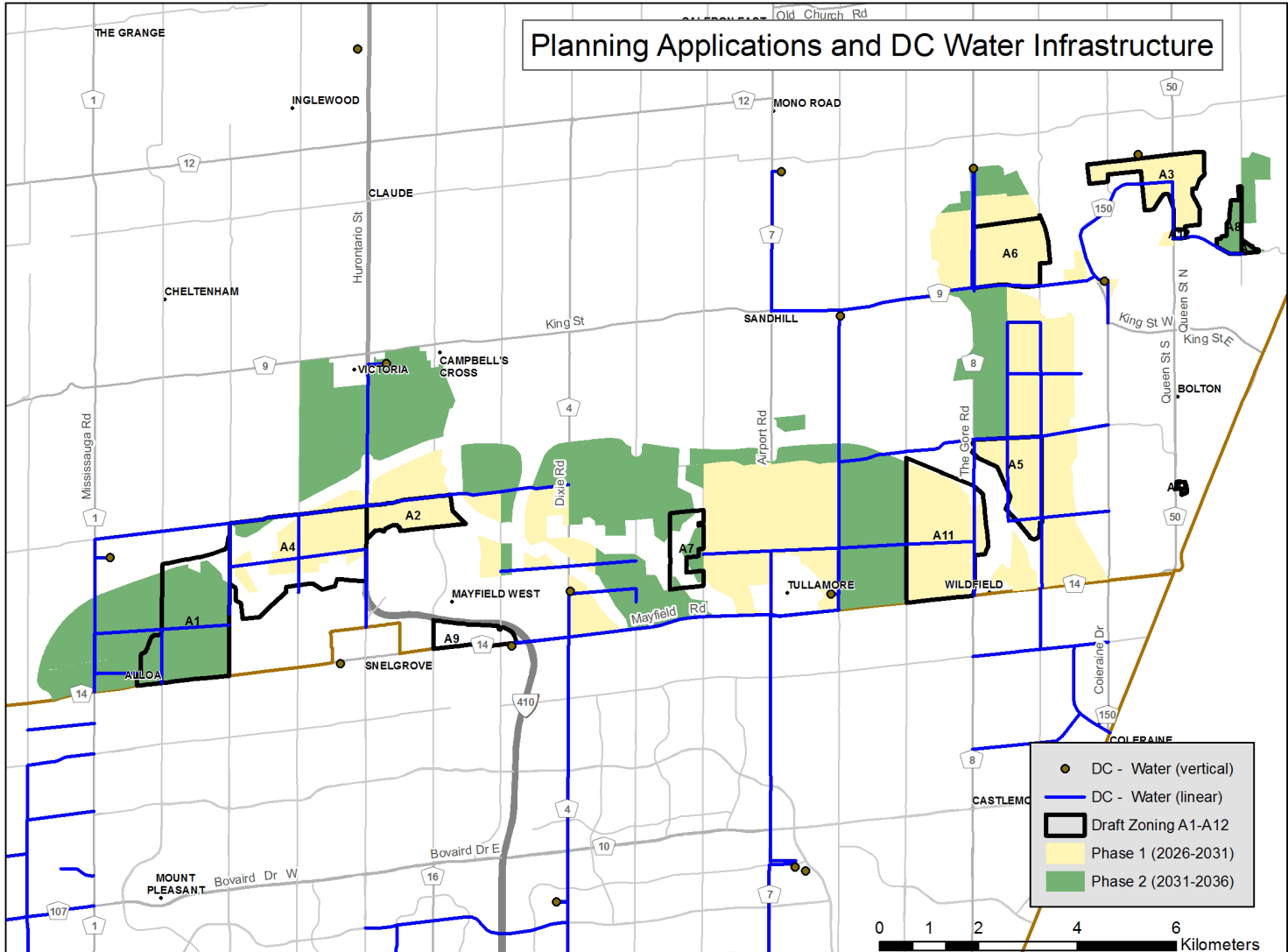
- Attracting a mix of business sectors to create high quality jobs for residents is a key priority of the Town and critical to Caledon's livability
- Caledon set to grow from approximately 32,000 jobs to 125,000 jobs in 2051
- Town is actively working to attract new companies to Caledon that match the strengths of the community
- Working with partners like the Province to market Caledon as a destination for investment
- In addition to attracting new companies, Town is working with existing Caledon businesses to help them can stay and grow in the community, removing barriers and creating new jobs

# PART C

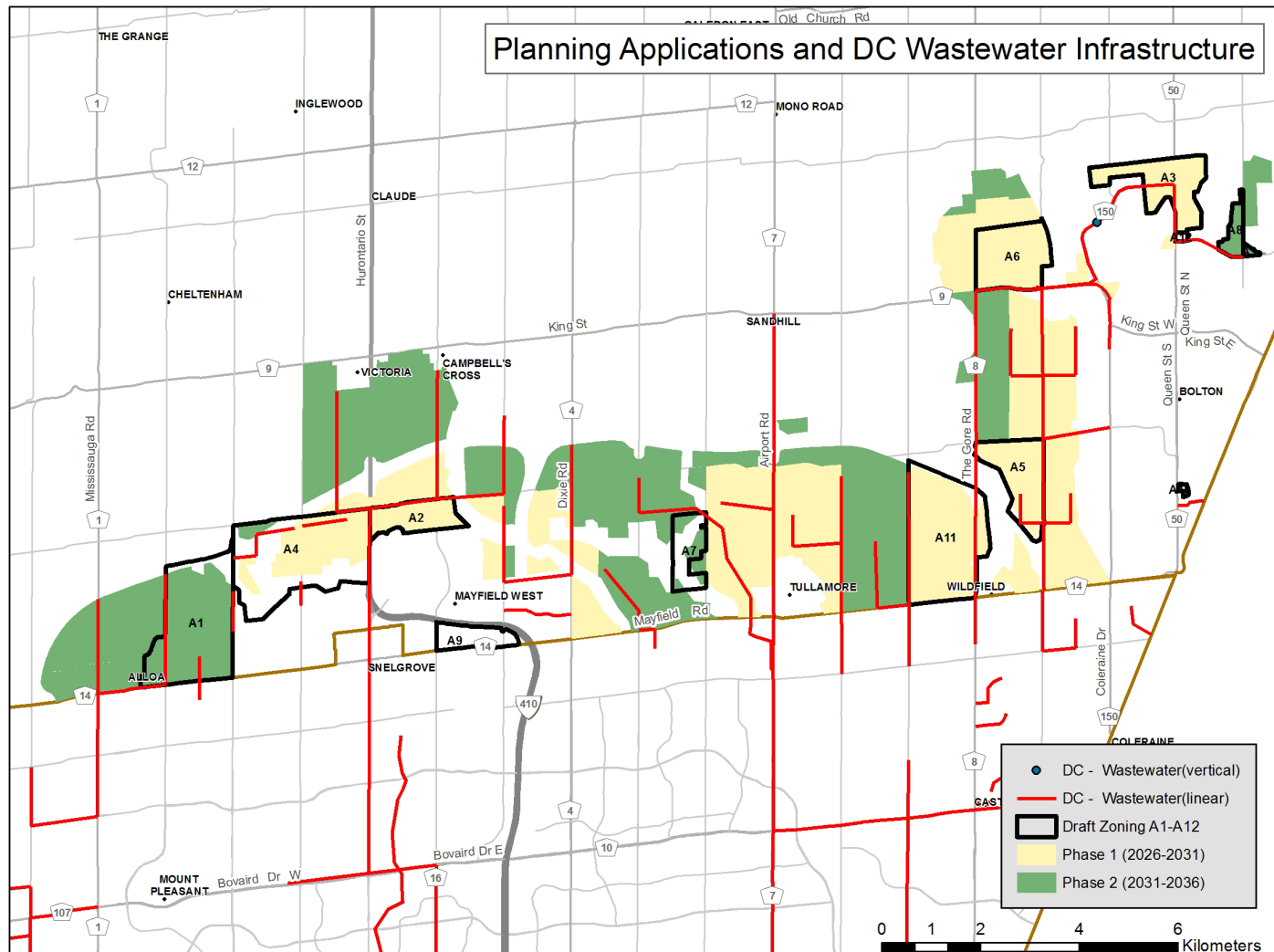
# A1-A12



# 4. Planned Water Infrastructure to 2041

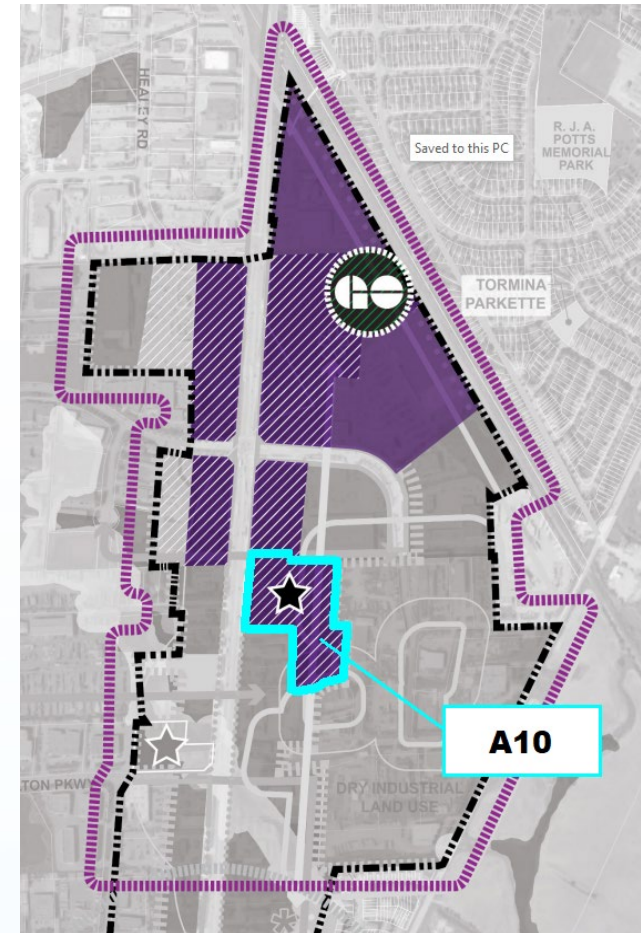


# 4. Planned Wastewater Infrastructure to 2041



# PART D

# A10 – One Scenario Showing Density to Justify Transit Investment



Building layouts are for visual representation only, and are subject to change



# PART E

# Revenue Forecast - Development Charges (Town)

Town of Caledon Revenue Forecast Development Charges				
BUILDING CATEGORIES	TOTAL NEW UNITS 2024 - 2033	TOTAL REVENUE AS OF 2033 in \$B	TOTAL UNITS BY 2041	TOTAL REVENUE AS OF 2041 in \$B
<b><u>Volume Projected</u></b>				
Singles/ Semis	5,782	\$ 0.32	11,731	\$ 0.99
Apartments >750 sf:	3,177	\$ 0.12	6,445	\$ 0.37
Apartments <=750 sf:	311	\$ 0.01	631	\$ 0.02
Townhouses	8,230	\$ 0.41	16,696	\$ 1.27
<b>Total, RESIDENTIAL</b>	<b>17,500</b>	<b>\$ 0.86</b>	<b>35,503</b>	<b>\$ 2.65</b>
<b>Total, NON-RESIDENTIAL (Sqr Mts)</b>	2,066,038	\$ 0.20		
<b>Total, COMBINED</b>		<b>\$ 1.063</b>		

## **\*Assumptions & Notes:**

1. DC Rates for 2024 to 2033 are the phased-in DC Rates as set out in the Hemson Information Session, shared with Town Council. No annual indexing was considered.
2. DC Rates for 2041 have been indexed at a rate of 4.89% per annum based on the Infrastructure Ontario CPI (Construction Price Indexing) as of May 14, 2024.
3. Note - Non-Residential Data for DCs is only available until 2033, as provided by the Town..

# Revenue Forecast - Taxes (Town)

<i>REVENUE FORECAST (TAXES) TO 2033 IN \$MILLION</i>				
PROPERTY CLASS	LAND DEMAND IN HECTARES	2033 PROJECTED TAXES	TOTAL REVENUE = PROJECTED 2033 + CURRENT TAXES	PROPERTY CLASS %
Commercial employment	36	\$ 0.19	\$ 16.27	
Industrial	171	\$ 0.59	\$ 5.08	
Total Non - Residential	206.60	\$ 0.78	\$ 21.35	15%
Residential Units - 43,916			\$ 123.80	85%
<b>TOTAL (Res+Non-Res)</b>			<b>\$ 145.15</b>	<b>100%</b>

<i>REVENUE FORECAST (TAXES) TO 2041 IN \$MILLION</i>				
PROPERTY CLASS	LAND DEMAND IN HECTARES	2041 PROJECTED TAXES	TOTAL REVENUE = PROJECTED 2041 + CURRENT TAXES	PROPERTY CLASS %
Commercial employment	195	\$ 1.05	\$ 17.13	
Industrial	926	\$ 3.19	\$ 7.68	
Total Non - Residential	1121.00	\$ 4.25	\$ 24.81	12%
Residential Units, 61,919			\$ 174.55	88%
<b>TOTAL(Res+Non-Res)</b>			<b>\$ 199.36</b>	<b>100%</b>

**Assumptions and Notes:**

1. The 2033 Non - Res information is based on forecast used for DC Projections and DC Report by Hemson.
2. The 2041 Non - Res projections are based on the 2033 development forecast by Town and 2051 forecast by Watson.
3. All Total Revenues are cumulative.

# Next Steps

## Community Information Sessions

- Alton Legion  
May 27, 2024 (7-9 p.m.)
- Caledon East Community Complex  
June 10, 2024 (7-9 p.m.)
- Complete
  - Southfields Community Centre
    - May 15, 2024 (7-9 p.m.)
  - Albion Bolton Community Centre
    - May 23, 2024 (7-9 p.m.)