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# HOUSING ASSESSMENT

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**APPLICATION FOR  
OFFICIAL PLAN AMENDMENT,  
ZONING BY-LAW AMENDMENT &  
DRAFT PLAN OF SUBDIVISION  
(POPA 2022-0005, RZ 2022-0008,  
21T-22005C)**

Argo Summer Valley Ltd.  
12211, 12213 and 12231 Hurontario Street, Town of Caledon  
November 2023

GSAI File # 792-023

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Argo Summer Valley  
12211, 12213 and 12231 Hurontario Street, Town of Caledon  
Town File No.: POPA 2022-0005, RZ 2022-0008, 21T-22005C**

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## **1.0 INTRODUCTION**

Glen Schnarr & Associates Inc. ('GSAI') is the planning consultant on behalf of Argo Summer Valley Ltd. ('Argo') retained to assist in obtaining approval for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application (POPA 2022-0005, RZ 2022-0008, 21T-22005C) in the Town of Caledon. The subject lands are generally located at the northeast corner of Hurontario Street and Highwood Road with 118.14 metres frontage on Hurontario Street, and a total site area of approximately 3.08 hectares (7.61 acres). The subject lands are currently vacant, and they adjoin the proposed subdivision development by Argo Summer Valley Ltd. in the City of Brampton.

As requested by the Region of Peel, a Housing Assessment has been prepared in support of the application. The Housing Assessment Guideline has been reviewed and is provided in Appendix I of this Report. However, in our opinion, a Housing Assessment may not be applicable to the proposed development, as this Regional requirement came into effect following the filing of the Application to the Town of Caledon. Further, Argo is proposing an infill development to complete the existing community with the provision of single detached dwellings. It is naturally challenging to achieve affordability in this context. However, in an effort to address the Region's affordable housing objectives, it is intended that the builder will provide the opportunity for additional housing units (by way of secondary units) at the option of the purchasers.

## **2.0 THE PROPOSAL**

Argo is seeking approval of an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application to develop the Subject Lands for a compact, pedestrian-oriented and complete community. The Applicant is proposing fifty-seven (57) single detached dwellings with lot frontages ranging from 12.20 metres to 15.24 metres, a buffer block and an internal public road network ('proposed development'). The Region of Peel (the 'Region') requires a Housing Assessment ('Assessment') to be provided in support of an Application where 50 or more units are being proposed. Based on the above, a Housing Assessment has been prepared in support of the proposed application.

The Region has further requested that all new development applications provide a range and mix of housing options that are affordable. This Assessment provides an evaluation of the Provincial, Regional and local housing policy framework and how the proposed development responds.

### **3.0 SITE DESCRIPTION**

The subject lands are legally described as Part of Lot 19, Concession 1, EHS (Chinguacousy) and are located on the east side of Hurontario Street, north of Highwood Road. The lands have a frontage of approximately 118.14 metres on Hurontario Street, and a depth of approximately 210.67 metres. The lands encompass an area of approximately 3.08 hectares (7.61 acres).

The subject lands are primarily vacant, and the existing surrounding land uses include:

- North: Highway 410;
- East: Detached residential dwellings;
- South: Vacant lands proposed for future residential uses concurrent with the subject application; and existing detached dwellings;
- West: 2-storey detached residential and commercial building.

An existing bus stop is located at the southwest corner of Highwood Road and Hurontario Street and serves Brampton Transit Route 24.

### **4.0 PLANNING CONTEXT**

The Housing Assessment Guideline (see Appendix I of this Assessment) requires an analysis of how the Application addresses the relevant Provincial, Regional and local policy framework related to housing. This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local housing-related policies that apply to the development of the subject lands.

#### **4.1 PROVINCIAL POLICY STATEMENT**

The Provincial Policy Statement ('PPS'), 2020 provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

Section 1 of the PPS outlines policies associated with building strong healthy communities. Section 1.1 provides policy guidance on managing and directing land use to support an efficient and resilient development. The following policies are relevant to the proposed development application:

- "1.1.1. Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons...
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas ... and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.4.3 Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected market-based and affordable housing needs of current and future residents of the regional market by:
- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with the applicable housing and homelessness plans. However, where planning is conducted by an upper tier municipality, the upper tier municipality in consultation with the lower tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
  - b) permitting and facilitating:
    - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements arising from demographic changes and employment opportunities; and
    - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
  - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
  - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public services facilities and support the use of active transportation and transit in areas where it exists or is to be developed.”

**The proposed development will introduce 57 single detached dwellings of varying sizes and configurations. The proposed development will support intensification of**

**underutilized lands and contribute to the local housing stock in an area with limited remaining available land for new residential development. Additionally, the proposal facilitates a development that is supported by existing infrastructure and transit service networks, while promoting active transportation by providing linkages to existing neighbourhoods, community facilities and amenities. It is our opinion that the proposed development is consistent with the PPS housing policies.**

## **4.2 A PLACE TO GROW**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was updated on August 28, 2020. A Place to Grow, 2020 builds on the policy foundations of the PPS, 2020 and establishes a long-term framework for managing growth and development across the Greater Golden Horseshoe ('GGH') region up to the year 2051. Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit-supportive and provide a range of housing and employment opportunities. The following policies apply.

- "2.2.1.4 Applying the policies of the Growth Plan will support the achievement of complete communities that:
  - c) provide a range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all households sizes and incomes.
- 2.2.6.1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province and other appropriate stakeholders, will:
  - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
    - i) identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents;
- 2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
  - c) considering the range and mix of housing options and densities of the existing housing stock; and
  - d) planning to diversify their overall housing stock across the municipality.

- 2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.”

**Secondary units will be provided with the single detached dwellings as a means to provide more affordable housing options to future residents. The proposed development will contribute to achieving complete communities by facilitating compact and transit-supportive development in close proximity to existing transit networks, a planned MTSA and nearby amenities that support daily living. Furthermore, the proposed development will provide for dwelling units of varying unit sizes and configurations. Overall, the proposed community will offer greater housing choice, as the introduction of 57 single detached dwellings will contribute to the existing housing stock in the area.**

**Based on the above, it is our opinion that the proposed development conforms to the applicable housing policies of “A Place to Grow” by facilitating contextually appropriate development to support the housing objectives set out by the Province.**

#### **4.3 REGION OF PEEL OFFICIAL PLAN, 2022**

The Region of Peel Official Plan (‘ROP’) serves as Peel’s long-term guiding document for how land use planning is to occur and how growth is to be managed. Overall, the ROP (November 2022) outlines strategies for managing growth and development to 2051 across Peel in accordance with a Regional Structure (Schedule E-1). In accordance with the Regional Structure, the subject lands are identified as an appropriate and desirable location for development to occur. The following policies apply:

- “5.9.1. To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.
- 5.9.2. To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.
- 5.9.5. To make housing available for diverse populations, including the provision of accessible housing and appropriate support services.
- 5.9.7. Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.

Table 4 – Peel-Wide New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.
Rental	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

- 5.9.24 Encourage the local municipalities to consider alternative development and design standards for affordable housing development including reduced setbacks, narrower lot sizes, reduced parking standards and on-street parking management.
- 5.9.27 Collaborate with the local municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment, and intensification in support of Regional and local municipal official plan policies promoting compact built forms of development and residential intensification.
- 5.9.36 Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock.
- 5.9.51 Collaborate with the local municipalities to develop options to provide opportunities to meet the housing needs of diverse populations.”

**The introduction of 57 single detached dwellings of varying sizes and configurations which will contribute to the range and mix of housing opportunities in the area. The proposed development contemplates a higher density from the surrounding community, as the lots consist of shallower depths and reduced setbacks to produce a more efficient use of the subject lands. The proposed development promotes complete communities, as the Subject Lands are accessible by public transit and located near Summer Valley Parkette and Etobicoke Creek Trail. Furthermore, the proposed community achieves the above-noted Regional policies by supporting the provision of greater housing choice for current and future residents of varying household size, income level, life stage and lifestyle preference. Secondary units may be provided with the single detached dwellings as a more affordable housing option and enable residents to remain in their community of choice.**

#### **4.4 PEEL HOUSING & HOMELESSNESS**

Home For All – Peel Housing and Homelessness Plan, 2018 – 2028 (‘Home For All’) was adopted in April 2018. Home For All, while not an operative part of the ROP, serves to

further implement the ROP's housing policies. Overall, a Home For All establishes a series of objectives for the period between 2018 and 2028 to improve housing outcomes. This is to be achieved by focusing efforts and funds to advance five (5) strategies. These strategies are as follows:

Strategy 1: Transform Service – create new service delivery model to improve access to subsidies, divert people from shelters, improve successful tenancies and prevent homelessness.

Strategy 2: Build More Affordable Housing – shift to a more planned approach to affordable housing development, guided by targets and a long-term Housing Master Plan.

Strategy 3: Incentivize Building Affordable Housing – encourage non-profit and private developers to build rental stock that meet the affordable housing needs within Peel.

Strategy 4: Optimize Existing Stock – develop new strategies to leverage existing private stock to create more and different affordable housing options.

Strategy 5: Increase Supportive Housing – work with housing providers and other partners to expand the supply of supportive housing and supports provided to existing tenants.

Based on the above, a series of actions are identified. A Home For All also provides a comprehensive analysis of household income trends.

**It is anticipated that the dwelling units, through the mix of size and design, will be available at market rates. Options to provide secondary units with the single detached dwellings at the option of the purchaser will be available and thus providing opportunity for the provision of affordable housing in this community.**

**We note that a Home For All does not currently provide any economic incentive(s) to encourage the creation of new affordable housing units, rather it is stated that other levels of government are to put forward the necessary incentives to solve the housing affordability challenge.**

#### **4.5 PEEL AFFORDABLE HOUSING PROGRAM**

In May 2020, the Region of Peel introduced the Affordable Housing Incentives Pilot Program ('Program'). The objective of the Program was to provide Regional incentives for the development of sustainable affordable purpose-built rental housing units.

In accordance with the Program, an eligible development would receive a capital grant toward the provision of affordable, purpose-built rental units. Eligibility to receive a proportion of this funding was determined based on evaluation criterion and an applicant's ability to prepare and provide an application. More specifically, the following eligibility criterion were set out:

- Applicants must propose a minimum of 5 affordable units;



- ‘Affordable’ refers to the pilot program definition, which is 100% of median market rent by local municipality;
- The unit mix of the affordable units must generally align with the building unit mix (with some flexibility to provide larger units in place of smaller units).
- Units receiving incentives must be maintained as affordable for a minimum of 25 years.
- Applicants must have experience developing housing and managing rental housing or retain the services of an organization with that expertise.
- At minimum, applicants must have participated in a pre-application consultation meeting with the applicable local municipality

**In November 2021, following a review of eligible Pilot Program applications, Regional Council selected three (3) applicants to receive funding. Based on this, Regional Council will provide funding to create 130 affordable rental housing units across Peel and these new units are to have an affordable rental rate for a period of 26 to 41 years. We note that awarding of funding for the 2021 Pilot Program is complete.**

**In July 2022, the Region of Peel announced that the Program was to be rebranded as the ‘Peel Affordable Rental Incentives Program’ and would become an annual Program. The objective of the Program to is support private and non-profit developers to construct affordable rental housing. A total of \$2.5 million in funding is available for eligible projects.**

**Based on the above, and using the same eligibility criteria as the 2021 Program, the proposed development, at present, does not qualify as an eligible project for the following reasons:**

- **The proposed development as currently contemplated, does not include the provision of purpose-built affordable rental units;**
- **The proposed community does not include the minimum 5 affordable housing units;**
- **An experienced rental housing developer or organization has not been retained at this stage of the planning process.**

#### **4.6 TOWN OF CALEDON OFFICIAL PLAN, 2018**

The Town of Caledon Official Plan (‘OP’), as amended, identifies the long-term framework for managing growth and development across Caledon. The following polices which address affordable housing apply.

- “3.5.2.1 To promote and foster the development of a diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people through all stages of their lives.

- 3.5.3.1 In conformity with the Strategic Directions of the Plan, 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.
- 3.5.3.3.2 The Town shall work with the Region and area municipalities to implement annual minimum new housing targets with respect to social housing, affordable rental, affordable ownership and market housing as established in Figure 17 in the Region of Peel Official Plan.
- 3.5.3.5.1 A full range of housing types and densities will be planned as an integral part of each Rural Service Centre.
- 3.5.3.5.3 The Town will consider innovative housing types which are in keeping with the Principles, Strategic Direction, Goals and Objectives of this Plan.”

**The location of the Subject Lands within the Region’s settlement area represents an appropriate and desirable location for new housing as full water, sewer and community support services are available.**

**These proposed dwellings will facilitate housing choice for future residents, including young families, young adults, older adults and those households wishing to stay within their community. The proposal optimizes the intensification opportunity on the subject lands while remaining compatible to the low-rise character of the surrounding area.**

**Overall, the proposed development will accommodate new housing to contribute to a compact and complete community at an appropriate location that is in proximity to infrastructure, planned transit and promotes active transportation.**

**Based on the above, it is our opinion that the proposed community is consistent with Town of Caledon Official Plan housing policies.**

#### **4.7 TOWN OF CALEDON HOUSING STUDY, 2017**

The Town of Caledon Housing Study (‘Study’) was adopted by Town Council in 2017. The Study was undertaken to examine the Town’s housing market, housing trends and identify possible actions to guide the development of housing that is affordable for various households. Overall, it addresses the issue of housing affordability and emphasizes the need to provide a range of housing. Section 7 of the Study outlines a total of 43 actions that can be taken to provide a diverse range and mix of housing types, densities and tenure to meet the needs of current and future Caledon residents.

As stated above, the proposed development is anticipated to be primarily ownership in tenure. Although the exact price range for the proposed residential units cannot be established at this

early stage. The proposed development will introduce additional housing in the broader community that will further support the diverse housing needs in the existing housing stock within the Mayfield West community.

## **5.0 ANALYSIS & OPINION**

As outlined in the Region's Housing Assessment Guidelines, we understand that staff have requested that any application for 50 or more dwelling units be required to demonstrate compliance with the in-effect Provincial, Regional and local housing-related policy framework.

As stated throughout this Report, the subject lands are planned to be developed to support a compact, transit-supportive, pedestrian-oriented, complete community. Overall, the proposed development is ideally positioned to provide additional dwelling units in well-designed, high-quality built forms. As such, a range of market-based ownership housing is to be provided.

The proposal conforms with all Provincial, Regional and local housing policies. More specifically, it supports the achievement of these policies and represents a proposal for residential intensification on underutilized lands in a manner that better positions development in an appropriate location, at an appropriate density, in proximity to destinations and amenities.

For the reasons outlined above, it is our opinion that the proposed development complies with the in-effect Provincial, Regional and local housing-related policy framework and will ultimately allow for the proponent and the three (3) levels of government to work collaboratively to implement solutions within this community that can address the housing affordability issue.


## **6.0 SUMMARY & CONCLUSIONS**

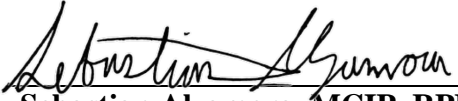
The proposed community represents an appropriate development for the Subject Lands that is in keeping with Provincial, Regional and local policies. The proposal will allow for contextually appropriate development of lands that are well served by planned transit and infrastructure networks. It will make better, more efficient use of land, resources and infrastructure. The proposal, as contemplated, will provide for additional housing options for households of varying size, incomes, life stages and lifestyle preferences. It will also provide market-based housing options that will be well-served by community services, parks, local businesses and destinations.

Based on the above analysis, we conclude that the proposal conforms to the applicable Provincial, Regional and local housing policies and represents good planning.

**Respectfully submitted,**

**GLEN SCHNARR & ASSOCIATES INC.**

  
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**Jason Afonso, MCIP, RPP**  
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**Planner**

APPENDIX 1: HOUSING ASSESSMENT GUIDELINES

## Housing Assessment Guideline

The new [Region of Peel Official Plan](#) requires that planning applications of approximately 50 units or more submit a housing assessment that outlines how the application is consistent with local and Regional housing objectives and policies and demonstrates contributions towards Peel-wide new housing unit targets. Policies also permit staff to require a housing assessment for an application proposing less than 50 units at the discretion of staff. The required housing assessment can be included as part of a planning justification report or as its own report.

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[Region of Peel Official Plan](#) housing policies support a range and mix of housing options that are affordable and meet housing needs. Peel-wide new housing unit targets on **affordability** (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households), **rental** (25% of all new units are rental), and **density** (50% of all new units are a housing type other than detached or semi-detached) are set out in [Table 4](#) of the adopted Region of Peel Official Plan, 2022. These housing targets are based on needs determined through the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#). In the housing assessment, the applicant should explain how their proposal contributes to each of these targets.

A housing assessment and contributions toward the housing targets are required for all residential developments in Peel Region, including developments in areas where inclusionary zoning applies. It is recognized that development applications will vary across the Region and therefore it is expected that each application will contribute towards these targets in different ways and not always meet each target. For example, some developments will demonstrate contributions that exceed one or more of these targets, while other developments may demonstrate contributions that are below targets.

**Affordability:** To contribute to the Peel-wide affordable housing target, the applicant is encouraged to provide units that are affordable to low or moderate income households that are consistent with the definition of ‘affordable housing’ outlined in the [Glossary](#) section of the adopted Region of Peel Official Plan and the [Provincial Policy Statement, 2020](#). Information on pricing and affordability period (i.e., 25 years or more) of units would need to be provided. While it is anticipated that units identified to address moderate income needs will be predominantly provided by the private sector, partnerships between the applicant, the Region of Peel, the local municipality, and the non-profit sector could be explored to provide units that are affordable to low income households.

Another option to contribute to affordable housing in the Region could be to make a contribution of land or units to the Region or a non-profit housing provider for affordable housing. Regional requirements for land provided as a contribution include that the land be gratuitously conveyed, capable of being fully serviced, and free and clear of encumbrances to the Region of Peel or a non-

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profit, as applicable. Said conveyances shall occur at the time of registration of the plan of subdivision in which the lands are located. Regional staff would be interested in working with the applicant to establish the terms of such a contribution.

Proposing a variation of unit types (e.g., including a mix number of two- and three+ bedroom units) would also help support a range of housing options, including units that are priced to be affordable to low and moderate income households.

**Density:** The applicant is encouraged to consider contributing to the Peel-wide density target by incorporating housing forms such as duplexes, triplexes, townhouses, and apartments. Recognizing that the development applications must comply with approved Official Plans, Secondary Plans and Block Plans, there are often opportunities to provide a proportion of more dense forms of housing within the permissions of the approved designations. Another opportunity to do this could be through incorporating additional residential units (ARUs) into the design of the proposed development. For example, ARUs could be included in a certain number of detached, semi-detached homes and townhouses, or applicants could provide the option of ARU rough ins as part of pre-construction sales. Where feasible, design elements, such as larger basement windows and providing separate entrances, should be considered to support the development of future ARUs that are safe, legal, and livable.

**Rental:** The applicant is encouraged to explore opportunities to incorporate purpose-built rental units into the planned development, where possible. Incorporating ARUs into the design of the proposed development would also contribute to the Peel-wide rental housing targets.

The applicant is also encouraged to review the local municipality's applicable housing policies and strategies and provide analysis regarding how the proposed planning application addresses local municipal requirements.

### RESOURCES

Region of Peel:

[Peel Affordable Rental Incentives Program](#)

Town of Caledon:

[Town of Caledon Housing Study](#)

[Future Caledon Affordable Housing Strategy](#)

City of Brampton:

[Housing Brampton: Housing Strategy and Action Plan](#)

City of Mississauga:

[Making Room for the Middle: A Housing Strategy for Mississauga](#)