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TOWN OF CALEDON  
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# **ALLOA SECONDARY PLAN**

## **Community Services and Facilities Study**

Caledon, Ontario

Prepared for **Alloa Landowners Group (c/o GSAI Inc.)**

June 28, 2024



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# ALLOA LAND OWNERS GROUP

This document is available in alternative formats upon request by contacting:  
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June 28, 2024

Mr. Zechariah Bouchard  
c/o ALLOA LANDOWNERS GROUP  
700 – 10 Kingsbridge Garden Circle  
Mississauga, Ontario L5R 3K6

Dear Mr. Bouchard

**RE: Alloa Secondary Plan** – Community Services and Facilities Study (Caledon, Ontario)

urbanMetrics inc. is pleased to provide The Alloa Landowners Group with the following Community Services and Facilities Study relating to the Alloa Secondary Plan Area (the “subject site”, “Alloa SPA”) in Caledon, Ontario. The Alloa Landowners Group is preparing a new Secondary Plan to create a dynamic and complete community in south central Caledon. Our study has been undertaken to assess the amount and type of community services and facilities warranted at this location and whether the subject proposal meets the test requirements established by the Town of Caledon through its terms of reference for community services and facilities studies.

This study has been prepared to reflect the pre-consultation discussions with planning staff at the Town of Caledon and provides an assessment of the community services and facilities required in the Alloa SPA, consistent with local need patterns and municipal provision targets with the goal of creating a safe and walkable complete community.

It has been a pleasure conducting this study on behalf of the applicant.

Respectfully Submitted,

A handwritten signature in black ink that reads "Rowan Faludi".

Rowan Faludi, CMC, MCIP, RPP, PLE  
Partner,  
urbanMetrics Inc.

A handwritten signature in black ink that reads "Daniel Bailey".

Daniel Bailey  
Project Manager  
urbanMetrics inc.

# Contents

<b>1.0</b>	<b>Executive Summary</b> .....	<b>1</b>
	Summary of Inventory and Gap Analysis.....	2
<b>2.0</b>	<b>Introduction</b> .....	<b>5</b>
2.1	Secondary Plan Context and Access.....	6
	Alloa Secondary Plan Area Context.....	6
	Alloa Secondary Plan Access .....	7
2.2	Proposed Development.....	8
2.3	Study Purpose .....	9
<b>3.0</b>	<b>Study Area</b> .....	<b>11</b>
3.1	Study Area 1.....	12
3.2	Study Area 2.....	13
3.3	Study Area 3.....	14
3.4	Service-Specific Study Areas .....	15
<b>4.0</b>	<b>Demographic Profile</b> .....	<b>17</b>
<b>5.0</b>	<b>Inventory and Gap Analysis</b> .....	<b>24</b>
5.1	Community Centre/Indoor Recreation Facilities .....	25
	Community Centre/Indoor Recreation Inventory .....	25
	Community Centre/Indoor Recreation Gap Analysis .....	27
5.2	Parks.....	29
	Parks Inventory.....	29
	Parks Gap Analysis.....	31
5.3	Municipal Buildings and Operations .....	31
5.4	Fire Services .....	32
	Fire Services Inventory .....	32
	Fire Services Gap Analysis .....	34
5.5	Paramedic Services.....	36
	Paramedic Services Inventory.....	36

Paramedic Services Gap Analysis.....	38
<b>5.6 Police Services.....</b>	<b>40</b>
Police Services Inventory.....	40
Police Services Gap Analysis.....	40
<b>5.7 Hospitals.....</b>	<b>41</b>
Hospital Inventory.....	41
Hospital Gap Analysis.....	42
<b>5.8 Walk-In Clinics.....</b>	<b>43</b>
Walk-In Clinic Inventory.....	43
Walk-In Clinic Gap Analysis.....	44
<b>5.9 Schools.....</b>	<b>45</b>
<b>5.10 Libraries.....</b>	<b>45</b>
Library Inventory.....	45
Library Gap Analysis.....	47
<b>5.11 Daycare.....</b>	<b>49</b>
Daycare Inventory.....	49
Daycare Gap Analysis.....	50
<b>5.12 Places of Worship.....</b>	<b>51</b>
Place of Worship Inventory.....	51
Place of Worship Gap Analysis.....	52
<b>5.13 Transit Facilities/Routes and active Transportation Network.....</b>	<b>53</b>
<b>6.0 Summary and Conclusion.....</b>	<b>56</b>
Summary of Inventory and Gap Analysis.....	57
<b>7.0 Background Information.....</b>	<b>60</b>
<b>Appendix 1 Aerial Photograph.....</b>	<b>61</b>
<b>Appendix 2 Proposed Concept Plan.....</b>	<b>63</b>
<b>Appendix 3 Identified Community Services/Facilities.....</b>	<b>65</b>
<b>Appendix 4 Applied Terms of Reference and Scope Details.....</b>	<b>69</b>
<b>Appendix 5 Literature Cited.....</b>	<b>73</b>
<b>Appendix 6 Curriculum Vitae (CV) of urbanMetrics Staff.....</b>	<b>75</b>

# Figures

Figure 2-1: Subject Site Context .....	7
Figure 2-2: Proposed Alloa Secondary Plan, June 2024 .....	9
Figure 3-1: Study Area 1 - Town of Caledon and City of Brampton.....	13
Figure 3-2: Study Area 2 - Town of Caledon .....	14
Figure 3-3: Study Area 3 Boundary .....	15
Figure 3-4: Study Area 4 .....	16
Figure 4-1: Population, Family Structure, and Dwelling Type .....	19
Figure 4-2: Immigration and Religious Diversity .....	21
Figure 4-3: Income and Labour Force Characteristics.....	22
Figure 5-1: Community Centre/Indoor Recreation Facilities.....	26
Figure 5-2: Nearby Community Population.....	28
Figure 5-3: Indoor Facilities Need near Alloa SPA.....	29
Figure 5-4: Parks Inventory.....	30
Figure 5-5: Parkland Dedication Calculations .....	31
Figure 5-6: Operations Public Works Yards.....	32
Figure 5-7: Fire Stations.....	33
Figure 5-8: Town of Caledon Fire Master Plan Service Standards Around Alloa SPA .....	35
Figure 5-9: Paramedic Stations .....	37
Figure 5-10: Peel Paramedic Services Response Time Targets.....	39
Figure 5-11: Paramedic Station 5 km Radius in Alloa SPA.....	39
Figure 5-12: Police Services.....	40
Figure 5-13: Hospitals .....	42
Figure 5-14: Walk-In Clinics.....	44
Figure 5-15: Libraries .....	47
Figure 5-16: Nearby Community Population.....	48
Figure 5-17: Daycares .....	50
Figure 5-18: Places of Worship .....	52
Figure 5-19: Preliminary Transit Analysis .....	54
Figure 5-20: Preliminary Trail Network.....	55

# 1.0 Executive Summary

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The Alloa Secondary Plan Area (“Alloa SPA”) is located north of Mayfield Road, east of Heritage Road, south of Old School Road, and west of Chinguacousy Road, in the Town of Caledon. The Alloa SPA is the Primary Study Area in this community services and facilities analysis, and is currently occupied by a range of institutional, agricultural, rural residential, industrial, and green space uses. The Alloa SPA will have access to the future Highway 413 via multiple exits, as well as regional access provided via Mayfield Road, Chinguacousy Road Heritage Road, Mississauga Road, and Creditview Road.

The Alloa Landowners Group are proposing to establish a new complete community, with residential, commercial, and employment uses, including a full range of housing types and sufficient capacity for community service and facilities to meet the needs of residents. The proposed land use designations will accommodate a wide range of services and facilities, including parks, community centre, library, fire and paramedic station, schools, daycares, medical clinics, transit network, and trail network. These services are sufficient to support the community services and facilities needs of future residents in the Alloa SPA.

Based on the community services and facilities evaluation prepared herein, urbanMetrics’ findings and conclusions are summarized as follows:

## Summary of Inventory and Gap Analysis

- The services and facilities evaluated in this section are based on the terms of reference provided by the Town of Caledon (See Appendix Section) as part of its pre-consultation meetings with the landowners and their representatives.
- The Alloa Secondary Plan is currently a greenfield development area. At capacity, it will accommodate over 40,000 residents. The community and facilities needs recognize need patterns and municipal provision rates for a residential area of this size.
- It is also important to recognize some services and facilities exist or are being planned for on neighbouring lands, notably the City of Brampton to the south and the Caledon Mayfield West community to the east. Our analysis accounts for the supply in these areas, recognizing that local municipal services will generally need to be provided by the Town of Caledon, rather than relying on facilities that may exist in neighbouring Brampton. Some services and facilities, however, are provided by the Region of Peel, or other government and non-government providers. In these cases,



the municipal border is less relevant than proximity when addressing the need for services.

- The Alloa SPA is planned to provide eight neighbourhood parks and one community park, for a total of approximately 25 ha of parkland. This is generally consistent with the parkland provision rates identified by the Town of Caledon. All residential areas in the Alloa SPA will be within 800 m of a park, which is the identified catchment area for neighbourhood parks.
- Based on the size of the population, there will be a need for a community centre within the secondary plan area. Based on municipal provision standards, the community centre could contain a pool, ice pads and/or other recreation/community facilities. The secondary plan does not have a specific site identified for a community centre. The community centre would not be required until the end of the development period and could be accommodated in the Phase 2 lands.. Other nearby community centres are also available to serve the local population as the community is developing and before it has reached the size capable of supporting such a facility.
- The fire station site shown on map F2a of the Caledon Future OP on the northeast quadrant of Chinguacousy Road and Tim Manley Avenue is expected to satisfy the response time requirements for fire and paramedic services for the Alloa Secondary Plan area, pending confirmation from Caledon Fire & Emergency Services and Peel Paramedics.
- There is no identified need for additional police facilities out to 2030. Any need beyond this timeframe will need to be identified by the Ontario Provincial Police, who are contracted to provide policing services for the Town of Caledon.
- The Alloa SPA is closer to the two hospitals in Brampton than much of Caledon, and will have sufficient access to this service.
- There is currently a wide range of medical/health care providers near to the secondary plan area. Space to accommodate walk-in clinics and other health care space to serve the future Alloa population has been provided for as part of the commercial market study prepared by urbanMetrics under separate cover.
- There will be a need for five new elementary and one new secondary school within the Alloa SPA, in addition to the existing Alloa PS. This is consistent with the sites identified on the current secondary plan land use map.

- The majority of resident library needs will be accommodated in the planned Mayfield West branch. There may be a very small shortfall in library space at build-out based on provision standards. If a new branch is required, it could be provided through co-location with the community centre or other institutional use or potentially on a commercial site.
- Daycare centres or “Day nurseries” are often provided for in schools and other institutional facilities, such as places of worship and community centres. They can also be situated in commercial and multi-unit industrial plazas, as well as free standing locations. In addition, the Caledon zoning by-law provides for private day care facilities in all residential zones. We would recommend that the Secondary Plan and zoning by-law in place in Alloa, provide for the full range of opportunities to accommodate day nurseries and private day care facilities in appropriate locations.
- Congregants for places of worship, even small ones, are derived from a very wide area. As a result, they are difficult to plan for at the neighbourhood level. In order to support the diverse needs of residents, a suitable policy environment at a Town-wide level should be created to permit faith groups to develop places of worship at the size and scale appropriate to their needs. The proposed Alloa Secondary Plan text would permit places of worship in neighbourhood areas, major commercial areas, and mixed-use areas. As previously indicated, these land use designations will make up the majority of lands in the Alloa SPA.
- A dense transit network is being planned to provide both local and regional transit connectivity to residents, with an active transportation network along major roads and through the green spaces in the plan. All schools, parks, and retail lands will be connected by the active transportation network. This transportation network will encourage both transit use and active transportation, and support the complete community character of the Alloa SPA.

# 2.0 Introduction

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## 2.1 Secondary Plan Context and Access

### Alloa Secondary Plan Area Context

The Alloa Secondary Plan Area (“Plan Area”, “Alloa SPA”, “Subject Site”) is located north of Mayfield Road, east of Heritage Road, south of Old School Road, and west of Chinguacousy Road (see Figure 2-1), in the Town of Caledon, Ontario. The Plan Area borders the City of Brampton to the south of Mayfield road, and will be bordered on the north and west by Highway 413 in the future (not shown). The Plan Area is approximately 724 hectares (1,790 acres) in size, and is currently occupied by a range of institutional, agricultural, rural residential, industrial, and green space uses. The surrounding lands to the north and east are occupied primarily by agricultural uses, with existing and under development low and medium density residential uses to the south of Mayfield Road, and active development of residential, commercial, and open space uses to the east of Chinguacousy Road in the Mayfield West Secondary Plan Area.

Figure 2-1: Subject Site Context



SOURCE: urbanMetrics Inc, with ESRI basemap Imagery, Alloa Secondary Plan Boundary from GSAI, and Town of Caledon Boundary from Town of Caledon Open Data Portal.

## Alloa Secondary Plan Access

The Alloa SPA has direct road access to the south via Mayfield Road to the east via Chinguacousy Road. These roads serve as the primary east-west and north-south access corridors to the Plan Area respectively, and provide access to Brampton, and Caledon. Additional access is also provided to the north by Heritage Road, Mississauga Road, and Creditview Road.

The Plan Area will have excellent connectivity to the planned highway 413, with highway exits at Mayfield Road, and along the north border of the site at Chinguacousy Road. Highway 413 will provide regional access to the southern edge of Caledon, as well as to Brampton, Mississauga, and Vaughan.

It should be noted that the current Highway 413 plans include a transitway, with a proposed transitway station at Heritage Road and Mayfield Road.

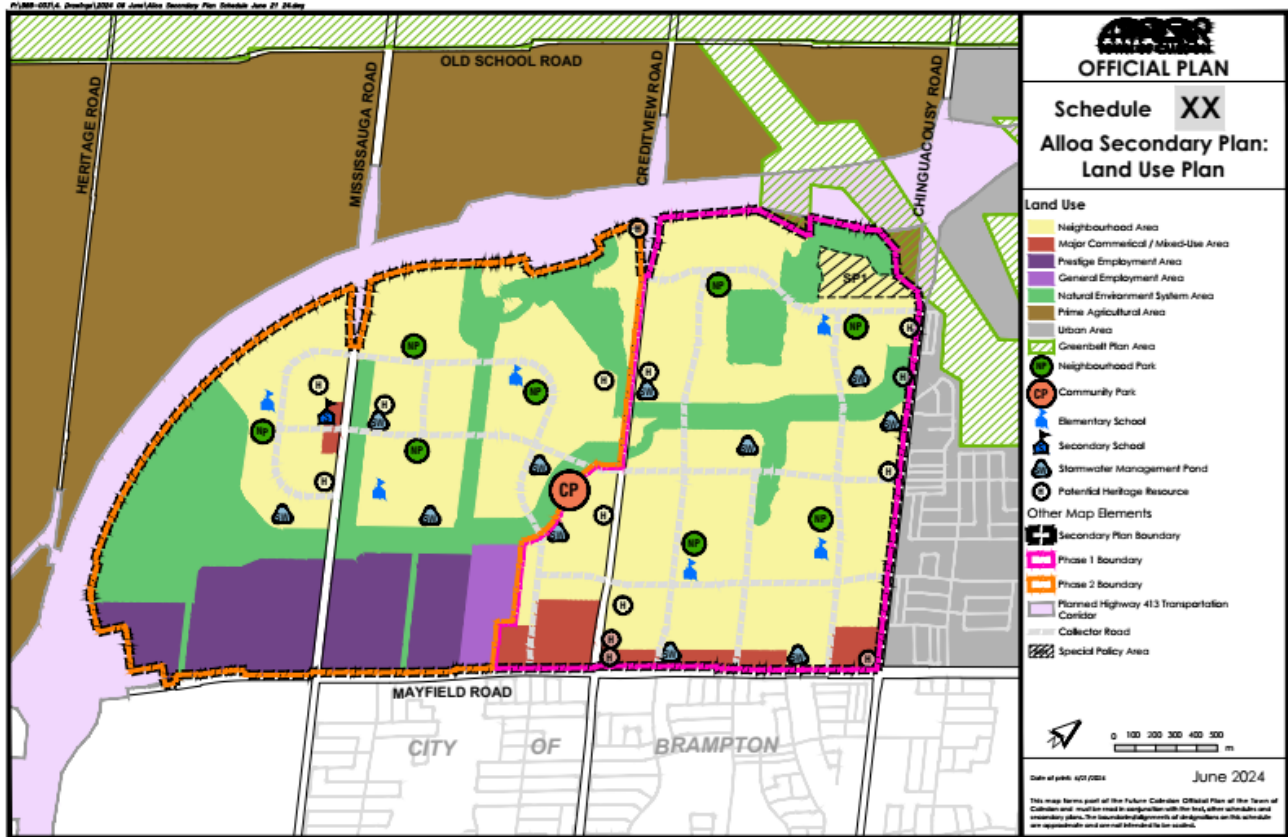
The Caledon Active Transportation Master Plan is still ongoing, however the associated Network Recommendations Map identifies Chinguacousy Road, Creditview Road, Heritage Road, and Old School Road as multi-use paths. There is also a multi-use trail that runs from the east, through the Alloa SPA, and then south into Brampton. As a result the Alloa SPA will likely have pedestrian and cycling connectivity to the east and north. Internal connectivity will be provided via a fine-grained street and trail network. Active transportation is primarily suitable for convenience and daily retail needs, and will generally not draw many customers from outside the Alloa SPA. However, good active transportation within the Alloa SPA will facilitate connectivity to local community services and facilities.

## 2.2 Proposed Development

The Alloa Secondary Plan is envisioned to be a mixed-use community with residential, commercial, institutional, green space, and employment use, as shown in Figure 2-2. The plan area is intended to be phased, with two phases: Phase one consists of the eastern portion of the Plan Area, with phase two consisting of the western portion of the Plan Area. The Alloa SPA will be home to over 40,000 residents in detached, semi-detached, townhouse, and apartment units.



Figure 2-2: Proposed Alloa Secondary Plan, June 2024



Residential Land Uses / Population	AREA		Units Per Hectare	No. of Units	PPU*	Census Pop.	Total Pop.
	(ha)	(ac)					
<b>Low Density Residential</b> (@ 55% Net Res. Area) <i>(Detached and Semi-detached)</i>	119.64	295.6	30	3,589	3.64	13,100	13,600
<b>Medium Density Residential</b> (@ 32.5% Net Res. Area) <i>(Townhouses)</i>	70.70	174.7	60	4,242	3.3	14,000	14,600
<b>Medium - High Density</b> (@ 12.5% Net Res. Area) <i>(Stacked Townhouses, Apartments)</i>	27.19	67.2	150	4,079	2.07	8,400	8,800
<b>Mixed Use</b> <i>(Apartments)</i>	10.87	26.9	200	2,174	2.07	4,500	4,700
<b>Total</b>	<b>228.40</b>	<b>564.4</b>	-	<b>14,083</b>	-	<b>40,000</b>	<b>41,800</b>

SOURCE: GSAI. For discussion purposes only. Total population is calculated by adjusting the census population with an undercount of 4.4%, consistent with the 2021 census for Caledon.

## 2.3 Study Purpose

Town staff have indicated the need for this community services and facilities study as part of the Alloa secondary planning process. As identified by the Town of



Caledon in their Terms of Reference for a Community Services/Facilities Study, the purpose of this study is:

- *“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.”*

A copy of the Terms of Reference has been provided in the Appendices to this report.

## 3.0 Study Area

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The study areas used in this report are used to inventory existing facilities, and identify the likely demographic characteristics of the Alloa SPA residents. There are four categories of study area used in this report to inventory existing facilities, and one to identify the likely demographic profile of the Alloa SPA. These categories are:

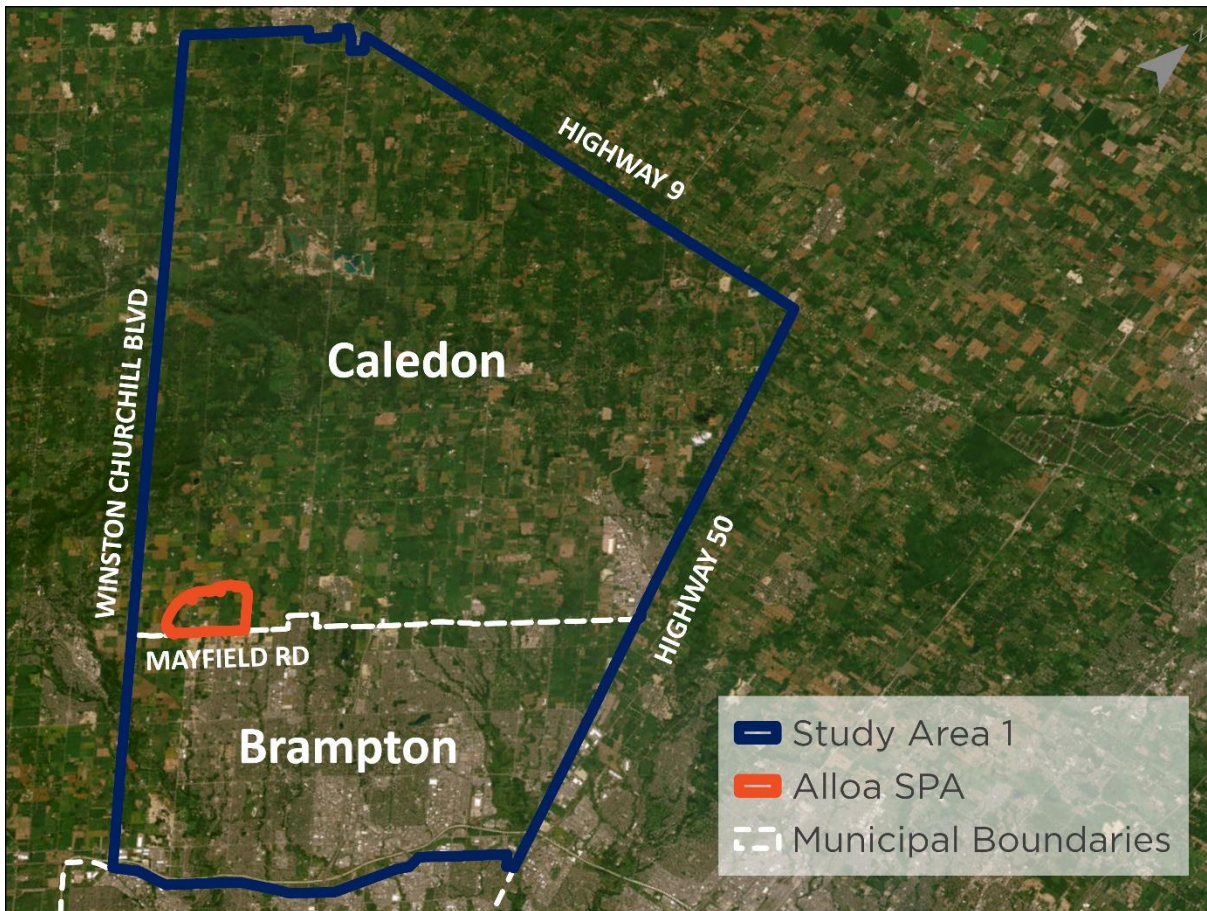
- Study Area 1: The Town of Caledon and City of Brampton – inventory for services provided at a Regional level.
- Study Area 2: The Town of Caledon – inventory for services provided by the Town of Caledon to residents.
- Study Area 3: Demographic profile – used to estimate the demographic profile of the Alloa SPA, and for services provided independently by the private or non-profit sector.
- Service Specific Study Areas: Parks, Fire Services, and Libraries – inventory for services with municipally identified catchment areas or distance-based service standards.

## 3.1 Study Area 1

This study area is used for services provided at a Regional level. As shown in Figure 3-1, the study area for the following community services and facilities is the entire Town of Caledon and City of Brampton:

- Paramedic Services
- Hospitals

Figure 3-1: Study Area 1 - Town of Caledon and City of Brampton



SOURCE: urbanMetrics Inc., based on “Municipal Boundary” shapefile from Peel Region Open Data, with ESRI basemap.

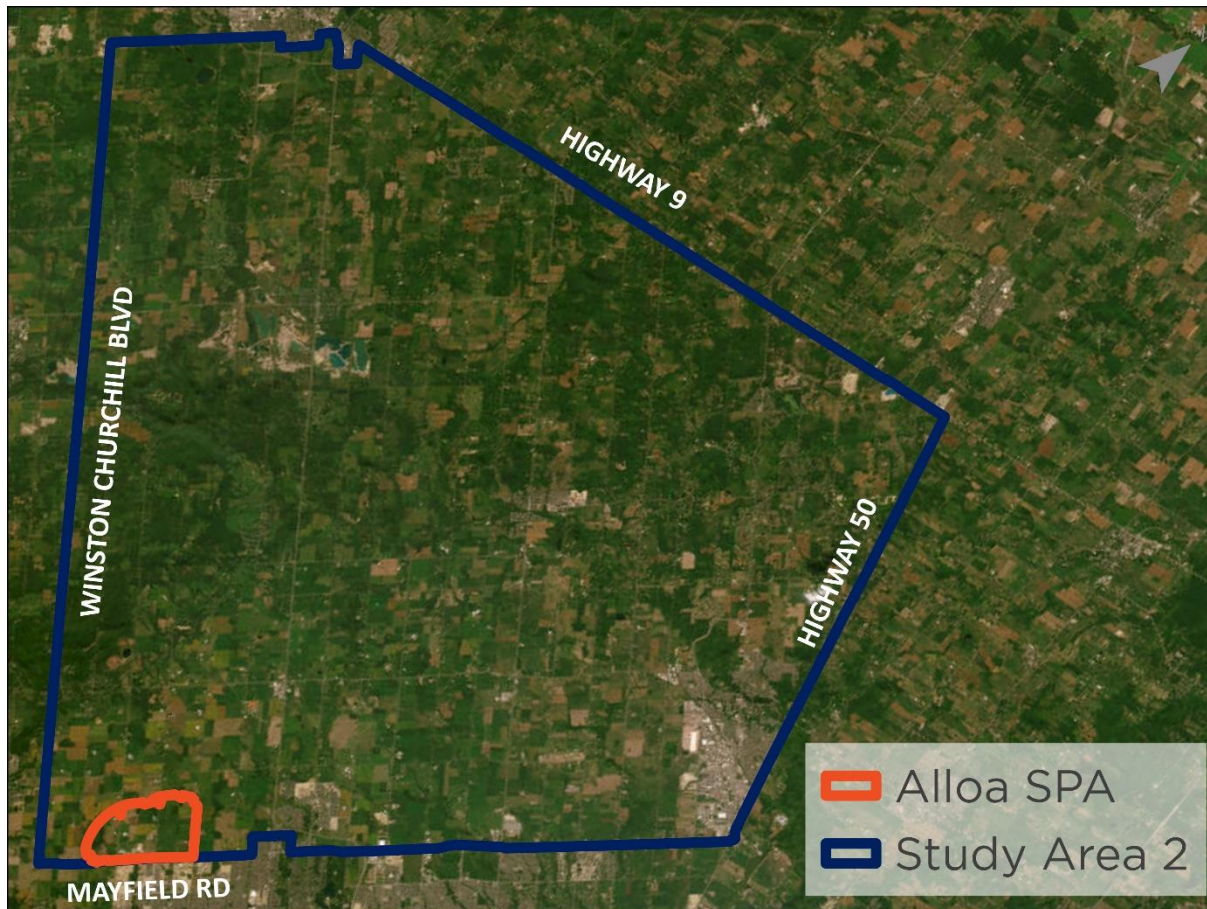
## 3.2 Study Area 2

As shown in Figure 3-2, the study area for the following community services and facilities is the entire Town of Caledon:

- Recreation Facilities (Community Centres, Parks)
- Municipal Buildings and Operations
- Police Services



Figure 3-2: Study Area 2 - Town of Caledon



SOURCE: urbanMetrics Inc., based on “*Municipal Boundary*” shapefile from Peel Region Open Data, with ESRI basemap.

### 3.3 Study Area 3

This study area is used to estimate the demographic profile of the Alloa SPA, and for services provided independently by the private or non-profit sector. As shown in Figure 3-3, Study Area 3 includes the adjacent built-up areas to the Alloa SPA is based on 2021 Census Tract boundaries as defined by Statistics Canada.

Demographic profiles for the Town of Caledon and City of Brampton have also been included for reference. This study area generally represents a 5-minute drive, aligned to census tract boundaries. The study area for the following community services and facilities is Study Area 3:

- Walk-In Clinics

- Daycares
- Places of Worship

Figure 3-3: Study Area 3 Boundary



SOURCE: urbanMetrics Inc., based on “Statistics Canada Census Tracts Cartographic Boundary File”, with ESRI basemap.

### 3.4 Service-Specific Study Areas

As shown in Figure 3-4, the following Community Services and Facilities have service-specific catchment area or service standards, as identified in their respective service-specific master plan reports:

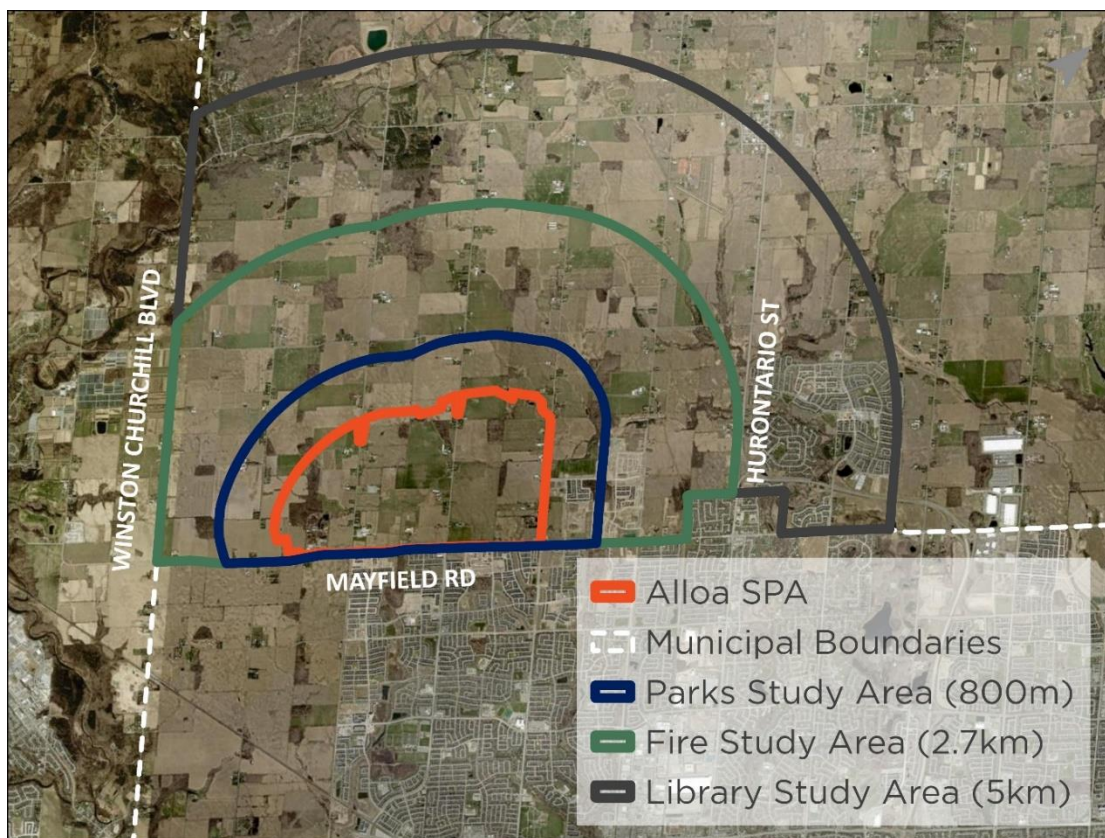
- Parks (800 m): The Town Caledon has identified an 800-metre service area for parks in the May 2022 Parks Plan.



- Fire Services (2.7 km): The 2020 Town of Caledon Fire Master Plan recommended a target response time of 10 firefighters within 10 minutes to 80% of fire related incidents in Bolton Rural Service Centre and the Mayfield West Rural Service Centre. The 10-minute response time target corresponds to approximately a 2.7 km using current turnout times and travel along major roads.
- Libraries (5 km): The Caledon Public Library retained TCI Management Consultants to create a Library Comprehensive Growth Plan, which was released on January 26, 2023. This report identified communities within 5km of an existing branch as ineligible for alternative service delivery.

Note that these study areas do not extend beyond the Town of Caledon into municipalities within the listed distance. This reflects the provision of these services by the Town of Caledon.

Figure 3-4: Study Area 4



SOURCE: urbanMetrics Inc., based on “Municipal Boundary” shapefile from Peel Region Open Data, with ESRI basemap.





## 4.0 Demographic Profile

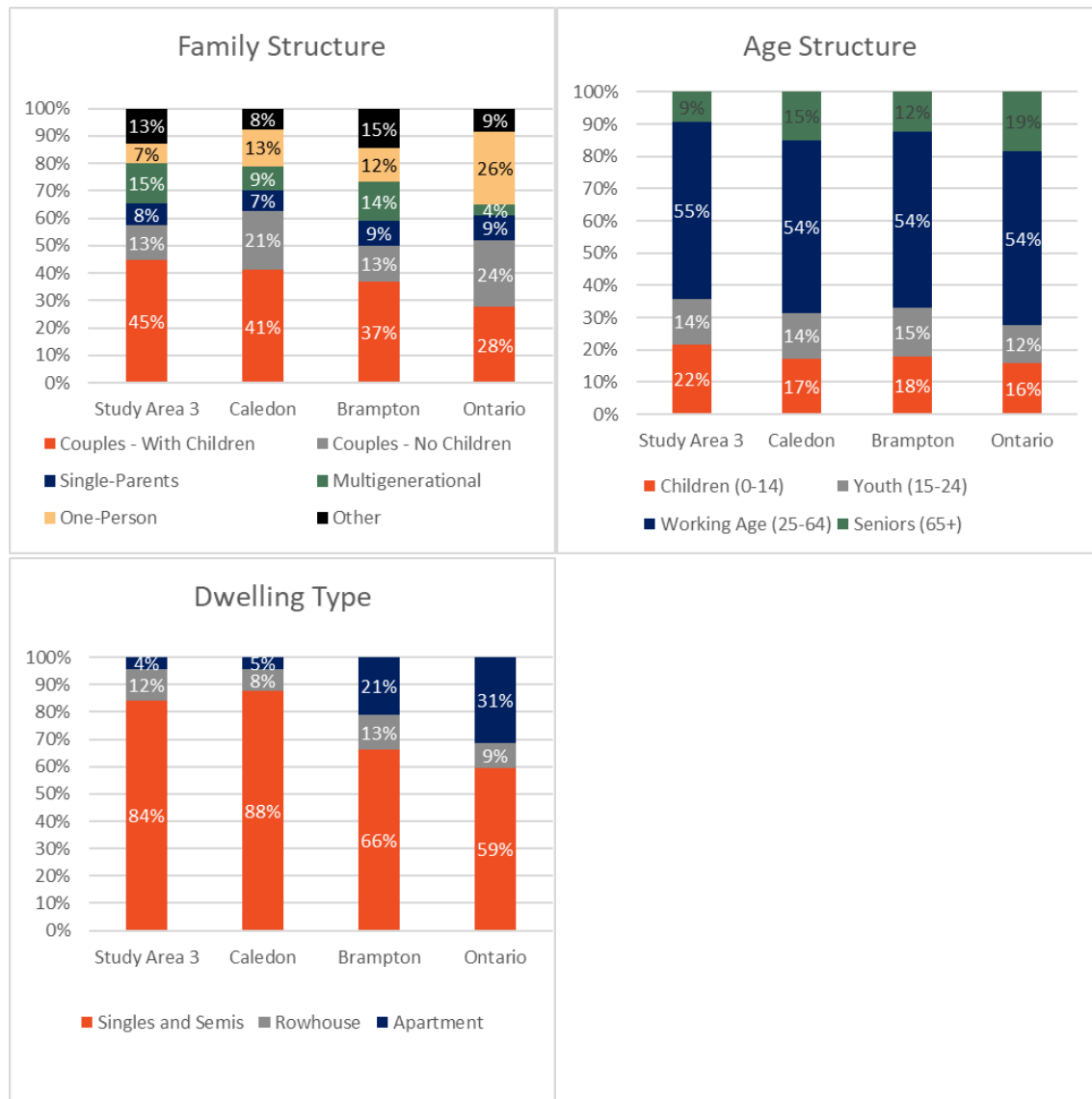
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Data from 2021 census has been used to create a demographic profile. As there is only a limited rural population existing in the current secondary plan area, this the study area includes adjacent areas in both Caledon and Brampton. This provides a possible view of the future population of the secondary plan area. It should be noted that residential construction was underway at many locations within Study Area 3 during the 2021 census, particularly in the neighbouring Mayfield West area.

As shown in Figure 4-1, couples with children are the predominant family structure in Study Area 3, Town of Caledon, and City of Brampton, with the majority of residents aged 25-64 years. The Study Area 3 has a slightly younger population, with more children and fewer seniors. In Study Area 3 and Caledon the vast majority of dwellings are single and semi-detached. Study Area 3, Caledon, and Brampton, have much higher average household sizes than the Ontario average. On average, Ontario has more one-person households and couples without children, as well as more apartments. As previously identified, the Alloa SPA will be primarily composed of Apartments and Townhomes, with single and semi-detached dwellings making up a minority of dwellings. While the type of dwelling does not directly determine household size or age structure, the Alloa SPA is likely to have slightly more single person households and households with couples without children than the Caledon average. This is likely to result in a slightly lower need for programming and services targeting children and families, and slightly larger need for programming and services for adults.

Figure 4-1: Population, Family Structure, and Dwelling Type

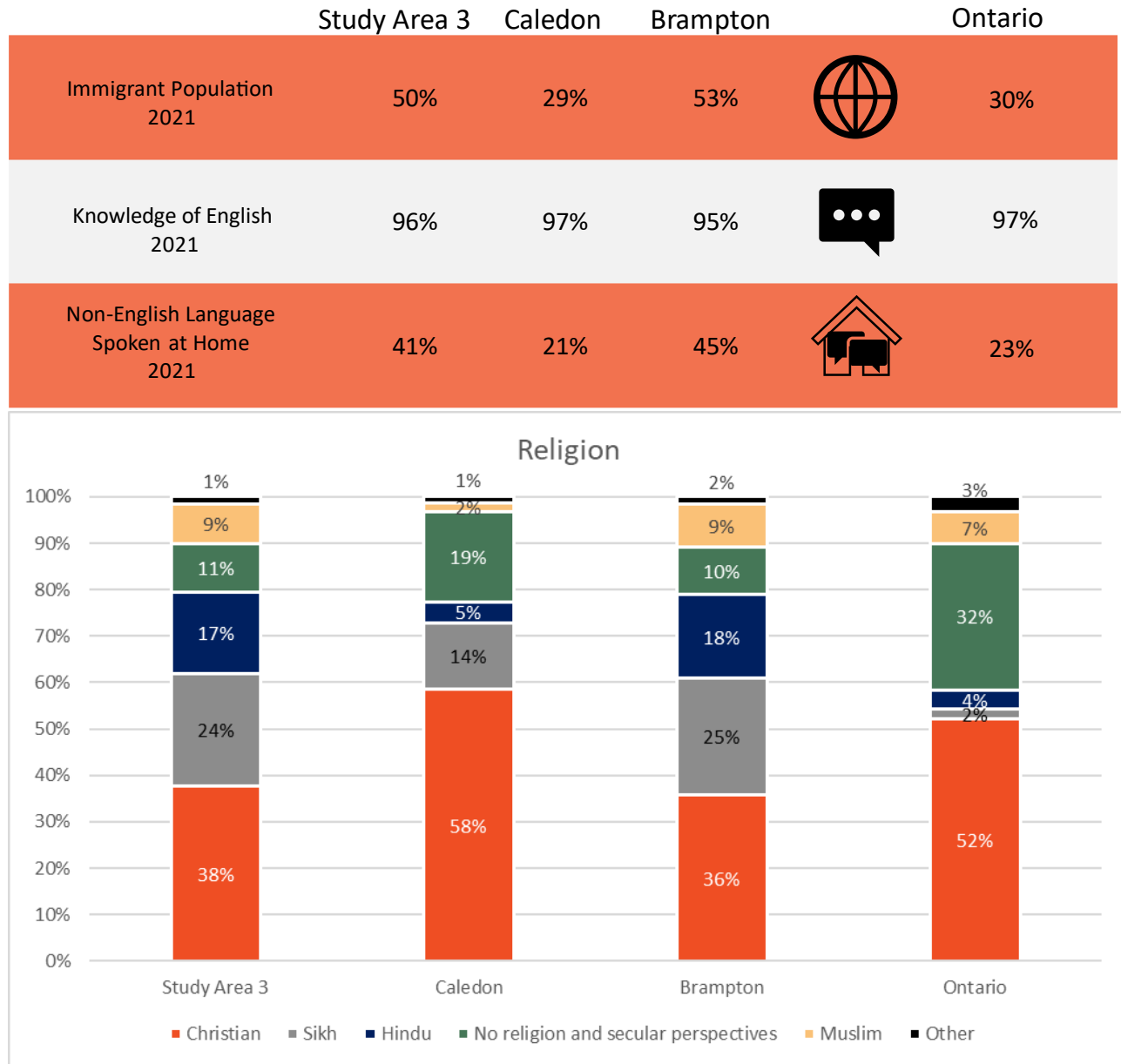
	Study Area 3	Caledon	Brampton		Ontario
Total Population 2021	97,127	76,581	656,480		14,223,942
Average Household Size 2021	3.8	3.2	3.6		2.6



SOURCE: urbanMetrics Inc., with 2021 Census data.

As shown in Figure 4-2, Study Area 3 and Brampton contains a large share of immigrants, with almost all residents able to speak English. Just under half of residents speak a language other than English most often at home. The Alloa SPA is expected to have similar characteristics to Study Area 3, and as a result, while services are not likely to require significant alternative language options to communicate with residents, there will likely be demand for programming and content in a variety of languages within recreational and educational services such as libraries, childcare, and community centres. Similarly, Study area 4 and Brampton both have a highly diverse religious population. This is likely to result in demand for a variety of different places of worship.

Figure 4-2: Immigration and Religious Diversity








SOURCE: urbanMetrics Inc., with 2021 Census data.

As shown in Figure 4-3, Study Area 3 as well as Caledon and Brampton have strong economic and labour force characteristics. This includes higher labour force participation rates and employment rates, and typical unemployment rates compared to Ontario. While household incomes in Study Area 3, Caledon, and Brampton are above the Ontario Average, Individual incomes in Study Area 3 and

Brampton are below the Ontario average. It should be noted that employment data is from 2021, and reflects the impact of COVID at that time. This economic profile indicates that the Alloa SPA is likely to have comparable income and employment characteristics to the current Caledon and Brampton population. As a result, the need for services and ability to pay fees for services is likely to be similar to the existing population.

Figure 4-3: Income and Labour Force Characteristics

	Study Area 3	Caledon	Brampton		Ontario
Average Household Income 2021	\$137,395	\$155,400	\$124,500		\$116,000
Average Per Capita Income 2021	\$49,58	\$61,100	\$45,400		\$56,350
Participation Rate 2021	70.1%	68.5%	66.8%		62.8%
Employment Rate 2021	61.5%	60.9%	57.9%		55.1%
Unemployment Rate 2021	12.4%	11.2%	13.3%		12.2%

SOURCE: urbanMetrics Inc., with data from Statistics Canada 2021 Census. Note that in the 2021 census incomes are based on 2020 calendar year.

Given the housing composition planned for the secondary plan area and its proximity to Brampton, it is likely that the Study Area demographics will reflect the future secondary plan population. Just over half of the housing is planned to be ground related single detached dwellings and townhomes. With larger household sizes, it is likely that about two-thirds of the future population will live in single detached homes and townhomes. This will likely translate into larger and growing families with children at home, and above average household incomes. This population will have a greater need for services related to children, including

schools, day care facilities, and recreation programs. The balance of the population would live in medium/high density apartments. This population would have a lower need for children’s related services but may have a greater need for transit, and potentially more specialized fire protection services. In many ways, Alloa would represent the expansion of communities in Brampton with many of the same socio-economic characteristics of the adjacent neighbourhoods. In addition, the proximity of Alloa to Brampton will mean that many residents will gravitate to the City for work, shopping and services and potentially visiting nearby family members. Although there will be different service areas for different facilities, Alloa will likely become part of a larger integrated community encompassing northwestern Brampton and Mayfield West where municipal boundaries will have minimal impact on local travel.



## 5.0 Inventory and Gap Analysis

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## 5.1 Community Centre/Indoor Recreation Facilities

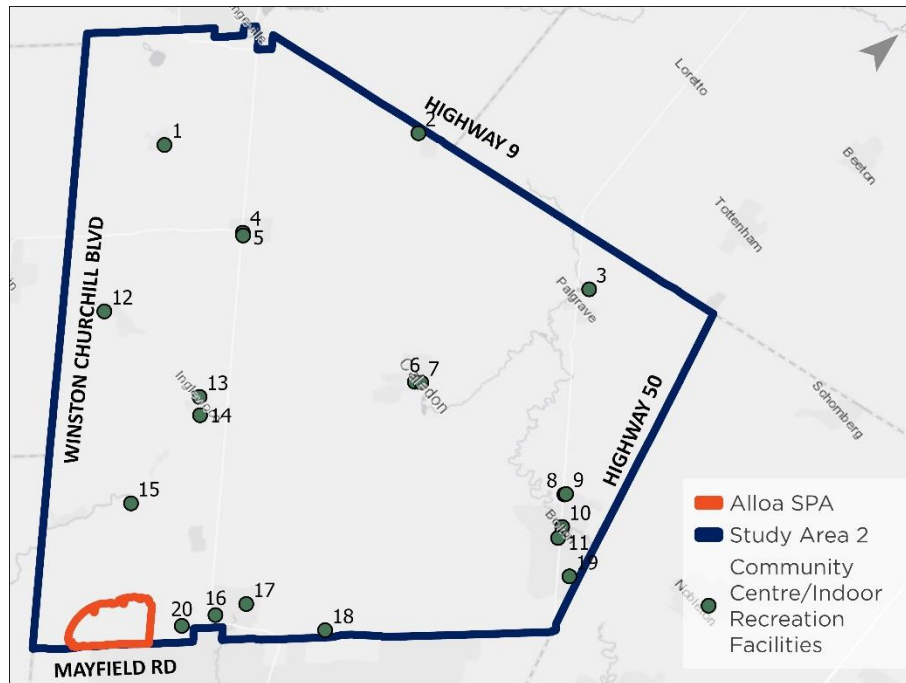
### Community Centre/Indoor Recreation Inventory

There are 19 existing indoor recreation facilities in the Town of Caledon, as shown in Figure 5-1. In addition to these is the planned Mayfield West 2 Recreation Centre, the expansion of the Mayfield Recreation Complex, a planned Bolton recreation centre, as well as, provision for additional unspecified recreation space.

The Mayfield West 2 Recreation Centre does not have a final size or services yet, and the programs and size are provisional based on the Town of Caledon's 2024 Draft Parks and Recreation Strategy and Staff Report 2020-0255. There is a total existing community centre/indoor recreation area of 565,120 ft<sup>2</sup>.

These centres are distributed throughout the Town and most will not be conveniently located to serve the regular recreation needs of future Alloa residents. However, the existing and planned facilities in Mayfield West will likely serve a portion of local needs, particularly for those persons living towards the eastern edge of the Alloa secondary plan area.

Figure 5-1: Community Centre/Indoor Recreation Facilities



Map #	Name	Address	Type	Status	Amenities	Size (sq. ft)
1	Alton Community Room	35 Station Street	Community Centre	Existing	Community room with kitchen	3,789
2	Victoria Parks Community Centre	35 Victoria Crescent	Community Centre	Existing	Community room with kitchen	2,834
3	Palgrave Community Centre (CEP)	200 Pine Avenue	Community Centre	Existing	Community room with kitchen	1,755
4	Old Caledon Township Hall	18365 Hurontario Street	Community Centre	Existing	n.a.	5,866
5	Caledon Village Place	18313 Hurontario Street	Community Centre	Existing	Community room with kitchen	6,395
6	Caledon East Community Complex	6215 Old Church Road	Indoor Pool	Existing	Two ice surfaces, outdoor arena, fitness facility, gymnasium, pool, banquet hall, program and community rooms	144,465
7	Town Hall (P&R Admin & Community Space)	6311 Old Church Rd	Community Centre	Existing	n.a.	45,014
8	Caledon Centre for Recreation and Wellness	14111 Regional Road 50 North	Indoor Pool	Existing	Fitness facility, youth centre, child minding services, indoor climbing wall, gymnasium, indoor track, pool, program and community rooms, squash courts, snoezelen room	91,716
9	Senior Centre - Rotary	7 Rotarian Way	Community Centre	Existing	Five community rooms, two with access to kitchen	14,036
10	Bolton Kinsmen	35 Chapel St	Community Centre	Existing	n.a.	1,436
11	Albion Bolton Community Centre	150 Queen Street South	Arena	Existing	Ice surface, meeting rooms, program room, auditorium with kitchen	59,694
12	Belfountain Community Hall	17204 Old Main Street	Community Centre	Existing	Community room with kitchen	2,994
13	Inglewood Community Centre	15825 McLaughlin Road	Community Centre	Existing	Community room with kitchen	9,182
14	Lloyd Wilson Arena	15551 McLaughlin Road	Arena	Existing	Ice surface, party room	24,422
15	Cheltenham Hall	14190 Creditview Road	Community Centre	Existing	Community room with kitchen	2,269
16	Margaret Dunn Valleywood Community Room	20 Snelcrest Drive	Community Centre	Existing	Community room with kitchen	1,865
17	Southfields Community Centre	225 Dougall Ave	Indoor Pool	Existing	Fitness facility, pool, program and community rooms, youth and senior space	64,831
18	Mayfield Recreation Complex	12087 Bramalea Road	Indoor Pool	Existing	Ice surface, 25m pool with a divingboard, meeting room	75,303
19	DiGregorio Bocce Centre	125 Pembroke Street	Community Centre	Existing	Two indoor Bocce courts, Two outdoor Bocce courts, kitchen with stove and fridge, meeting space on upper level.	7,254
20	Mayfield West 2 Recreation Centre		Community Centre	Planned	Gymnasium, fitness centre, indoor track	
n.a.	Mayfield Recreation Complex Expansion			Planned		
n.a.	Bolton Indoor Recreation Centre			Planned		
n.a.	Provision for Additional Facility Space			Planned		
<b>Total</b>						<b>565,120</b>

SOURCE: urbanMetrics Inc, with ESRI basemap, and community centres area from 2024 Town of Caledon Development Charges Background Study.

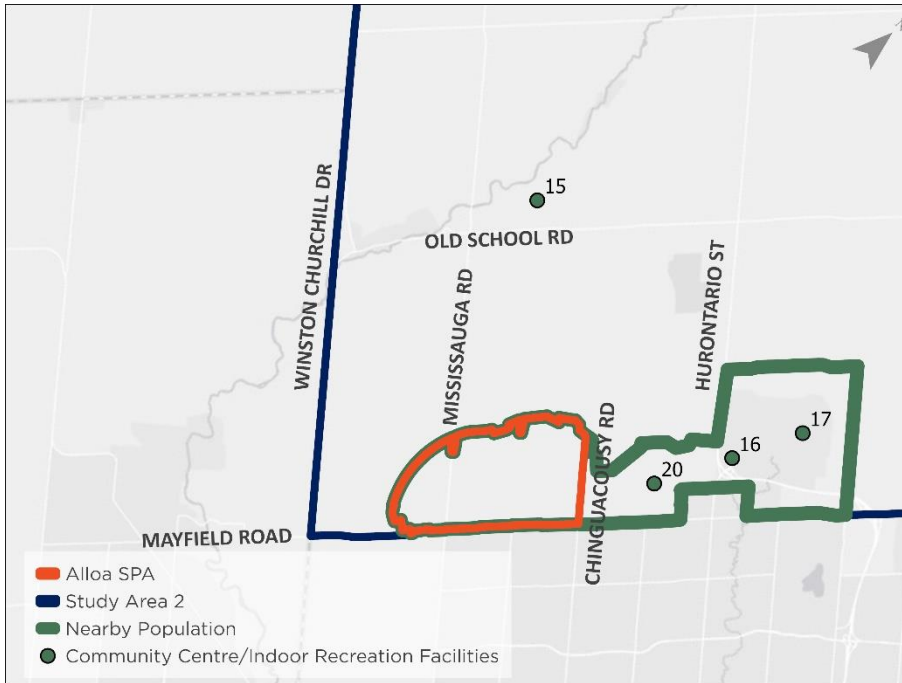
## Community Centre/Indoor Recreation Gap Analysis

The need for community centre/indoor Recreation facilities is based on the Town of Caledon 2024 Parks and Recreation Strategy, as well as the overall need for community centres/indoor recreation facilities used in the Bolton North Hill Community Services and Facilities Study. Town staff were contacted to identify whether any specific considerations should be made with regards to the future Alloa community, however, they have not yet responded as of the preparation of this report.

While the entire Town of Caledon has been inventoried, it is likely that Alloa SPA residents will preferentially use indoor recreation uses that are closest to their community, which currently are the Mayfield West 2 Recreation Centre, Southfield Community Centre, Marget Dunn Valleywood Community Room, and Mayfield Recreation Complex. These facilities contain most recreation services offered by the Town. The need for recreation services was considered recognizing the existing supply in Mayfield West together with the combined population of these two communities.

The approximate combined population of the Alloa SPA and Mayfield West is an estimated 79,900, as shown in Figure 5-2. Of note, this does not include future developments east of Mayfield West Phase 1 (eg. surrounding the Mayfield Recreation Complex), as the buildout population is not yet determined.

Figure 5-2: Nearby Community Population



Community	Population
Alloa SPA Buildout	41,800
Mayfield West & Snell's Hollow (2021 census)	19,200
Mayfield West Phase 2 Stage 1 Buildout	10,300
Mayfield West Phase 2 Stage 2 Buildout	7,600
<b>Total</b>	<b>78,900</b>

SOURCE: urbanMetrics Inc., with Mayfield West and Snell’s hollow population based on 2021 census data adjusted for undercoverage by 4.4%, and Mayfield West Phase 2 Stage 1 &2 population based on the secondary plan population numbers in the Caledon Official Plan. Alloa SPA population is also adjusted for census undercoverage by 4.4%. All numbers rounded to the nearest hundred, numbers may not sum as a result of rounding.

As shown in Figure 5-3, there is an estimated need for three additional indoor ice pads, one additional indoor pool. This treats the 25m lane pool and accessible family pool in Southfields Community Centre as one pool. There are no specified per-capita ratios for indoor tracks, gymnasium, fitness centres, or indoor program/activity space, and there may be a need for some of these facilities, scaled to the local population.

Figure 5-3: Indoor Facilities Need near Alloa SPA

Indoor Facility Type	Population Per Facility	Needed	Nearby Facilities	Unmet Need
Community Centre	45,000	1.8	2	-0.2
Indoor Ice Pad	19,145	4.1	1*	3.1
Indoor Pool	25,000	3.2	2	1.2
Indoor Track	Not Specified		1	
Gymnasium	Not Specified		1	
Fitness Centre	Not Specified		2	
General Program/Activity Space	Not Specified		1	

\* A study to identify the feasibility of twinning an additional ice pad in the Mayfield Recreation Complex Expansion was scheduled for late 2022, as per the December 6, 2022 General Committee Meeting Agenda. This would result in two nearby ice pads instead of 1.

SOURCE: urbanMetrics Inc., based on Town of Caledon 2024 Parks and Recreation Strategy, and Bolton North Hill Community Services and Facilities Study.

As previously identified, there is a planned expansion of the Mayfield Recreation Centre. A study to identify the feasibility of twinning an additional ice pad in the Mayfield Recreation Complex Expansion was scheduled for late 2022: in the event that this is feasible the need for ice pads will be reduced to two.

Overall, a new indoor community centre/recreation centre will likely be needed in the Alloa SPA which may include, ice pads, an aquatic centre, and the potential to house additional facilities as identified by the Town of Caledon. While a stand-alone site for a future community centre has not been identified, a community centre could be accommodated in the Phase 2 lands, as sufficient demand to justify the above facilities will likely not be generated until the end of the development period.

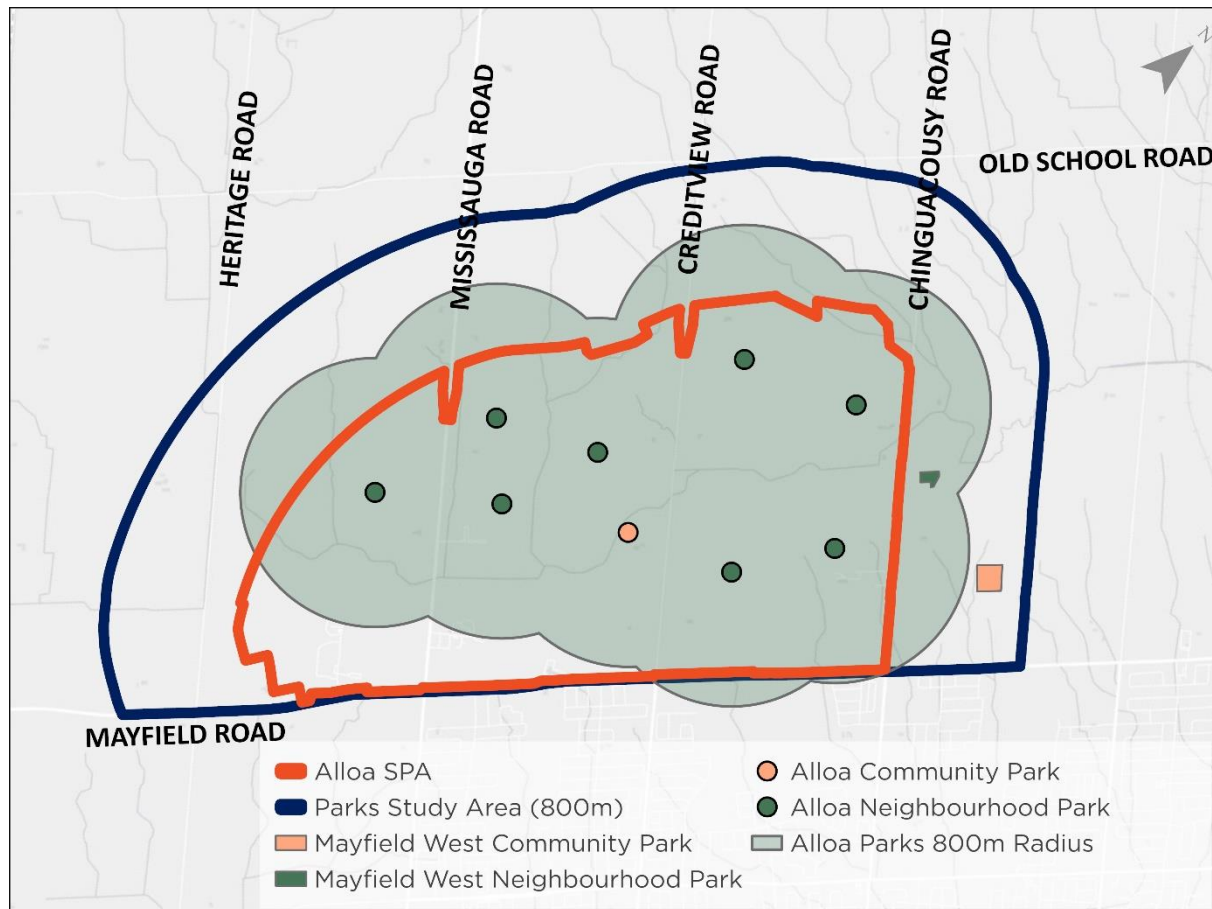
## 5.2 Parks

### Parks Inventory

There is one community park and one neighbourhood park within 800 metres of the Alloa SPA (in the Mayfield West Secondary Plan Area), as well as 8 neighbourhood parks and one community park planned for the Alloa SPA (see Figure 5-4). The Mayfield west neighbourhood park is 0.72 hectares, and the community park is 2.36 hectares. The proposed Alloa SPA neighbourhood parks are distributed throughout the Plan Area, with a total area of approximately 20 ha. The community park will be approximately 5 hectares, and is located centrally

within the Alloa SPA. All *Neighbourhood Area* and *Major Commercial/Mixed-Use Area* in the Alloa SPA are within 800 metres of the centre of a park, with the exception of part of the planned commercial plaza at 12100 Crediview Road. Of note, the 800 metre catchment areas of the parks have sufficient overlap and extend well beyond the Alloa SPA boundaries, and minor adjustments to the location or size of individual parks through the planning process will not result in any gaps in coverage.

Figure 5-4: Parks Inventory



Name	Area (ha)	Number
Alloa Neighbourhood Parks	20.00	8
Alloa Community Park	5.00	1
Mayfield West Community Park	2.36	1
Mayfield West Neighbourhood Park	0.72	1

SOURCE: urbanMetrics Inc, with ESRI basemap. Natural Environment System Area lands not shown.

## Parks Gap Analysis

The parkland provided in the Alloa Secondary Plan has been identified by GSAI based on the parkland dedication rates published by the Town of Caledon.

For residential uses, the required parkland is calculated as the greater of 5% of land area or 1 hectare per 600 units. For Employment uses the required parkland is calculated as 2% of employment area. As shown in Figure 5-5, the parkland has been calculated by GSAI for each phase separately, which results in a parkland requirement of 26.31. The Alloa SPA is currently planned to have approximately 25 hectares of parkland, which is generally consistent with the parkland requirements.

Figure 5-5: Parkland Dedication Calculations

<b>PHASE 1 Parkland Calculation (based on Unit Count)</b>	<b>Units or Area (ha)</b>	<b>Parkland Rate</b>	<b>Required Parkland (ha)</b>
Community Area	9,164	1ha per 600 units	15.27
Commercial Area	12	2%	0.25
<b>Total</b>			<b>15.52</b>

<b>PHASE 2 Parkland Calculation (based on Area)</b>	<b>Area (ha)</b>	<b>Parkland Rate</b>	<b>Required Parkland (ha)</b>
Community Area (Less NHS)	178	5%	8.88
Employment Area	95	2%	1.90
<b>Total</b>	<b>273</b>		<b>10.78</b>

<b>Phase 1 &amp; 2 Grand Total</b>			<b>26.31</b>
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SOURCE: urbanMetrics, with numbers from GSAI.

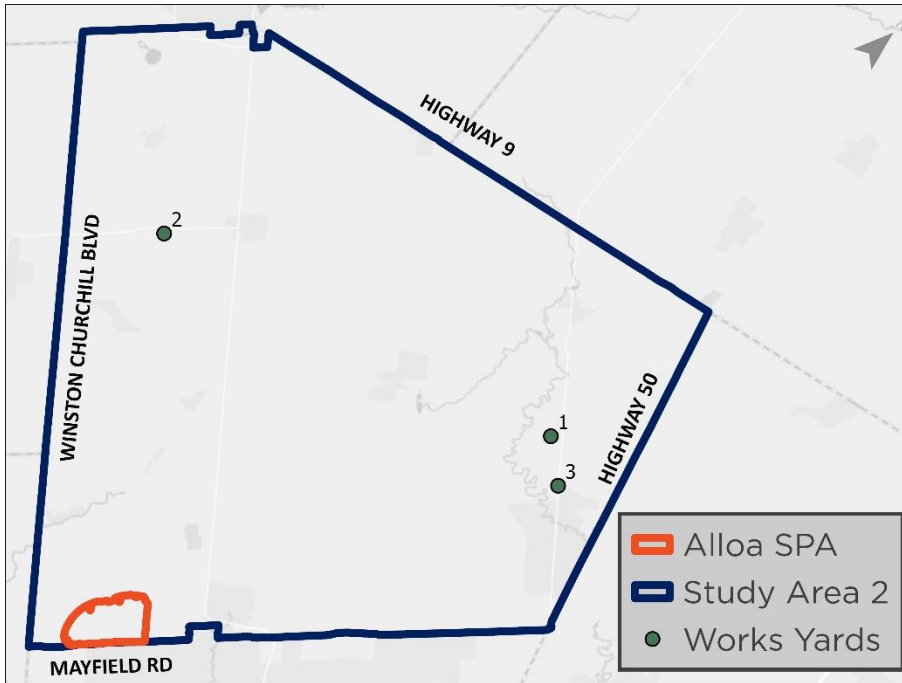
## 5.3 Municipal Buildings and Operations

There are 3 existing Operations works yards in Caledon (Study Area 2). Yards 1 and 3 are situated in Bolton, while Yard 2 is situated in the northwest portion of the Town. As per the 2024 Development Charge update study, short term plans call for the major reconstruction of Yard 3 and the construction of a new yard (Yard 4). (see Figure 5-6 for existing works yards). The location of Yard 4 would likely be in southwest Caledon to serve the future needs of Mayfield West, Alloa and other significant growth occurring in this part of town. This would be consistent with the Town's Public Works Strategic Plan, which had originally recommended the relocation of Yard 3 to the southwest to serve these new communities<sup>1</sup>.

<sup>1</sup> urbanMetrics attempted to call the Caledon Public Works department to confirm the location of the new yard, but staff have not responded as of the date of this report.



Figure 5-6: Operations Public Works Yards



Map #	Name	Address	Facilities	Status
1	Yard 1 - Castleberg	8820 Castleberg Side Road, Bolton	Works Yard, Salt Dome, Trailer	Existing
2	Yard 2 - Quarry Road	1757 Quarry Drive, Caledon	Works Yard, Salt Dome	Existing
3	Yard 3 - Columbia Way	14220 Highway 50, Bolton	Works Yard, Salt Dome	Existing
4	Yard 4	Unknown	Unknown	Planned

SOURCE: urbanMetrics Inc, with ESRI basemap. Yard Facilities based on 2021 Town of Caledon Development Charges Update Study.

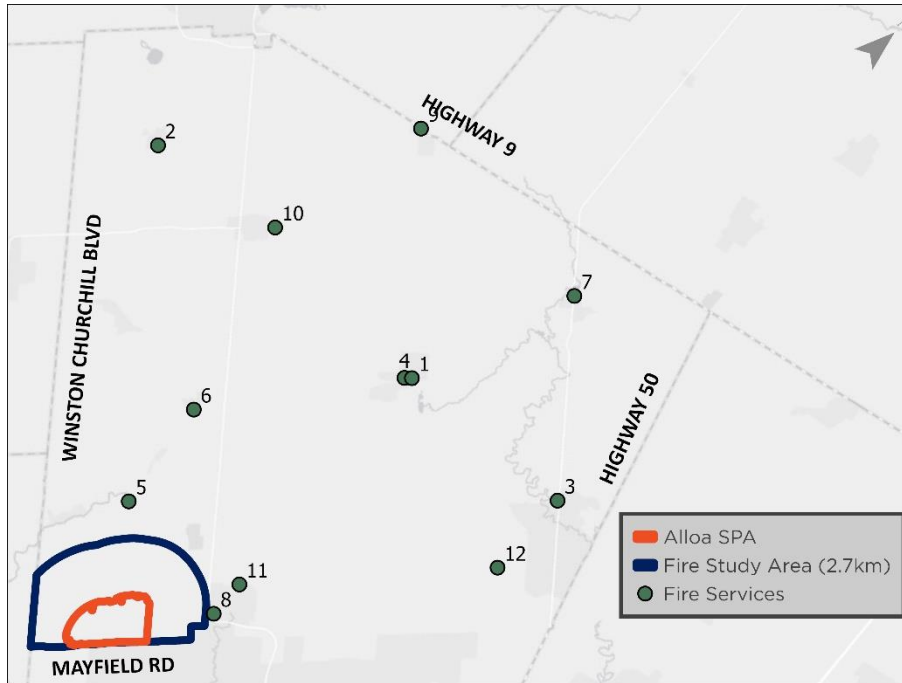
## 5.4 Fire Services

### Fire Services Inventory

There are nine existing and two planned fire stations in Caledon, as well as the Caledon Fire and Emergency Services headquarters as identified in the 2020 Town of Caledon Fire Master Plan, however none are within the 2.7 km radius fire services study area, as shown in Figure 5-7. Of note, the planned fire stations are not specifically identified locations, but have been placed in the general location identified in the Fire Master Plan. Additionally, Map F2a of the Future Caledon OP identifies a conceptual fire station location in the northeast quadrant of Chinguacousy Road and Tim Manley Avenue (not shown).

As proximity to calls is one of the primary service requirements, fire stations are distributed throughout Caledon to ensure adequate coverage. The closest stations to the Alloa SPA are located a short distance to the east, however these are outside the study area.

Figure 5-7: Fire Stations



Map #	Name	Address	Status
1	C.F.E.S. Headquarters	6211 Old Church Road, Caledon East	Existing
2	Station 301	19630 Main Street, Alton	Existing
3	Station 302	14002 Regional Road 50, Bolton	Existing
4	Station 303	6085 Old Church Road, Caledon East	Existing
5	Station 304	14190 Creditview Road, Cheltenham	Existing
6	Station 305	67 Mackenzie Street, Inglewood	Existing
7	Station 306	17177 Highway #50, Palgrave	Existing
8	Station 307	2 Snelcrest Drive, Mayfield West	Existing
9	Station 308	6000 Highway #9, Mono Mills	Existing
10	Station 309	3 Snelcrest Drive, Mayfield West	Existing
11	Station 310	Mayfield West Rural Service Centre	Planned
12	Station 311	Bolton West Rural Service Area	Planned

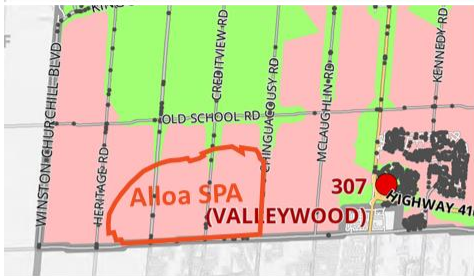
SOURCE: urbanMetrics Inc, with ESRI basemap.

## Fire Services Gap Analysis

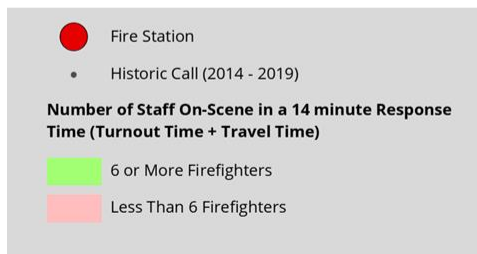
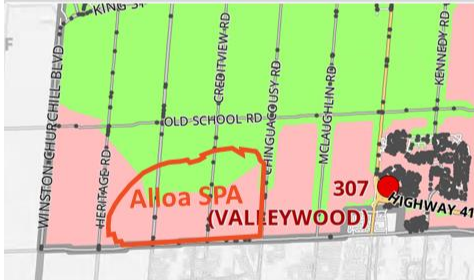
As identified in the Caledon Fire Master Plan, the Alloa SPA is not currently covered by nearby fire stations under either the Rural Demand Zone Standard or the Urban Demand Zone Standard (see Figure 5-8). As a result, one additional fire station to serve Alloa SPA residents will likely be needed based on response times. Map F2a of the Future Caledon OP identifies a conceptual fire station location at the northeast quadrant of Chinguacousy Road and Tim Manley Avenue, which would likely fulfill this need. This location was not identified in the Caledon Fire Master Plan. Ultimately, the need and precise location requirements for a new fire station would need to be confirmed with Caledon Fire and Emergency Services.

Figure 5-8: Town of Caledon Fire Master Plan Service Standards Around Alloa SPA

**NFPA 1720 Rural Demand Zone Standard**  
**(6 Firefighters in 14 Minutes, 80% of the Time)**  
**Existing Conditions**  
**Entire Municipality**  
**Day Staffing (Monday to Friday 7am - 6pm)**  
**FIGURE 19**



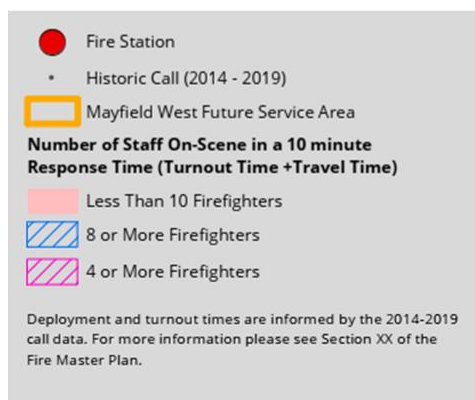
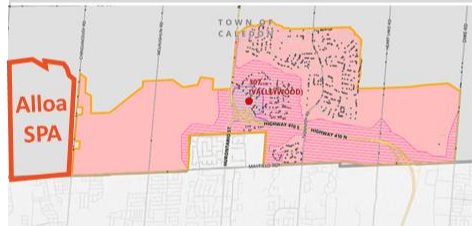
**NFPA 1720 Rural Demand Zone Standard**  
**(6 Firefighters in 14 Minutes, 80% of the Time)**  
**Existing Conditions**  
**Entire Municipality**  
**All Other Times Staffing**  
**FIGURE 20**



**NFPA 1720 Suburban Demand Zone Standard**  
**(10 Firefighters in 10 Minutes, 80% of the Time)**  
**Existing Conditions**  
**Mayfield West**  
**Day Staffing (Monday to Friday 7am - 6pm)**  
**FIGURE 21**



**NFPA 1720 Suburban Demand Zone Standard**  
**(10 Firefighters in 10 Minutes, 80% of the Time)**  
**Existing Conditions**  
**Mayfield West**  
**All Other Times Staffing**  
**FIGURE 22**



SOURCE: Maps and legend from Town of Caledon 2020 Fire Master Plan, Figures 19, 20, 21, and 22. Alloa SPA boundaries added by urbanMetrics.

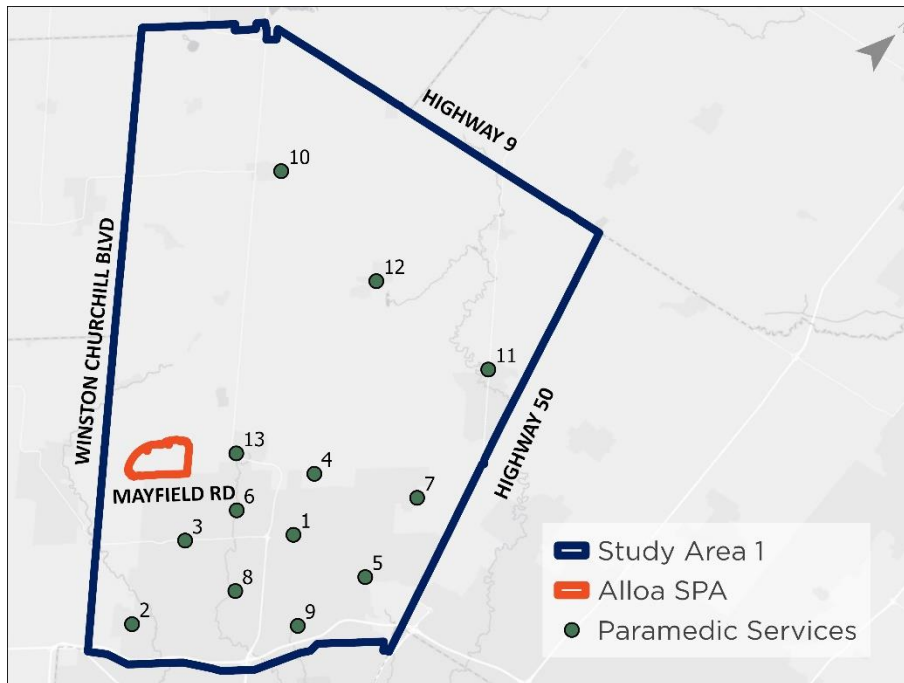
## 5.5 Paramedic Services

### Paramedic Services Inventory

There are 13 Paramedic stations in Caledon and Brampton (Study Area 1), as identified on the Peel Region Paramedic Stations website, and shown in Figure 5-9. Of these, five are shared with local fire services, and one is under development.

There are two types of paramedic stations: satellite stations are smaller local stations to ensure rapid response times, while reporting stations house extensive equipment and training facilities. For the purposes of this study, reporting and satellite stations at the same address are considered one station.

Figure 5-9: Paramedic Stations



Map #	Name	Address	Type	Status	Notes
1	Fernforest Paramedic Station and Administrative Offices	1600 Bovaird Drive East, Brampton	Reporting & Satellite Station	Existing	
2	Rising Hill Station	25 Rising Hill Ridge, Brampton	Reporting & Satellite Station	Existing	
3	Bovaird and Chinguacousy Station	917 Bovaird Drive West, Brampton	Satellite Station	Under Development	Shared with Brampton Fire Services
4	Bovaird Station	11801 Bramalea Road, Brampton	Satellite Station	Existing	
5	Exchange Station	75 Exchange Dr., Brampton	Satellite Station	Existing	
6	Sandalwood Station	91 Sandalwood Parkway, Brampton	Satellite Station	Existing	
7	Gore Road Station	10775 The Gore Road, Brampton	Satellite Station	Existing	Shared with Brampton Fire Services
8	Lynch Station	55 Trueman Street, Brampton	Satellite Station	Existing	
9	Victoria Station	40 Victoria Crescent, Brampton	Satellite Station	Existing	
10	Charleston Station	3611 Charleston Side Rd, Caledon	Satellite Station	Existing	Shared with Caledon Fire and Emergency Services
11	Bolton Station	14002 Highway 50, Caledon	Satellite Station	Existing	Shared with Caledon Fire and Emergency Services
12	Caledon East Station	6097 Old Church Road, Caledon	Satellite Station	Existing	
13	Valleywood Satellite Station	2 Snelcrest Drive, Caledon	Satellite Station	Existing	Shared with Caledon Fire and Emergency Services

SOURCE: urbanMetrics Inc, with ESRI basemap.



## Paramedic Services Gap Analysis

The Paramedic Services Long Term Facilities Capital Plan Update (2022) identified a need for three new reporting stations and 5 new satellite stations between 2023 and 2030, system wide. Specific locations for these new stations are not identified in the plan. As the Alloa SPA will not be fully built out by 2030 (in 6 years), the need for paramedic services in the Alloa SPA is likely in addition to this identified need.

In order to identify the need for a paramedic station in the Alloa SPA, we have used the response time service standards shown in Figure 5-10, as identified in the Region of Peel Paramedic Services 2023-2026 Business Plan and Budget. Target response times range from 6-14 minutes. Using a Major Local Road speed of 50 km/h, a six-minute response time is equivalent to 5 km, excluding turnout times.<sup>2</sup> As a result this is a larger service area than under real-world conditions.

As shown in Figure 5-11, a 5 km radius from the nearest paramedic stations to the Alloa SPA covers approximately half of the Alloa SPA, though response times will depend on turnout time and final road network layout and speeds. Overall, a new paramedic station will likely be needed to serve the Alloa SPA. The need and requirements for this facility will ultimately need to be confirmed by Peel Region Paramedics Services. Peel Region often locates satellite stations with Caledon fire stations in its three constituent municipalities, and the conceptual location of a fire station on map F2a of the Caledon Future OP on the northeast quadrant of Chinguacousy Road and Tim Manley Avenue would likely meet the need for paramedic services. This strategy may be considered in the case of Alloa.

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<sup>2</sup> This speed is based on the Town of Caledon Fire Master Plan (2020), which uses historical fire response times.

Figure 5-10: Peel Paramedic Services Response Time Targets

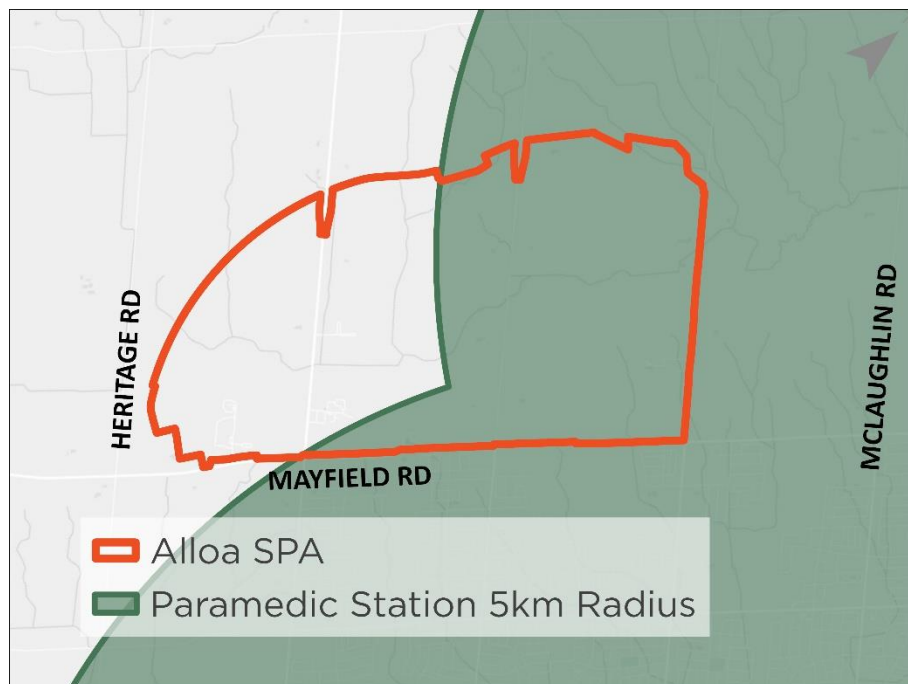
Level of Acuity	Target Time (Minutes: Seconds)	Target Percentile	Response Time (Minutes: Seconds)		
			2020	2021	2022
Sudden Cardiac Arrest* (Patient has no vital signs)	6	70%	5:59	5:51	**
CTAS 1 (Critically ill or have potential for rapid deterioration)	8	75%	8:32	8:41	9:21
CTAS 2 (Potential to life, limb or function, requiring rapid medical intervention, controlled acts)	10	80%	8:54	9:54	10:20
CTAS 3 (May progress to serious problem. Associated with significant discomfort or affecting ability to function)	13	90%	10:59	12:48	13:06
CTAS 4 (Conditions that would benefit from intervention or reassurance)	14	90%	11:36	12:36	14:12
CTAS 5 (Non-urgent, chronic, without evidence of deterioration)	14	90%	11:38	13:19	15:14

\*2022 CTAS data is based on January 1 to June 30, 2022.

\*\*2022 SCA (Sudden Cardiac Arrest) data is not yet available.

SOURCE: Peel Paramedic Services 2023-2026 Business Plan and Budget, Table 2.

Figure 5-11: Paramedic Station 5 km Radius in Alloa SPA



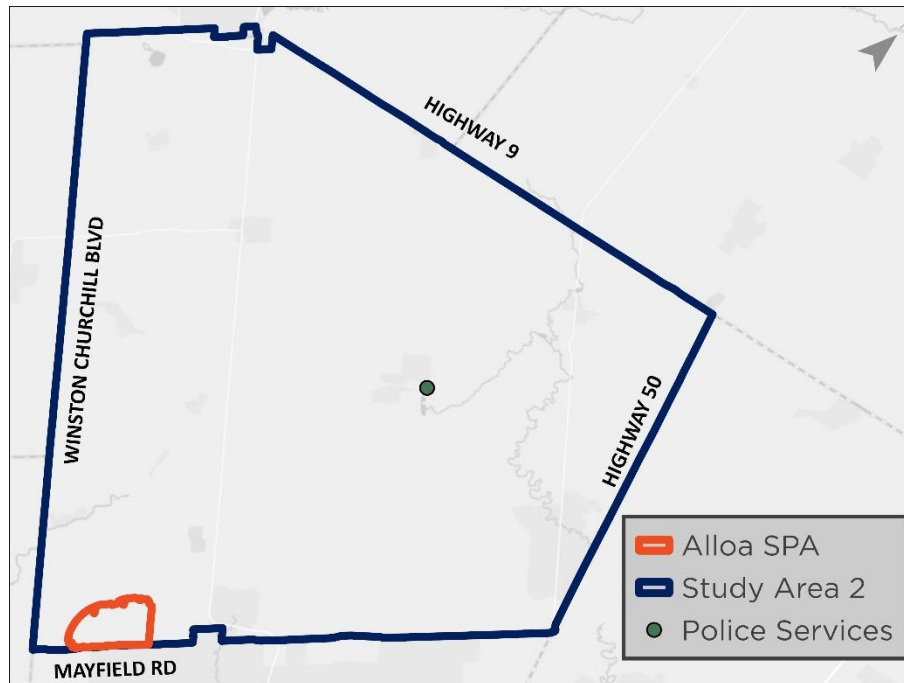
SOURCE: urbanMetrics Inc.

## 5.6 Police Services

### Police Services Inventory

There is a single police station in Caledon, the Ontario Provincial Police – Caledon station (see Figure 5-12). We are not aware of plans to add additional police stations, or change police services provision models at this time. A new ancillary building and satellite office is planned to be located in Bolton on an unspecified site, as per the 2020 Peel Region Development Charges Background Study. This station is not shown on the map below.

Figure 5-12: Police Services



Map #	Name	Address	Status
1	Ontario Provincial Police - Caledon	15924 Innis Lake Road, Caledon East	Existing

SOURCE: urbanMetrics Inc, with ESRI basemap.

### Police Services Gap Analysis

As identified above, a new ancillary building and satellite office is planned to be located in Bolton on an unspecified site, as per the 2020 Peel Region Development

Charges Background Study. As the forecast period for that study is 10 years (to 2030), the need for new police stations beyond that planning horizon will be based on further discussions with OPP.

## 5.7 Hospitals

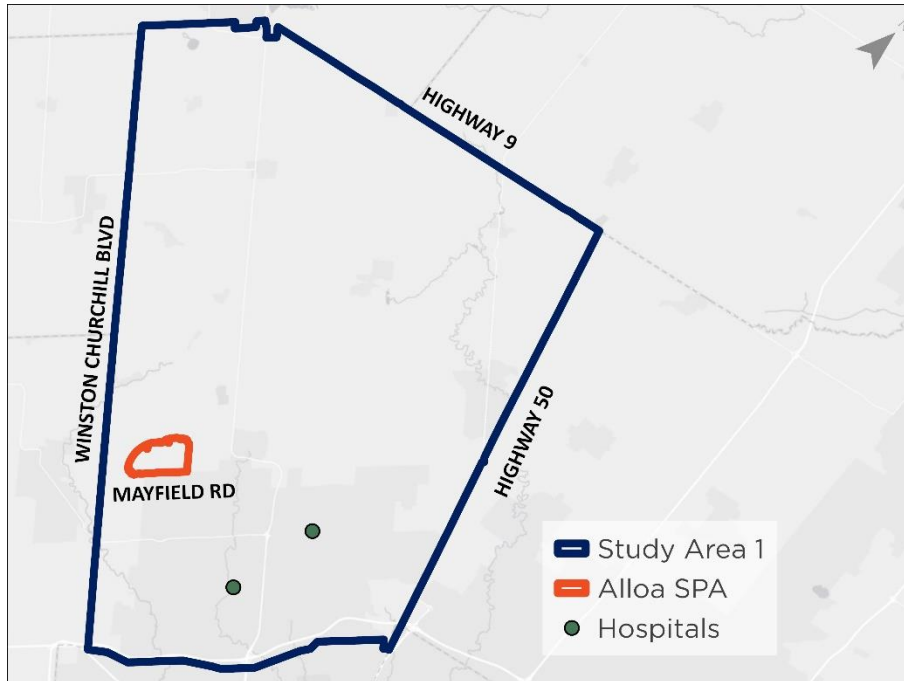
### Hospital Inventory

Hospitals in Ontario are under the jurisdiction of the Ministry of Health. There are two hospitals located in Study Area 1, as shown in Figure 5-13. The Peel Memorial Centre for Integrated Health and Wellness (“Peel Memorial”) provides outpatient care and urgent care. As identified by the William Osler Health System website, an expansion of this hospital is currently in the planning process which will add more beds, rehabilitation and complex care, new and enhanced services for seniors, and an emergency department.<sup>3</sup> The Brampton Civic Hospital provides a full-service community hospital, which includes an emergency room. In addition, there are two hospitals just outside the study area boundaries - the Georgetown Hospital to the west, and Headwaters Health Care Centre to the north in Orangeville, both of which have an emergency department. Given the location of Alloa on the Brampton border, it is expected that residents would predominantly use hospital services provided by Peel Memorial and Brampton Civic hospitals.

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<sup>3</sup> William Osler Health System. Build Peel Memorial. <https://www.williamoslerhs.ca/en/who-we-are/build-peel-memorial.aspx>

Figure 5-13: Hospitals



Map #	Name	Address	Type	Status
1	Brampton Civic Hospital	2100 Bovaird Drive East, Brampton	Hospital	Existing
2	Peel Memorial Centre for Integrated Health and Wellness	20 Lynch Street, Brampton	Hospital	Existing

SOURCE: urbanMetrics Inc, with ESRI basemap.

## Hospital Gap Analysis

The centre of the Alloa SPA is approximately 10 km from Brampton Civic Hospital, and 11 km from Peel Memorial Centre for Integrated Health and Wellness. By comparison, the centre of Bolton is approximately 13km from Peel Memorial and approximately 19 km from Brampton Civic hospital, with the Cortellucci Vaughan Hospital to the east of Bolton approximately 15 km away.

The Alloa SPA will have better access to hospitals than most of Caledon, and will be adequately served by the existing hospitals in Brampton as well as the planned expansion of Peel Memorial Hospital.

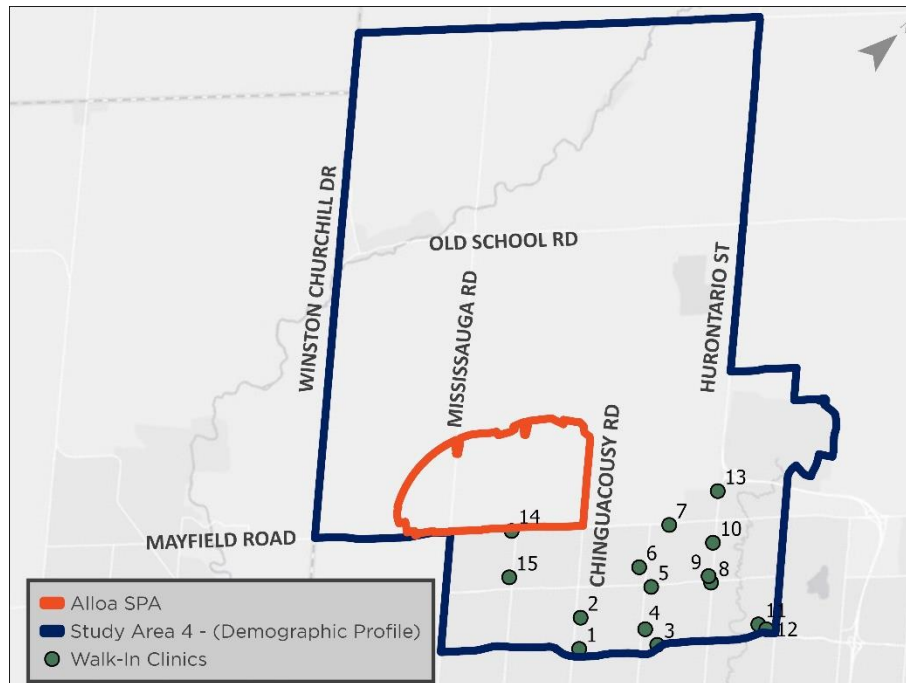
## 5.8 Walk-In Clinics

### Walk-In Clinic Inventory

There are 15 walk-in clinics in Study Area 4, as shown in Figure 5-14. This does not include other healthcare providers such as family doctors or physiotherapists that do not offer walk-in clinic services. Walk-in clinics are located primarily within neighbourhood commercial spaces. As a result of the privately operated nature of these clinics, and tendency to operate in commercial buildings, future walk-in clinics cannot be clearly identified.



Figure 5-14: Walk-In Clinics



Map #	Name	Address	Type	Status
1	Chinguacousy and Sandalwood Medical Centre	10671 Chinguacousy Road	Walk-In Clinic	Existing
2	Community MD Medical Clinic	10 Earlsbridge Boulevard	Walk-In Clinic	Existing
3	Doctors R Us	205 Van Kirk Drive	Walk-In Clinic	Existing
4	Potters Wheel Medical Centre	10725 McLaughlin Road	Walk-In Clinic	Existing
5	Noor Medical Clinic	423 Wanless Drive	Walk-In Clinic	Existing
6	Healthpoint Family Medicine	645 Remembrance Road	Walk-In Clinic	Existing
7	Van May Medical Centre	537 Van Kirk Drive	Walk-In Clinic	Existing
8	Main Street Medical	10908 Hurontario Street	Walk-In Clinic	Existing
9	Wanless Walk In Clinic	230 Wanless Drive	Walk-In Clinic	Existing
10	Brinkley Medical Clinic	11670 Hurontario Street	Walk-In Clinic	Existing
11	Sandalwood Medical Clinic	170 Sandalwood Parkway East	Walk-In Clinic	Existing
12	Heart Lake Health Centre	180 Sandalwood Parkway East	Walk-In Clinic	Existing
13	Huronwood Rehab & Physio	90 Collingwood Avenue	Walk-In Clinic	Existing
14	Creditview Medical Clinic	1455 Mayfield Road	Walk-In Clinic	Existing
15	Vital Urgent Care	11210 Creditview Road	Walk-In Clinic	Existing

SOURCE: urbanMetrics Inc, with ESRI basemap.

## Walk-In Clinic Gap Analysis

The need for additional commercial space, including health care providers including: walk-in clinics has been undertaken in the commercial market analysis for the Alloa Secondary Plan undertaken by urbanMetrics under separate cover.

The analysis provided for adequate space to accommodate the future needs of the community.

## 5.9 Schools

The full analysis of the need for schools is provided in the *Alloa Secondary Plan: Student Accommodation & School Site Needs Analysis* (“Alloa School Study”), prepared by Quadrant. This document has been submitted as part of the Alloa Secondary Plan application, and used the Alloa SPA as the study area. Based on current information, that report assumes there is no capacity at the Alloa PS. The Alloa School Study found that the Alloa SPA will generate the following needs:

- PDSB Elementary: 2,960 students, requiring 3.0 new schools
- DPCDSB Elementary: 1,461 students, requiring 2.0 new schools
- PDSB Secondary: 1,387 students, requiring 0.8 new schools
- DPCDSB Secondary: no new schools required, with capacity provided by Robert F. Hall CS

The Alloa SPA identifies the general location of six elementary schools (including the existing Alloa PS) and one secondary school. The new schools are expected to meet the need for schools generated by residents of the Alloa SPA. For full details of the methodology, inputs, and results, see the Alloa School Study.

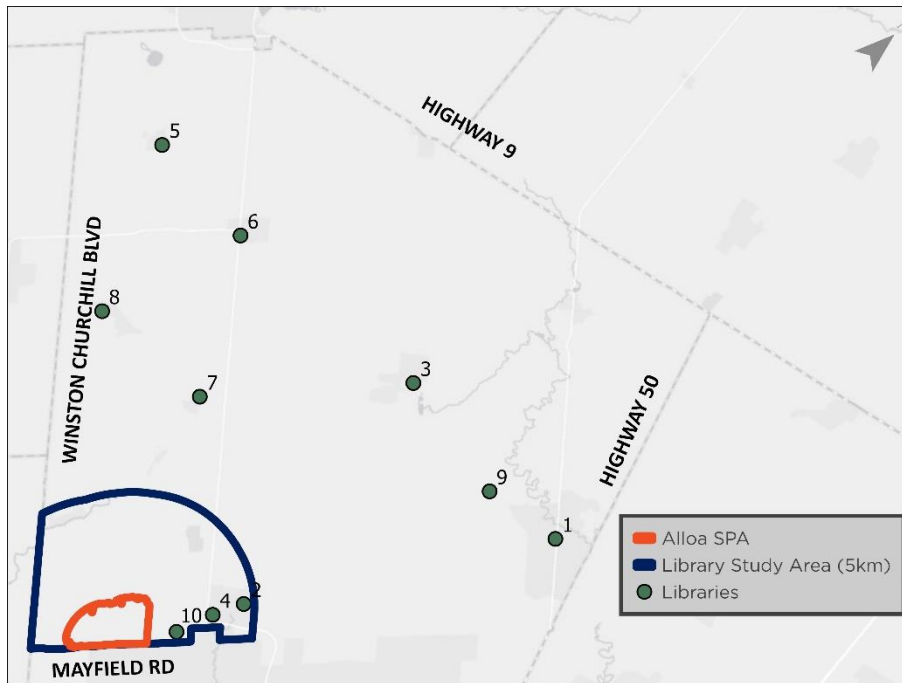
## 5.10 Libraries

### Library Inventory

There are seven libraries and a pickup locker location in Caledon as well as two planned libraries and three expansions of existing libraries, as identified in the 2023 Library Comprehensive Growth Plan and shown in Figure 5-15. Two existing branches and one planned are within the 5 km radius library study area: Southfield Village Branch and the Margaret Dunn Village Branch, with the Mayfield West branch planned. Together, these two existing libraries combine for 10,943 square feet of space. The Mayfield West branch is also planned within the study area, as per the 2023 Library Comprehensive Growth Plan. This future library was planned to have 50,000 square feet of library space (with an initial floor space of 30,000 square feet followed by an expansion of 20,000 square feet). The Caledon library

system offers a range of services beyond their library collection, with both existing libraries offering computer and printing services, a range of programming such as story time and workshops, battery recycling, water testing kits, the ability to pay property taxes, and providing garbage tags. The Southfield Village branch offers exam proctoring, and the Margaret Dunn Village branch houses a makerspace and meeting rooms. The broad role of libraries makes them well suited to co-locating in community centres, and the Southfields Village Branch is located within the Southfields community centre.

Figure 5-15: Libraries



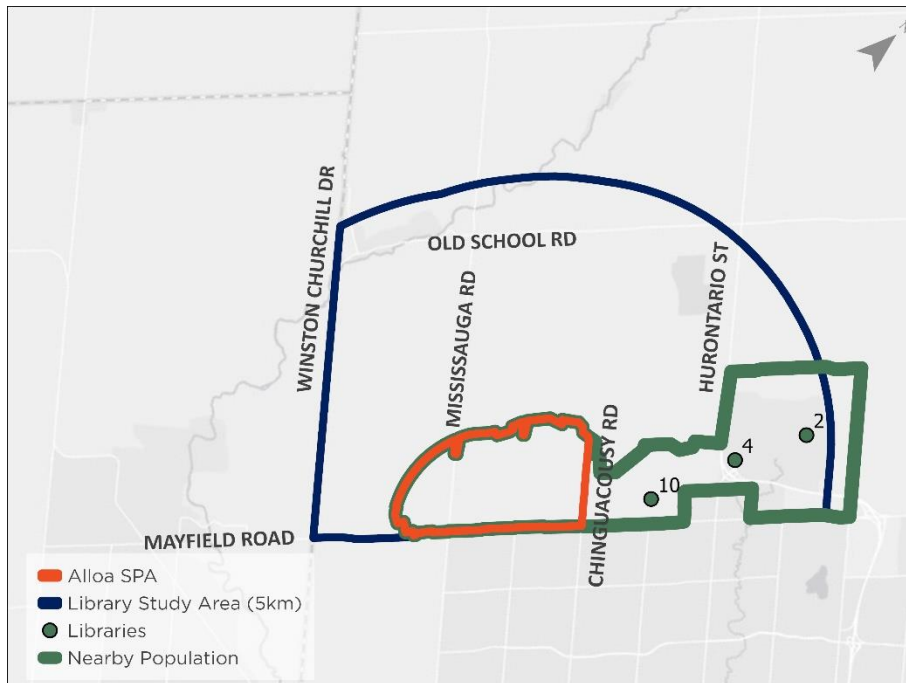
Map #	Name	Address	Type	Status	Net Size (sq. ft)
1	Albion Bolton Branch	150 Queen Street South	Branch	Existing	15,552
2	Southfields Village Branch	225 Dougall Avenue	Branch	Existing	7,768
3	Caledon East Branch	6215 Old Church Road	Branch	Existing	8,000
4	Margaret Dunn Valleywood Branch	20 Snelcrest Drive	Branch	Existing	3,175
5	Alton Branch	35 Station Street	Branch	Existing	1,300
6	Caledon Village Branch	18313 Hurontario Street	Branch	Existing	2,400
7	Inglewood Branch	15825 McLaughlin Road	Branch	Existing	1,200
8	Belfountain Community Hall Pickup Lockers	17204 Mississauga Road	Pickup Locker	Existing	
9	Caledon GO/Macville Station	Unknown	Branch	Planned	35,000
10	Mayfield West	Unknown	Branch	Planned	50,000
1	Albion Bolton Branch Expansion	150 Queen Street South	Branch	Planned	40,000
5	Alton Branch Expansion	35 Station Street	Branch	Planned	1,000
3	Caledon East Relocation	6215 Old Church Road	Branch	Planned	2,000

SOURCE: urbanMetrics Inc, with ESRI basemap. Data from 2023 Library Comprehensive Growth Plan.

## Library Gap Analysis

We estimate that the population of the Alloa Secondary Plan as proposed, as well as the Mayfield West and Snell’s Hollow proposals, would be approximately 78,900 people.

Figure 5-16: Nearby Community Population



Community	Population
Alloa SPA Buildout	41,800
Mayfield West & Snell's Hollow (2021 census)	19,200
Mayfield West Phase 2 Stage 1 Buildout	10,300
Mayfield West Phase 2 Stage 2 Buildout	7,600
<b>Total</b>	<b>78,900</b>

SOURCE: urbanMetrics Inc., with Mayfield West and Snell’s hollow population based on 2021 census data adjusted for undercoverage by 4.4%, and Mayfield West Phase 2 Stage 1 & 2 population based on the secondary plan population numbers in the Caledon Official Plan. Alloa SPA population is also adjusted for census undercoverage by 4.4%. All numbers rounded to the nearest hundred, numbers may not sum as a result of rounding.

The 2023 Library Comprehensive Growth Plan uses a service standard of 0.85 square feet of library per resident. Using the estimated population of the currently-approved areas at full build-out, that implies a need for 67,000 ft<sup>2</sup> of library space to service the area.

The library needs of this population will be largely met with the completion of the full Mayfield West library branch, which will bring the total library space in the Study Area to 60,943 ft<sup>2</sup>. In order to achieve the target service standard, an additional 6,100 ft<sup>2</sup> would be required. This space, however, would not be needed

until towards the end of the development period. A library branch of this size could be accommodated in a community centre, as is the case with the Southfields Library, or could lease space in a commercial centre, as is common for small branches in other communities. It is likely that the location of a library in Alloa would not have significant land use implications and the decision could be delayed until later in the development timeline.

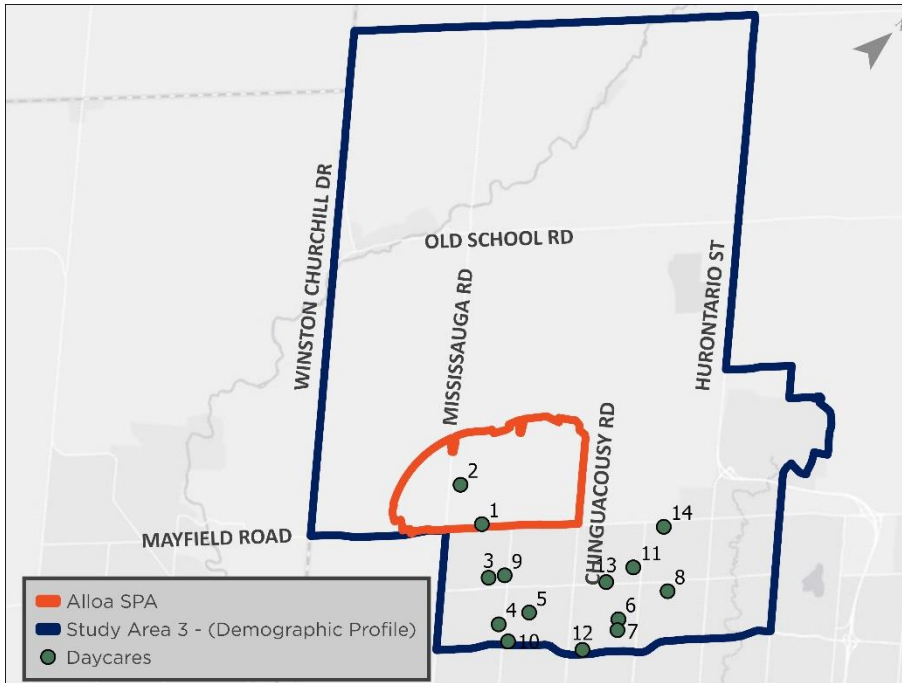
## 5.11 Daycare

### Daycare Inventory

There are 14 daycares in the daycare study area, six of which are outside schools and eight of which are inside schools, as shown in Figure 5-17. There are a total of 1,651 daycare spaces in these daycares. In general daycare inside schools tends to have primarily kindergarten and Primary/Junior daycare spaces, while daycares outside schools tend to have more toddler and preschool spaces. Daycares outside schools are generally in neighbourhood commercial spaces. This inventory is based on the Search for Licensed Daycare tool provided by the Ministry of Education, and as a result excludes unlicensed daycares. Of note the Malala Yousafzai school is going to move to a new location south of Mayfield road.



Figure 5-17: Daycares



Map #	Name	Address	Type	Status	Daycare Spaces				Total Spaces
					Toddler Spaces	Preschool Spaces	Kindergarten Spaces	Primary/Junior Spaces	
1	PLASP - Malala Yousafzai P.S.	1248 Mayfield Road, Caledon	In School	Existing			26	30	65
2	Alloa YMCA	12287 Mississauga Road, Caledon	In School	Existing			52	60	112
3	Dolson YMCA	95 Remembrance Road, Brampton	In School	Existing	15	24	52	60	151
4	PLASP - Tribune Drive P.S.	30 Tribune Drive, Brampton	In School	Existing			52	90	142
5	St. Aiden YMCA	34 Buick Boulevard, Brampton	In School	Existing			26	90	116
6	PLASP - St. Lucy Catholic School	25 Kanata Road, Brampton	In School	Existing			26	30	56
7	PLASP - Rowntree P.S.	254 Queen Mary Drive, Brampton	In School	Existing			52	60	112
8	PLASP - Burnt Elm P.S.	85 Burnt Elm Drive, Brampton	In School	Existing			26	30	56
9	My First Montessori	11210 Creditview Road, Brampton	Outside School	Existing	30	82			112
10	Absolute Angels Daycare	10635 Creditview Road, Brampton	Outside School	Existing	10	30	56		96
11	Casa Dee Montessori School	625 Remembrance Road, Brampton	Outside School	Existing	10	6	18		34
12	Willowbrae Academy Brampton	10651 Chinguacousy Road, Brampton	Outside School	Existing	20	60	88	12	180
13	Lullaboo Nursury and Childcare Centre	760 Wanless Drive, Brampton	Outside School	Existing	20	15	200	130	365
14	Little Stars Daycare	527 Van Kirk Drive, Brampton	Outside School	Existing	15	39			54

SOURCE: urbanMetrics Inc, with ESRI basemap. Data from Ontario Ministry of Education Search for Licensed Daycare tool.

## Daycare Gap Analysis

As noted in the demographic section, the Alloa Community will likely have a higher proportion of families with children than the Town as a whole or the City of Brampton, owing to the large share of persons living in ground related housing. The need for day care spaces will increase as the neighbourhoods mature and new families grow.

Daycare centres or “Day nurseries” are often provided for in schools and other institutional facilities, such as places of worship and community centres. They can also be situated in commercial and multi-unit industrial plazas, as well as free standing locations. In addition, the Caledon zoning by-law provides for private day care facilities in all residential zones. We would recommend that the Secondary Plan and zoning by-law in place in Alloa, provide for the full range of opportunities to accommodate day nurseries and private day care facilities in appropriate locations.

## 5.12 Places of Worship

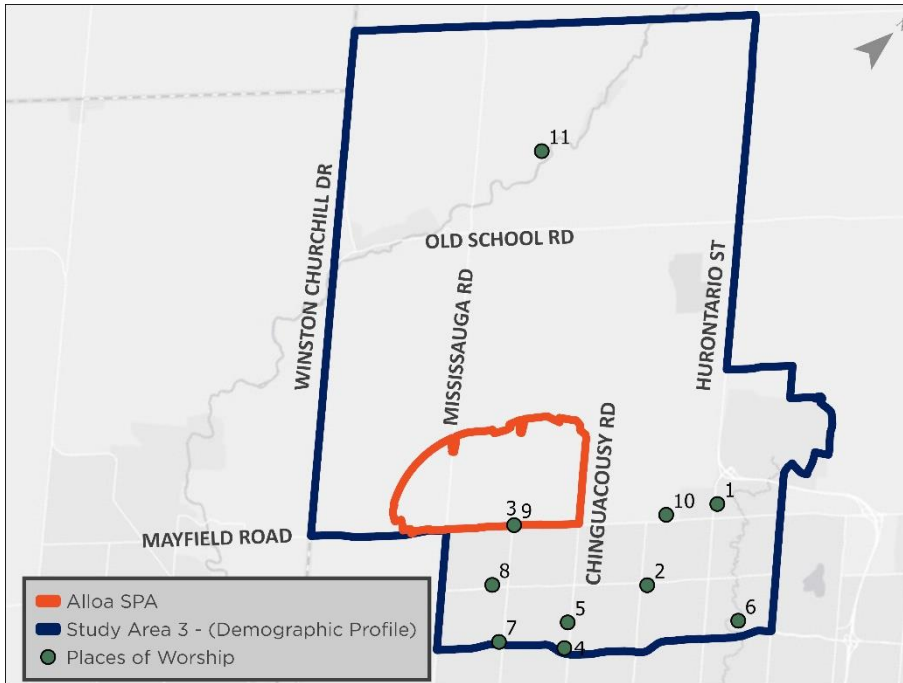
### Place of Worship Inventory

There are 11 places of worship within Study Area 3, as shown in Figure 5-18. Of these, 10 places of worship are Christian, and one is Islamic. As previously identified, Study Area 4 has a highly diverse religious composition, and the employment area south of Sandalwood Parkway West and east of Hurontario Street has Hindu, Muslim, and Sikh places of worship. Many places of worship attract congregants from a wide area, and it is likely there is and will continue to be significant inflow and outflow from the Study Area 3.

The Brampton 2008 Places of Worship policy review made a number of key finding, including:

- Places of worship are extremely diverse in character and can take on many different forms and sizes, from small scale outlets in commercial plazas to regional facilities that draw thousands of congregants from a very wide area.
- Places of worship are no longer neighbourhood based. Even small facilities draw their congregants from a wide area.
- The diversity of these facilities means that it is extremely difficult to predict what their needs will be with respect to both site and building size, and location, particularly on a City wide basis.
- The building requirements of faith groups vary over time as the individual groups evolve.

Figure 5-18: Places of Worship



Map #	Name	Address	Religion	Status
1	Coptic Orthodox Church of Archangel Micheal & St. Tekla	12091 Hurontario St	Christianity	Existing
2	NICE North-Valley Islamic Centre	423 Wanless Drive	Islam	Existing
3	Home United Church	1500 Mayfield Road	Christianity	Existing
4	World Changers Worship Centre	1050 Sandalwood Parkway We	Christianity	Existing
5	International Christ Celebration Ministries	9 Wandering Trail Drive	Christianity	Existing
6	Divine Mercy Chapel	30 Loafers Lake Lane	Christianity	Existing
7	Guardian Angels Parish	10630 Creditview Road	Christianity	Existing
8	Church of Jesus Christ of Latter Day Saints	1624 Wanless Drive	Christianity	Existing
9	Brampton Evangelistic Ministry	1500 Mayfield Road	Christianity	Existing
10	Immanuel Christian Reformed Church	2626 Mayfield Road	Christianity	Existing
11	Cheltenham Baptist Church	14520 Creditview Road	Christianity	Existing

SOURCE: urbanMetrics Inc, with ESRI basemap.

## Place of Worship Gap Analysis

The need for specific places of worship depends highly on the specific faith group of residents, regular attendance at a place of worship, and proximity to existing places of worship of that faith group. In order to support the diverse needs of residents, a suitable policy environment at a Town-wide level should be created to permit faith groups to develop places of worship at the size and scale appropriate to their needs.

The proposed Alloa Secondary Plan text would permit places of worship in neighbourhood areas, major commercial areas, and mixed-use areas. As previously indicated, these land use designations will make up the majority of lands in the Alloa SPA.

## 5.13 Transit Facilities/Routes and active Transportation Network

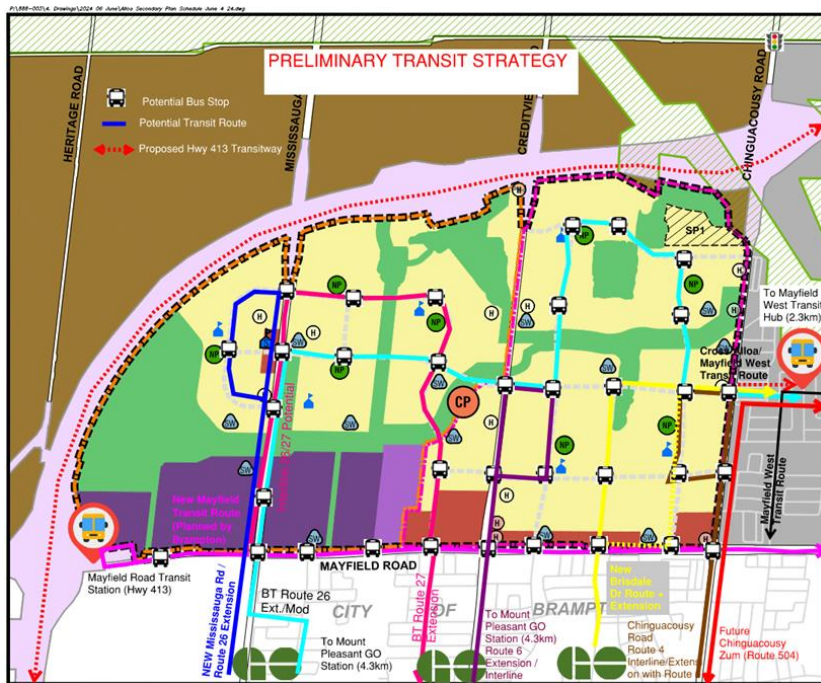
A full transportation analysis has been conducted by Crozier, and been submitted as part of this application. This report has resulted in both a preliminary transit network and preliminary active transportation network. Complete information on the methodology, service details, and additional network information can be found in that report.

The resulting preliminary transit system is shown in Figure 5-19 and includes:

- The proposed Highway 413 transitway which runs along the west and north side of the Alloa SPA, and will provide regional transit connectivity to residents.
- A network of Brampton Transit bus stops and routes within the Alloa SPA, which are recommended to have 20-30 minute frequency service along corridors. These bus routes would connect to Brampton and multiple GO Stations to the south, and to Mayfield West to the east.
- The planned Zum (route 504) line would run along the eastern edge of the Alloa SPA, and provide connectivity to the south and east.

Overall, this dense transit network will support the Alloa SPA's character as a complete community, with transportation options for the full range of residents. The significant population density in the Alloa SPA will support this high level of transit service.

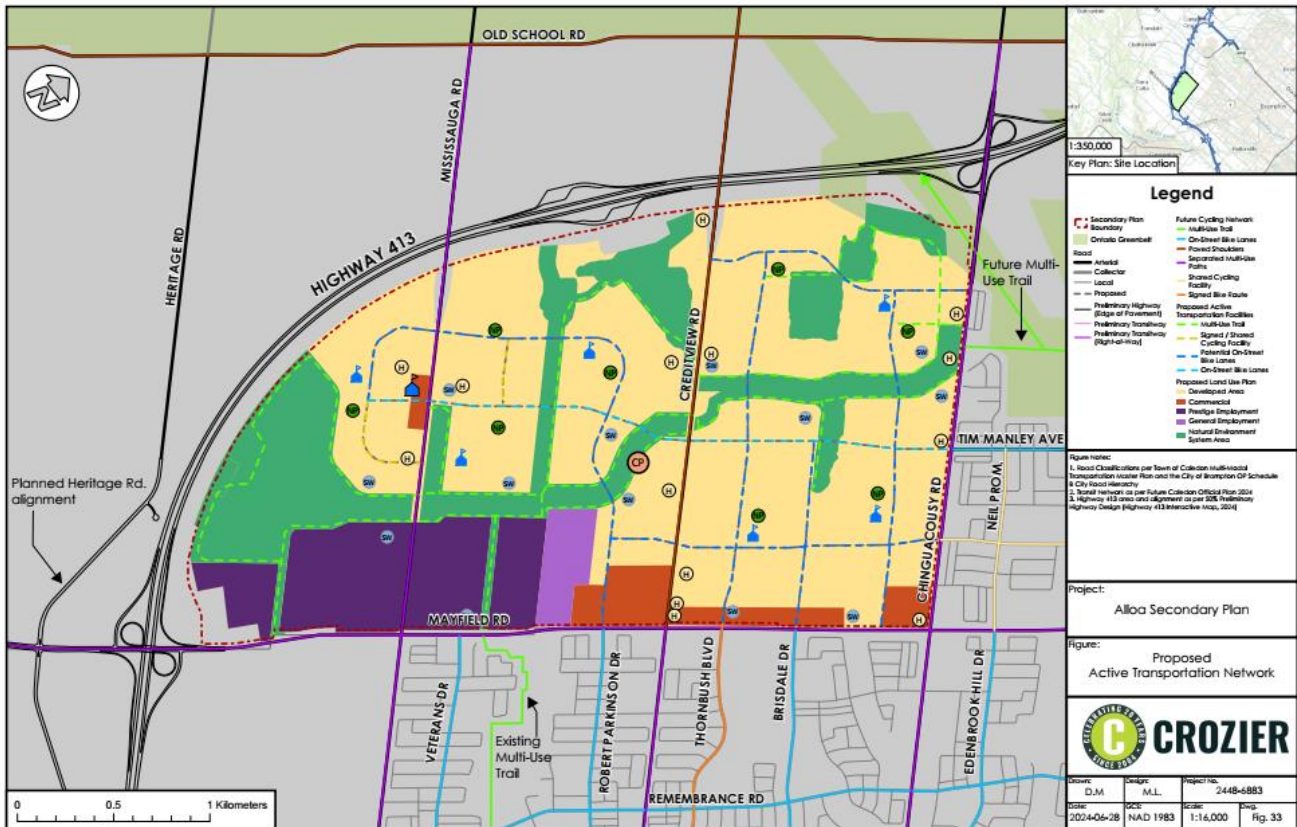
Figure 5-19: Preliminary Transit Analysis



SOURCE: Crozier & Associates Inc.

The preliminary active transportation network identified by Crozier for the Alloa SPA 1 is shown in Figure 5-20, and includes multi-use trails, on-street bike lanes, paved shoulders, and shared cycling facilities. This active transport network is in addition to the fine-grained street network, which will also facilitate local active transport connectivity. All parks, schools, and commercial areas are connected to the active transport network, which will facilitate local active transportation access to these important services.

Figure 5-20: Preliminary Trail Network



SOURCE: Crozier & Associates Inc.

## 6.0 Summary and Conclusion

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The Alloa Secondary Plan Area (“Alloa SPA”) is located north of Mayfield Road, east of Heritage Road, south of Old School Road, and west of Chinguacousy Road, in the Town of Caledon. The Alloa SPA is the Primary Study Area in this community services and facilities analysis, and is currently occupied by a range of institutional, agricultural, rural residential, industrial, and green space uses. The Alloa SPA will have access to the future Highway 413 via multiple exits, as well as regional access provided via Mayfield Road, Chinguacousy Road Heritage Road, Mississauga Road, and Creditview Road.

The Alloa Landowners Group are proposing to establish a new complete community, with residential, commercial, and employment uses, including a full range of housing types and sufficient capacity for community service and facilities to meet the needs of residents. The proposed land use designations will accommodate a wide range of services and facilities, including parks, community centre, library, fire and paramedic station, schools, daycares, medical clinics, transit network, and trail network. These services are sufficient to support the community services and facilities needs of future residents in the Alloa SPA.

Based on the community services and facilities evaluation prepared herein, urbanMetrics’ findings and conclusions are summarized as follows:

## Summary of Inventory and Gap Analysis

- The services and facilities evaluated in this section are based on the terms of reference provided by the Town of Caledon (See Appendix Section) as part of its pre-consultation meetings with the landowners and their representatives.
- The Alloa Secondary Plan is currently a greenfield development area. At capacity, it will accommodate over 40,000 residents. The community and facilities needs recognize need patterns and municipal provision rates for a residential area of this size.
- It is also important to recognize some services and facilities exist or are being planned for on neighbouring lands, notably the City of Brampton to the south and the Caledon Mayfield West community to the east. Our analysis accounts for the supply in these areas, recognizing that local municipal services will generally need to be provided by the Town of Caledon, rather than relying on facilities that may exist in neighbouring Brampton. Some services and facilities, however, are provided by the Region of Peel, or other government and non-government providers. In these cases,

the municipal border is less relevant than proximity when addressing the need for services.

- The Alloa SPA is planned to provide eight neighbourhood parks and one community park, for a total of approximately 25 ha of parkland. This is generally consistent with the parkland provision rates identified by the Town of Caledon. All residential areas in the Alloa SPA will be within 800 m of a park, which is the identified catchment area for neighbourhood parks.
- Based on the size of the population, there will be a need for a community centre within the secondary plan area. Based on municipal provision standards, the community centre could contain a pool, ice pads and/or other recreation/community facilities. The secondary plan does not have a specific site identified for a community centre. The community centre would not be required until the end of the development period and could be accommodated in the Phase 2 lands.. Other nearby community centres are also available to serve the local population as the community is developing and before it has reached the size capable of supporting such a facility.
- The fire station site shown on map F2a of the Caledon Future OP on the northeast quadrant of Chinguacousy Road and Tim Manley Avenue is expected to satisfy the response time requirements for fire and paramedic services for the Alloa Secondary Plan area, pending confirmation from Caledon Fire & Emergency Services and Peel Paramedics.
- There is no identified need for additional police facilities out to 2030. Any need beyond this timeframe will need to be identified by the Ontario Provincial Police, who are contracted to provide policing services for the Town of Caledon.
- The Alloa SPA is closer to the two hospitals in Brampton than much of Caledon, and will have sufficient access to this service.
- There is currently a wide range of medical/health care providers near to the secondary plan area. Space to accommodate walk-in clinics and other health care space to serve the future Alloa population has been provided for as part of the commercial market study prepared by urbanMetrics under separate cover.
- There will be a need for five new elementary and one new secondary school within the Alloa SPA, in addition to the existing Alloa PS. This is consistent with the sites identified on the current secondary plan land use map.

- The majority of resident library needs will be accommodated in the planned Mayfield West branch. There may be a very small shortfall in library space at build-out based on provision standards. If a new branch is required, it could be provided through co-location with the community centre or other institutional use or potentially on a commercial site.
- Daycare centres or “Day nurseries” are often provided for in schools and other institutional facilities, such as places of worship and community centres. They can also be situated in commercial and multi-unit industrial plazas, as well as free standing locations. In addition, the Caledon zoning by-law provides for private day care facilities in all residential zones. We would recommend that the Secondary Plan and zoning by-law in place in Alloa, provide for the full range of opportunities to accommodate day nurseries and private day care facilities in appropriate locations.
- Congregants for places of worship, even small ones, are derived from a very wide area. As a result, they are difficult to plan for at the neighbourhood level. In order to support the diverse needs of residents, a suitable policy environment at a Town-wide level should be created to permit faith groups to develop places of worship at the size and scale appropriate to their needs. The proposed Alloa Secondary Plan text would permit places of worship in neighbourhood areas, major commercial areas, and mixed-use areas. As previously indicated, these land use designations will make up the majority of lands in the Alloa SPA.
- A dense transit network is being planned to provide both local and regional transit connectivity to residents, with an active transportation network along major roads and through the green spaces in the plan. All schools, parks, and retail lands will be connected by the active transportation network. This transportation network will encourage both transit use and active transportation, and support the complete community character of the Alloa SPA.

## 7.0 Background Information

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## Appendix 1 Aerial Photograph

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Figure A - 1: Aerial Image of Subject Lands



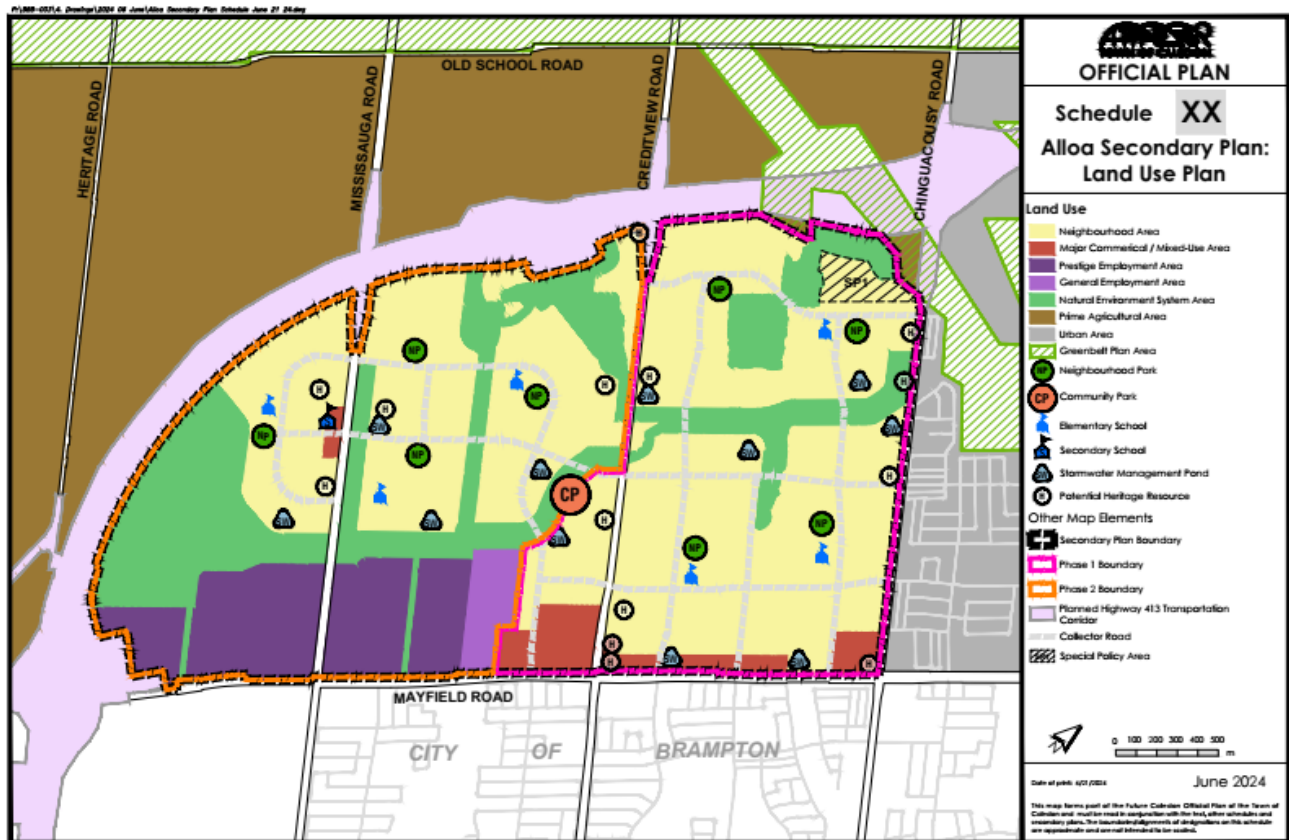
SOURCE: urbanMetrics Inc., with ESRI basemap.

## Appendix 2 Proposed Concept Plan

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B 1: Proposed Alloa Secondary Plan Schedule, June 21, 2024



SOURCE: GSAI. For discussion purposes only.

## Appendix 3 Identified Community Services/Facilities

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Name	Address	Type	Status
Yard 1 - Castlederg	8820 Castlederg Side Road, Bolton	Operations	Existing
Yard 2 - Quarry Road	1757 Quarry Drive, Caledon	Operations	Existing
Yard 3 - Columbia Way	14220 Highway 50, Bolton	Operations	Existing
Yard 4	Unknown	Operations	Planned
C.F.E.S.Headquarters	6211 Old Church Road, Caledon East	Fire Station	Existing
Station 301	19630 Main Street, Alton	Fire Station	Existing
Station 302	14002 Regional Road 50, Bolton	Fire Station	Existing
Station 303	6085 Old Church Road, Caledon East	Fire Station	Existing
Station 304	14190 Creditview Road, Cheltenham	Fire Station	Existing
Station 305	67 Mackenzie Street, Inglewood	Fire Station	Existing
Station 306	17177 Highway #50, Palgrave	Fire Station	Existing
Station 307	2 Snelcrest Drive, Mayfield West	Fire Station	Existing
Station 308	6000 Highway #9, Mono Mills	Fire Station	Existing
Station 309	3 Snelcrest Drive, Mayfield West	Fire Station	Existing
Station 310	Mayfield West Rural Service Centre	Fire Station	Planned
Station 311	Bolton West Rural Service Area	Fire Station	Planned
Fernforest Paramedic Station and Administrative Offices	1600 Bovaird Drive East, Brampton	Paramedic Station	Existing
Rising Hill Station	25 Rising Hill Ridge, Brampton	Paramedic Station	Existing
Bovaird and Chinguacousy Station	917 Bovaird Drive West, Brampton	Paramedic Station	Under Development
Bouvaird Station	11801 Bramalea Road, Brampton	Paramedic Station	Existing
Exchange Station	75 Exchange Dr., Brampton	Paramedic Station	Existing
Sandalwood Station	91 Sandalwood Parkway, Brampton	Paramedic Station	Existing
Gore Road Station	10775 The Gore Road, Brampton	Paramedic Station	Existing
Lynch Station	55 Trueman Street, Brampton	Paramedic Station	Existing
Victoria Station	40 Victoria Crescent, Brampton	Paramedic Station	Existing
Charleston Station	3611 Charleston Side Rd, Caledon	Paramedic Station	Existing
Bolton Station	14002 Highway 50, Caledon	Paramedic Station	Existing
Caledon East Station	6097 Old Church Road, Caledon	Paramedic Station	Existing
Valleywood Satellite Station	2 Snelcrest Drive, Caledon	Paramedic Station	Existing
Ontario Provincial Police - Caledon	15924 Innis Lake Road, Caledon East	Police Station	Existing
Brampton Civic Hospital	2100 Bovaird Drive East, Brampton	Hospital	Existing
Peel Memorial Centre for Integrated Health and Wellness	20 Lynch Street, Brampton	Hospital	Existing
Chinguacousy and Sandalwood Medical Centre	10671 Chinguacousy Road	Walk-In Clinic	Existing
Community MD Medical Clinic	10 Earlsbridge Boulevard	Walk-In Clinic	Existing
Doctors R Us	205 Van Kirk Drive	Walk-In Clinic	Existing
Potters Wheel Medical Centre	10725 McLaughlin Road	Walk-In Clinic	Existing
Noor Medical Clinic	423 Wanless Drive	Walk-In Clinic	Existing
Healthpoint Family Medicine	645 Remembrance Road	Walk-In Clinic	Existing
Van May Medical Centre	537 Van Kirk Drive	Walk-In Clinic	Existing
Main Street Medical	10908 Hurontario Street	Walk-In Clinic	Existing
Wanless Walk In Clinic	230 Wanless Drive	Walk-In Clinic	Existing
Brinkley Medical Clinic	11670 Hurontario Street	Walk-In Clinic	Existing
Sandalwood Medical Clinic	170 Sandalwood Parkway East	Walk-In Clinic	Existing
Heart Lake Health Centre	180 Sandalwood Parkway East	Walk-In Clinic	Existing
Huronwood Rehab & Physio	90 Collingwood Avenue	Walk-In Clinic	Existing
Creditview Medical Clinic	1455 Mayfield Road	Walk-In Clinic	Existing
Vital Urgent Care	11210 Creditview Road	Walk-In Clinic	Existing
Albion Bolton Branch	150 Queen Street South	Library	Existing
Southfields Village Branch	225 Dougall Avenue	Library	Existing

Name	Address	Type	Status
Caledon East Branch	6215 Old Church Road	Library	Existing
Margaret Dunn Valleywood Branch	20 Snelcrest Drive	Library	Existing
Alton Branch	35 Station Street	Library	Existing
Caledon Village Branch	18313 Hurontario Street	Library	Existing
Inglewood Branch	15825 McLaughlin Road	Library	Existing
Belfountain Community Hall Pickup Lockers	17204 Mississauga Road	Library	Existing
Caledon GO/Macville Station	Unknown	Library	Planned
Mayfield West	Unknown	Library	Planned
Albion Bolton Branch Expansion	150 Queen Street South	Library	Planned
Alton Branch Expansion	35 Station Street	Library	Planned
Caledon East Relocation	6215 Old Church Road	Library	Planned
PLASP - Malala Yousafzai P.S.	1248 Mayfield Road, Caledon	Childcare	Existing
Alloa YMCA	12287 Mississauga Road, Caledon	Childcare	Existing
Dolson YMCA	95 Remembrance Road, Brampton	Childcare	Existing
PLASP -Tribune Drive P.S.	30 Tribune Drive, Brampton	Childcare	Existing
St. Aiden YMCA	34 Buick Boulevard, Brampton	Childcare	Existing
PLASP - St Lucy Catholic School	25 Kanata Road, Brampton	Childcare	Existing
PLASP - Rowntree P.S.	254 Queen Mary Drive, Brampton	Childcare	Existing
PLASP - Burnt Elm P.S.	85 Burnt Elm Drive, Brampton	Childcare	Existing
My First Montessori	11210 Creditview Road, Brampton	Childcare	Existing
Absolute Angels Daycare	10635 Creditview Road, Brampton	Childcare	Existing
Casa Dee Montessori School	625 Remembrance Road, Brampton	Childcare	Existing
Willowbrae Academy Brampton	10651 Chinguacousy Road, Brampton	Childcare	Existing
Lullaboo Nursury and Childcare Centre	760 Wanless Drive, Brampton	Childcare	Existing
Little Stars Daycare	527 Van Kirk Drive, Brampton	Childcare	Existing
Alton Community Room	35 Station Street	Indoor Recreation Facility	Existing
Victoria Parks Community Centre	35 Victoria Crescent	Indoor Recreation Facility	Existing
Palgrave Community Centre (CEP)	200 Pine Avenue	Indoor Recreation Facility	Existing
Old Caledon Township Hall	18365 Hurontario Street	Indoor Recreation Facility	Existing
Caledon Village Place	18313 Hurontario Street	Indoor Recreation Facility	Existing
Caledon East Community Complex	6215 Old Church Road	Indoor Recreation Facility	Existing
Town Hall (P&R Admin & Community Space)	6311 Old Church Rd	Indoor Recreation Facility	Existing
Caledon Centre for Recreation and Wellness	14111 Regional Road 50 North	Indoor Recreation Facility	Existing
Senior Centre - Rotary	7 Rotarian Way	Indoor Recreation Facility	Existing
Bolton Kinsmen	35 Chapel St	Indoor Recreation Facility	Existing
Albion Bolton Community Centre	150 Queen Street South	Indoor Recreation Facility	Existing
Belfountain Community Hall	17204 Old Main Street	Indoor Recreation Facility	Existing
Inglewood Community Centre	15825 McLaughlin Road	Indoor Recreation Facility	Existing
Lloyd Wilson Arena	15551 McLaughlin Road	Indoor Recreation Facility	Existing
Cheltenham Hall	14190 Creditview Road	Indoor Recreation Facility	Existing
Margaret Dunn Valleywood Community Room	20 Snelcrest Drive	Indoor Recreation Facility	Existing
Southfields Community Centre	225 Dougall Ave	Indoor Recreation Facility	Existing
Mayfield Recreation Complex	12087 Bramalea Road	Indoor Recreation Facility	Existing
DiGregorio Bocce Centre	125 Pembroke Street	Indoor Recreation Facility	Existing
Mayfield West 2 Recreation Centre		Indoor Recreation Facility	Planned
Mayfield Recreation Complex Expansion		Indoor Recreation Facility	Planned
Bolton Indoor Recreation Centre		Indoor Recreation Facility	Planned
Provision for Additional Facility Space		Indoor Recreation Facility	Planned
Coptic Orthodox Church of Archangel Micheal & St. Tekla	12091 Hurontario St	Place of Worship	Existing
NICE North-Valley Islamic Centre	423 Wanless Drive	Place of Worship	Existing

<b>Name</b>	<b>Address</b>	<b>Type</b>	<b>Status</b>
Home United Church	1500 Mayfield Road	Place of Worship	Existing
World Changers Worship Centre	1050 Sandalwood Parkway West	Place of Worship	Existing
International Christ Celebration Ministries	9 Wandering Trail Drive	Place of Worship	Existing
Divine Mercy Chapel	30 Loafers Lake Lane	Place of Worship	Existing
Guardian Angels Parish	10630 Creditview Road	Place of Worship	Existing
Church of Jesus Christ of Latter Day Saints	1624 Wanless Drive	Place of Worship	Existing
Brampton Evangelistic Ministry	1500 Mayfield Road	Place of Worship	Existing
Immanuel Christian Reformed Church	2626 Mayfield Road	Place of Worship	Existing
Cheltenham Baptist Church	14520 Creditview Road	Place of Worship	Existing

## Appendix 4 Applied Terms of Reference and Scope Details

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## Terms of Reference: Community Services/Facilities Study

### **Purpose:**

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- 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:**

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- 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:**

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- A Registered Professional Planner.

### **Peer Review and Scoping:**

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- 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).





## 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.



## 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:**

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



## Appendix 5 Literature Cited

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- Dillon Consulting. (2020). *Town of Caledon Fire Master Plan*. Caledon.
- Monteith Brown Planning Consultants. (2022). *Parks Plan 2022 DRAFT*. Caledon: Town of Caledon.
- Monteith Brown Planning Consultants. (2022). *Parks Plan May 2022 Draft*.
- Peel Region. (n.d.). *Paramedic Stations*. Retrieved from Peel Region Website: <https://www.peelregion.ca/paramedics/stations/>
- Region of Peel. (2022). *Paramedic Services Long Term Facilities Capital Plan Update*.
- Region of Peel. (2023). *Paramedic Services 2023-2026 Business Plan and 2023 Budget*.
- TCI Management Consultants. (2023). *Library Comprehensive Growth Plan*. Town of Caledon: Caledon Public Library.
- Town of Caledon. (2024). *Parks & Recreation Strategy*.
- Town of Caledon. (2024). *Recreation Caledon Find Your Fit*.
- Town of Caledon. (n.d.). *Works Yards Strategic Growth Plan Presentation*.
- Watson & Associates. (2021). *Development Charges Update Study: Town of Caledon*. Town of Caledon: Town of Caledon.

## **Appendix 6 Curriculum Vitae (CV) of urbanMetrics Staff**

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## Rowan Faludi, MCIP, RPP, CMC, PLE

Partner

Rowan Faludi is a Founding Partner with urbanMetrics. He holds a M.Sc. in Urban and Regional Planning and B.A. in Urban Economic Geography from the University of Toronto.

Rowan specializes in economic, financial and market analysis for urban projects. With over 30 years of urban economic consulting experience, Rowan has undertaken a wide range of assignments across Canada.

### Consulting Experience

Economic Impact Analyses	Fiscal Impact Analysis
Market and Financial Feasibility	Retail Demand and Municipal
Municipal Finance and Development	Commercial Strategies
Charges	Sustainable Neighbourhoods
Economic Development Strategies	Portfolio/Network Review
Business Impact Analysis	Land Acquisition Strategy/Due
Tourism Strategies	Diligence
Public/Stakeholder Engagement	Litigation Support/Expert Witness
Highest and Best Use	

### Asset Experience

Retail and Commercial	Employment Lands
Housing	Schools/Colleges/Universities
Specialty Housing (student, seniors)	Hospitals
Employment Lands	Parks/Trails
Raw Land	Public Recreational Complexes
Office	Waterfront/Harbours/Marinas
Hospitals	Highways/Interchanges

### Memberships

Lambda Alpha, Toronto Simcoe Chapter  
 Canadian Institute of Planners  
 Ontario Professional Planners Institute  
 Institute of Certified Management Consultants  
 International Council of Shopping Centres  
 Association of Ontario Land Economists  
 Centre for the Study of Commercial Activity

### Education

Masters of Science  
 Urban Planning and Development  
 University of Toronto

Bachelor of Arts  
 Urban Economic Geography  
 University of Toronto



### Economic Impact Analysis

- **Economic Impact of Canada's Recreational Vehicle Industry**  
National Recreational Vehicle Dealers Association of Canada
- **Economic Impact Analysis of Canadian Recreational Boating Industry**  
National Marine Manufacturers of Canada
- **Economic Impact Analysis of Various Science North Projects**  
Science North
- **Economic and Fiscal Impact of the Great Northern Ontario Roadshow**  
Science North
- **Economic and Fiscal Impact of Niagara Attractions**  
Niagara Parks Commission
- **Economic Impact Analysis of The University of Ottawa**  
University of Ottawa
- **Economic Impact of McMaster University**  
McMaster University
- **Economic Impact of the DeGroote School of Business**  
McMaster University
- **Economic Impact of Waste Management Sites**  
Waste Management
- **Economic Impact of an E-Sports Venue at Exhibition Place**  
Overactive Media
- **Economic Impact of Windsor's Tourism Industry**  
City of Windsor
- **Economic Impact of Sudbury's Tourism Industry**  
Science North
- **Economic Impact of the Hamilton Housing Industry**  
Hamilton Homebuilders Association
- **Economic Impact of a Waste to Energy Facility**  
Algonquin Waste
- **Economic Impact of a Major Transit Station Development**  
Build Toronto
- **Economic Impact of a University in the City of Brampton**  
City of Brampton
- **Economic Impact of a New Industrial and Residential Community in Northumberland County, Ontario**  
Empire Properties

- **Economic Impact of Development around a Rail/Multi Modal Facility**  
Development Consortium
- **Economic Impact of a Central Library Development**  
City of Windsor

### Other Recent and Active Assignments

- **City of Hamilton, Inclusionary Zoning Housing Feasibility Study**  
City of Hamilton
- **Feasibility of a High-Rise Residential Infill Project Downtown Toronto,**  
Private Development Group
- **Fiscal Impact Analysis, New Community in Caledon**  
Private Developer Group
- **Seniors Housing Strategy**  
Town of Bradford-West Gwillimbury
- **Fiscal Impact Analysis Industrial Development Site in Caledon**  
Private Developer
- **Feasibility of Residential Redevelopment Sites in Port Credit (Mississauga),**  
Private Developer
- **Burlington Municipal Development Corporation Feasibility Study**  
City of Burlington
- **St. Catharines Municipal Development Corporation Feasibility Study**  
City of St. Catharines
- **Feasibility of a High-Rise Residential Project, Markham Road Scarborough,**  
Private Developer
- **Golden Mile Redevelopment Market and Economic Analysis**  
City of Toronto
- **Municipal Land Needs Assessment**  
City of Sarnia
- **City of Sarnia, Development Area 2 Commercial Market and Policy Study**  
City of Sarnia
- **Official Plan Review, Growth Management Strategy**  
Town of Collingwood
- **Secondary Plan Study, Growth Management and Fiscal Impact**  
Town of Midland
- **Town of Georgina**
- **City of Windsor Commercial Market and Policy Study**





## Daniel Bailey

Project Manager

Daniel Bailey is a Project Manager and Business Analyst with urbanMetrics. Daniel brings an understanding of demographic, residential market, and geospatial analysis. During his time at urbanMetrics Daniel has worked with a range of public and private sector clients throughout Ontario on assignments including fiscal and economic impact analysis, as well as market analyses for residential, office, and industrial assets. Daniel is a close follower of municipal land development trends. He brings strong analytical and technical skills to support and inform sound land use planning and municipal policy.

Prior to joining urbanMetrics in 2021, Daniel worked as a researcher at an urban economics and land use research group.

Daniel holds a Bachelor of Science in Biology from the University of Toronto and a Master of Planning in Urban Development from Toronto Metropolitan University. During his graduate degree his research focused on population projections and missing middle housing.

### Consulting Experience

Residential Market Analysis  
Office Market Analysis  
Demographic Analysis  
Fiscal and Employment Benefits Analysis

Spatial Analysis  
Retail Market Analysis  
Land Needs Assessment

### Asset Experience

Market Housing  
Affordable Housing  
Retail/Service Commercial

Industrial  
Office  
Employment Land  
Highways/Interchanges

### Education

Master of Planning (MPI)  
Urban Development  
Toronto Metropolitan University  
(formerly Ryerson University)

Bachelor of Science (Hon.)  
Biology  
University of Toronto





## Active and Recent Assignments

- **Hamilton Inclusionary Zoning Market Feasibility Study**  
City of Hamilton, ON
- **Square One Rathburn Road Redevelopment Strategy (OPA) – Office Market Study**  
Oxford Properties, Mississauga, ON
- **Official Plan Review – Land Needs Budgets**  
Town of Wasaga Beach, ON
- **Kleinberg Retail Study – Commercial Needs Study**  
Argo Developments
- **Commercial Land Needs Study, Caledonia Ontario**  
Micor Developments, ON
- **Second-hand Retail Market Analysis**  
Private Retailer, BC
- **Commercial & Residential Market Study**  
Baird AE, ON
- **Mixed-Use Fiscal and Employment Impact Study**  
DiamondCorp, Toronto, ON
- **Residential Proforma Review**  
Private Landowner, Toronto, ON
- **Employment Land Market Study**  
Farhi Holdings, ON
- **Residential Market Study**  
Farhi Holdings, ON
- **Office Space Market and Employment Study**  
Private Developer, Brampton, ON
- **Commercial Needs Assessment Peer Review**  
City of Sarnia, ON
- **Cambridge Residential Market Study**  
Private Developer, Cambridge, ON
- **Residential Development Proforma Analysis**  
Private Landowner, Toronto, ON
- **Point Edward Residential and Seniors Market Demand Analysis**  
Private Developer, Point Edward, ON

