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# HOUSING ASSESSMENT

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IN SUPPORT OF  
ALLOA SECONDARY PLAN

PREPARED FOR  
ALLOA LANDOWNERS GROUP

Town of Caledon  
Regional Municipality of Peel

July 2024  
GSAI File: 888-003

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## 1.0 Executive Summary

Glen Schnarr & Associates Inc. (GSAI) has been retained by the Alloa Landowners Group to prepare a Housing Assessment in support of a proposed Secondary Plan for the Alloa Secondary Plan Area in the Town of Caledon (the 'Subject Lands' or 'Site'). The Alloa Landowners Group controls the majority of lands within the proposed Alloa Secondary Plan Area, which is bounded by the Highway 413 Corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south. The proposed Alloa Secondary Plan encompasses approximately 724 hectares (1,800 acres) and has an estimated net developable area of approximately 550 hectares (1,360 acres). Collectively, the current participating owners represent over 60% of the estimated net developable area. Further context of the Subject Lands is detailed in Section 2.0 below.

The proposed Secondary Plan is envisioned as a complete, compact, pedestrian-friendly, multi-modal mixed-use community and employment area with an emphasis on street-oriented built form in key locations. The Secondary Plan is planned to accommodate a broad range and mix of housing opportunities, including mixed use and affordable housing. A population of approximately 40,000 people is planned for, within 14,000 residential dwelling units, and an estimated density of 90 residents and jobs per hectare. The Secondary Plan is further detailed in Section 3.0 below.

This Assessment was identified and requested as a submission requirement as part of the Official Plan Amendment application process for the proposed Secondary Plan. Per the Region of Peel Housing Assessment Guideline and the Town of Caledon Housing Assessment Terms of Reference, (Appendix I and II of this Assessment, respectively), which have been reviewed in support of this Assessment, it is understood that applications proposing 50 residential housing units or more require a Housing Assessment. Analysis of applicable Provincial, Regional, and Municipal housing policy and housing targets is provided in Section 4.0 of this Assessment.

## 2.0 Site Location and Context

As noted, the Subject Lands comprise multiple parcels with an area of approximately 724 hectares (1,800 acres) and an estimated net developable area of 555 hectares (1,374 acres). Currently, the Subject Lands are primarily used for agriculture and rural residential purposes. The Subject Lands generally consist of extensive farm fields and single-detached rural dwellings, as well as additional uses, including two schools and the Region of Peel Alloa Reservoir and Pumping Station. Various natural heritage features are identified on site, including woodlots, wetlands, and drainage features. A notable natural heritage feature, the Alloa Municipal Drain, transverses the Subject Lands east-west.

In the surrounding area, the Subject Lands are located west of Chinguacousy Road and the Town of Caledon's Mayfield West Phase 2 Secondary Plan Area. Additionally, the Subject Lands are located north of Mayfield Road and the Mount Pleasant Secondary Plan Area, and northeast of the future Heritage Heights Secondary Plan in the City of Brampton. These Secondary Plan areas are developed or currently under construction and expected to be largely built out in the next 2-3 years. On review, these Secondary Plan areas are based on complete community planning principles and have existing or planned sanitary and water service connections. The Subject Lands are bordered to the north and west by the Highway 413 Transportation Corridor.

## 3.0 Proposed Development

The proposed Secondary Plan has been prepared to be consistent and/or conform with the direction of Provincial, Regional, and Municipal policies, including the recently adopted Future Caledon Official Plan (2024). Approval from the Region of Peel or Province of Ontario, as applicable, is required for the Future Caledon Official Plan to come into full force and effect. The Secondary Plan aims to accommodate growth near developed areas in the Town of Caledon and the City of Brampton, benefiting from nearby infrastructure, services, transportation, and transit routes. It also includes space for community and employment areas, education, recreation, parks, open space, and affordable housing, aiming for balanced urban expansion that provides housing and job opportunities.

Of the total net developable area, the Secondary Plan proposes approximately 95.04 hectares of Employment Area and 460 hectares (1,136 acres) of Community Area. The Community Area

includes approximately 217.53 hectares (537.5 acres) of net residential area, as well as 10.87 hectares (26.9 acres) of mixed use area. The remaining community area includes commercial area, roads, stormwater infrastructure, schools, and parks. The Employment Area and Community Area proposed within the Secondary Plan is in conformity with and meets the intent of the Community Area and Employment Area designations in the higher-tier Region of Peel Official Plan, and Town of Caledon Official Plan.

The proposed Community Area will generally consist of “Neighbourhood Area” and “Major Commercial/Mixed Use Area” land use designations, which will permit residential uses. Residential uses are not proposed in any other land use designations. Please refer to the Planning Justification Report prepared for the Alloo Secondary Plan by Glen Schnarr & Associates Inc. (July 2024), for further detail on all proposed land uses.

The Neighbourhood Area designation constitutes a significant area of the Secondary Plan and is intended for a wide range of community land uses. This designation is generally proposed to permit residential uses, long term care homes, public service facilities, and neighbourhood scale retail. Residential types permitted within this designation include Low Density (detached/semi-detached homes at approximately 30 units/ha), Medium Density (townhouses at approximately 60 units/ha), and Medium-High Density (stacked townhouses or apartments at approximately 150 units/ha). Generally, buildings will not exceed three storeys, with some mixed-use buildings allowed up to six storeys.

The Major Commercial/Mixed Use Area designation is generally located along the Mayfield Road corridor and along a portion of Mississauga Road. This designation will serve as the preferred location for major commercial and mixed use sites, including retail, office, cultural, and high-density residential uses (4-12 storeys). The minimum height of any new residential building will generally be four (4) storeys, and the maximum height will be 12 storeys. This designation has the potential for the Secondary Plan's highest densities, where residential uses will predominantly comprise apartment dwellings in mixed-use buildings. Specific locations within this designation will permit rear-lane and stacked townhouses.

A site-specific policy area (Special Policy Area 1), at the northeast corner of the Secondary Plan area near Chinguacousy Road, is intended for high-density residential buildings up to 25 storeys. This area benefits from proximity to planned transportation infrastructure, including a planned Highway 413 interchange, and the Mayfield West Transit Hub.

A breakdown of relevant unit and population estimates is included in Table 1 below:

*Table 1 – Secondary Plan Unit and Population Estimate*

Secondary Plan Unit and Population Estimate				
	Units Per Hectare	# of Units	PPU <sup>1</sup>	Population
Total Population	-	14,083	-	40,005
Residential Area: Low Density	30	3,589	3.64	13,065
Residential Area: Medium Density	60	4,242	3.3	13,998
Residential Area: Medium-High Density	150	4,079	2.07	8,443
Mixed Use Area	200	2,174	2.07	4,500

The Secondary Plan is proposed to be implemented in two Phases. Phase 1 of the Secondary Plan generally encompasses the lands between Creditview Road and Chinguacousy Road and is positioned to develop earlier in the planning approvals process, given the availability of adjacent infrastructure from built up areas. Phase 2 of the Secondary Plan, generally west of Creditview Road is proposed to proceed once sufficient servicing infrastructure is available.

### 3.1 Affordability

On May 1, 2024, the Province of Ontario published the 2024 Affordable Residential Units bulletin, which identifies thresholds of affordability for residential units in the Province. This bulletin identified market-based thresholds and income-based thresholds for affordable housing in various housing types in Ontario municipalities, including the Town of Caledon. These thresholds are outlined in Table 2 on the next page. A residential unit in Caledon is considered “affordable” by the Province when the purchase or rental price is at or below the lesser of these thresholds. This approach is consistent with the definition of affordability in the Provincial Policy Statement.

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<sup>1</sup> Draft 2024 Town of Caledon Development Charges Background Study

Table 2 – Affordability Thresholds in the Town of Caledon

Housing Type	Affordable Purchase Price		Affordable Monthly Rent	
	Income-based <sup>2</sup> (\$)	Market-based <sup>3</sup> (\$)	Income-based <sup>4</sup> (\$)	Market-based <sup>5</sup> (\$)
Detached House	556,900	1,143,000		
Semi-Detached House	556,900	882,000		
Row/Townhouse	556,900	855,000		
Condominium Apartment	556,900	864,000		
Bachelor Unit			1,163	1,163
1-Bedroom Unit			1,624	1,624
2-Bedroom Unit			1,856	1,856
3+ Bedroom Unit			1,976	1,976

The Secondary Plan intends to provide ownership units at market rates and opportunity for market rentals through land use designation permissions which allow for purpose-built rentals and additional residential units. The Secondary Plan has established the following targets:

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

The Secondary Plan further encourages that affordable housing be integrated within neighbourhoods and combined in developments with market housing to support diverse housing options. New affordable and rental housing will include barrier-free, universal, or flexible design features.

<sup>2</sup> 30% of gross annual income for a household at the 60<sup>th</sup> income percentile

<sup>3</sup> 90% of average purchase price

<sup>4</sup> 30% of gross annual income for a renter household at the 60<sup>th</sup> income percentile

<sup>5</sup> Average market rent

## 4.0 Planning Rationale

This Assessment provides an overview and analysis of the relevant Provincial, Regional, and local housing-related policy framework that applies to the Secondary Plan, including the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020) the Region of Peel Official Plan (2022), the Future Caledon Official Plan (2024).

### 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement ('PPS'), 2020 provides policy direction on matters of Provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The PPS defines affordable ownership housing as the least expensive of:

1. *housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
2. *housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;*

As noted, the Provincial Affordable Residential Units bulletin discussed in Section 3.1 of this Assessment is consistent with the PPS definition of affordable ownership housing

The following housing policies of the PPS apply:

1.1.1 *Healthy, liveable and safe communities are sustained by:*

*[...]*

- b) *accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...*

*[...]*



- 1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*
- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
  - b) *permitting and facilitating:*
    - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
    - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
  - c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
  - d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
  - e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
  - f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The Secondary Plan will accommodate a variety of housing options, including ownership and opportunity for rental tenure, secondary and accessory units, multiple built forms, and a broad range of pricing for various income levels. The range of built forms includes single and semi-detached, townhouse, stacked townhouse, apartment, and mixed-use. A range of unit sizes within multi-unit buildings is proposed, including those suitable for larger households and families.

The Secondary Plan will meet the housing targets established by the Region of Peel, as discussed in Section 4.3 below. The Secondary Plan is an appropriate area for development, as sufficient infrastructure and community services are available in adjacent built up areas – primarily adjacent to Phase 1. A transit-supportive density is promoted in Phase 1, especially on lands bordering the adjacent built up areas and/or adjacent to planned transportation investments, such as Special Policy Area 1. It is our opinion that the Secondary Plan is consistent with the housing policies of the PPS

## 4.2 Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (‘Growth Plan’) was approved on May 16, 2019 and amended on August 28, 2020. The Growth Plan builds on the policy foundations of the PPS and establishes a long-term framework for managing growth and development across the Greater Golden Horseshoe (‘GGH’) region up to the year 2051. The Growth Plan encourages the efficient use of land through the development of complete communities that are compact, transit-supportive and provide a range of housing and employment opportunities. The following policies apply:

2.2.1.4. *Applying the policies of the Growth Plan will support the achievement of complete communities that:*

[...]

c) *provide a range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all households sizes and incomes.'*

2.2.6.2. *Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

[...]

- c) *considering the range and mix of housing options and densities of the existing housing stock; and*
- d) *planning to diversify their overall housing stock across the municipality.'*

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

As noted above in Section 4.1, the Secondary Plan will accommodate a variety of housing options, including ownership and opportunity for rental tenure, secondary and accessory units, multiple built forms, and a broad range of pricing for various income levels. A range of unit sizes within multi-unit buildings is proposed, including those suitable for larger households and families.

Approximately 14,083 total units are proposed in the Secondary Plan, and a population of 40,000. This includes approximately 6,253 units in the medium-high density residential and mixed-use areas, providing for a population of 12,943. As noted, these higher residential densities of the Secondary Plan are proposed where adjacent to existing services or planned transportation investment, providing for complete communities and transit-supportive development. Residential apartments with heights of up to 25 storeys are anticipated in Special Policy Area 1, where adjacent to Chinguacousy Road, Mayfield West Phase 2, and the future Highway 413 interchange.

It is our opinion that the Secondary Plan conforms to the housing policies of the Growth Plan.

### 4.3 Region of Peel Official Plan (2022)

The Region of Peel Official Plan ('ROP') provides policy related to long-term planning and growth management in the Region of Peel to the year 2051. The ROP identifies a Regional Structure (Schedule E-1), which outlines growth strategy across the Region. In accordance with the Regional Structure, the Subject Lands are identified as "Urban System" and "2051 New Urban Area" and thus as an appropriate and desirable location for redevelopment to occur. The following policies apply:

- 5.4.8 *To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.*
- 5.6.19.5 *Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate.*
- 5.6.20.14.8 *To ensure development in the 2051 New Urban Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*
- 5.9.7 *Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.*

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

- 5.9.13 *Collaborate with the local municipalities to provide a range of unit sizes in new multiunit residential developments, including the provision of two or more bedroom family-sized units. The proportion of unit types may vary over time and shall align with housing need as identified through Regional and local municipal strategies, planning approval processes, needs assessments, and market studies.*
- 5.9.27 *Collaborate with the local municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment, and intensification in*

*support of Regional and local municipal official plan policies promoting compact built forms of development and residential intensification.*

5.9.36 *Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock.*

5.9.51 *Collaborate with the local municipalities to develop options to provide opportunities to meet the housing needs of diverse populations.*

The Secondary Plan intends to achieve a complete community that provides accessibility to multiple land uses and needs for future residents in the 2051 New Urban Area. A diverse range of housing options is proposed, including accommodation for multi-unit, affordable, rental, and secondary and accessory units. As noted above in Section 3.1 of this Assessment, new affordable and rental housing will include barrier-free, universal, or flexible design features.

As further noted in Section 3.1 of this Assessment, the Secondary Plan has set housing targets in conformity with Section 4.97 and Table 4 of the Region of Peel Official Plan. Through policy, the Secondary Plan further intends to provide a range of unit sizes that are suitable for larger households and families, which may include two or more bedroom units. Detail on exact unit types is anticipated through subsequent development planning applications for individual parcels. The Secondary Plan proposes approximately 74% of new housing units to be in forms other than detached or semi-detached units. Approximately 10,495 units are proposed across townhouse, stacked townhouse, apartment, or mixed use forms.

The Secondary Plan anticipates a Community Area density of 90 people and jobs per hectare, which meets and exceeds the target Community Area density of minimum 67.5 people and jobs per hectare, as per the Region of Peel Official Plan. This is provided for through compact built forms, including townhouses, stacked townhouses, apartments, and mixed use. It is our opinion that the Secondary Plan conforms to the housing policies of the Growth Plan.

#### 4.4 Future Caledon Official Plan (2024)

The Future Caledon Official Plan was recently adopted by Town Council on March 26, 2024, and is required to be approved by the Region of Peel or Province of Ontario, as applicable, to come into full force and effect. It is understood that such approval is imminent, and as such,

the policies of the Council-approved but not yet in-force Future Caledon Official Plan have been reviewed in this Assessment. These policies represent the planning intent of the Town of Caledon, especially as they relate to future growth and housing. The Future Caledon Official Plan has established a growth target of 90,000 new household units and a total population of 300,000 by 2051. Further, on March 21, 2023, the Town of Caledon recently endorsed a Housing Pledge to meet a development target of 13,000 new residential units by 2031.

A Guiding Principle of the Future Caledon Official Plan is to *Address housing affordability and foster the development of various forms of affordable housing options throughout the Town*. The following additional housing policies apply:

9.2.6 *To support the diversification of the housing stock, the Town will work with the Region to:*

- a) achieve a target of 50 percent of all new residential units to be in a form other than detached and semi-detached housing in strategic growth areas identified in Part B and identified as major transit station areas on Schedule C1, Town-wide Transportation Network, of this Plan;*
- b) development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two-bedroom units and three-bedroom units to achieve a balanced mix of unit types and sizes and support the creation of housing suitable for families;*
- c) encourage a mix of unit sizes in all new residential developments to accommodate diverse households; and,*
- d) consider flexible, innovative housing types and tenures.*

9.2.7 *All proposed housing developments will be subject to review based on the Green Development Standards established in accordance with Section 5.4 of this Plan.*

9.2.8 *The Town will require a housing assessment in support of a development application proposing more than 50 dwelling units. The housing assessment will be prepared by the applicant as part of a complete application and will demonstrate conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including:*

- a) *contributions made to all housing targets identified by the Town and Region;*
- b) *the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of affordable housing;*
- c) *identification and conveyance strategy for affordable housing in consultation with the Region of Peel; and,*
- d) *where the proposed development is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal accessibility objectives.*

9.3.1 *The Town will allow a diverse range of housing in all residential and mixed-use areas to support the supply of relatively affordable missing middle housing options.*

The Future Caledon Official Plan defines ***missing middle*** as a range of housing types between detached dwellings and mid-rise apartment buildings that were more common before World War II. It includes additional residential units, multiple-attached dwellings, multiplexes and low-rise apartment buildings.

9.4.1 *To support the diversification of housing tenure, the Town will work with the Region to implement the target that a minimum of 25 percent of all new housing developments be purpose built rental housing.*

9.4.4 *The Town will encourage the provision of rental housing in appropriate mixed-use developments in strategic growth areas, transitional areas, and employment land where conversion/redevelopment is supported.*

9.4.5 *The Town will encourage the provision of live-work opportunities including business or personal services, office uses and home occupations in new multi-unit residential developments, in accordance with the policies of this Plan.*

9.8.1 *The Town will work toward achieving the Regional goal of 30 percent of all new housing units meeting the threshold of affordable housing. Further, affordable housing thresholds for low- and moderate-income households will be updated in accordance with Provincial policy.*

- 9.8.1 *The Town will work toward achieving the Regional goal of 30 percent of all new housing units meeting the threshold of affordable housing. Further, affordable housing thresholds for low- and moderate-income households will be updated in accordance with Provincial policy.*
- 9.8.4 *A balanced geographical distribution of affordable housing, including non-profit or assisted supportive housing, will be encouraged with an emphasis on placement near transit-supportive locations.*

The Secondary Plan aligns with the guiding principle of the Secondary Plan noted above. As discussed in Section 3.1 of this Assessment, the Secondary Plan has set targets for affordable housing, rental tenure, and built form in conformity with the Future Caledon Official Plan. The Secondary Plan intends to provide ownership and opportunities for rental tenure, built form options (including the provision of secondary and accessory units), and a variety of pricing to accommodate future residents across their respective incomes, ages, and lifestyle. Affordable units and rental units are not yet identified for a specific land area within the Secondary Plan, and these details are anticipated in subsequent development planning applications for individual parcels or to be determined in consultation with the Town and/or Region through the processing of the Secondary Plan. The Secondary Plan encourages affordable housing to be integrated within neighbourhoods and combined in developments with market housing to support diverse housing options.

The Secondary Plan permits residential uses, including affordable and rental units, across a net residential area of approximately 217.5 hectares (537.5 acres). Highest densities are anticipated in mixed use areas, especially where near existing or planned public transit infrastructure, such as in Special Policy Area 1. The mixed use areas will additionally permit a broad range of uses, including live-work opportunities in multi-unit developments.

This Assessment has been prepared in conformity with Section 9.2.8 of the Future Caledon Official Plan. New development in the Secondary Plan will meet the Town of Caledon's Green Development Standards, as best as practical, including for energy efficiency and low carbon building design.

The diverse range of housing, as described in this Assessment, will support the supply of relatively affordable missing middle housing options, including secondary or additional residential units, townhouses, stacked townhouses, and apartments up to six storeys in height.



Within the Neighbourhood Area designation of the Secondary Plan, approximately 8,321 residential units are proposed, providing for a population of 22,441 people. Additional low-rise apartment buildings with heights of 4-12 storeys are permitted within the Major Commercial/Mixed Use Area designation.

It is our opinion that the Secondary Plan is in conformity with the housing policies of the Future Caledon Official Plan.

## 5.0 Analysis & Conclusion

This Housing Assessment has been prepared in support of the Secondary Plan, per the Region of Peel Housing Assessment Guideline and the Town of Caledon Housing Assessment Terms of Reference, and as directed by applicable policy.

The Secondary Plan is planned to accommodate a variety of housing options for future residents, including in tenure, built form, sizing, and pricing. The range of permitted residential built forms includes single and semi-detached, townhouse, stacked townhouse, apartment, and mixed-use. A range of unit sizes, including those suitable for larger households are anticipated. Residential heights of up to 12 storeys are permitted, including up to 25 storeys within Special Policy Area 1. The Secondary Plan targets a Community Area density of 90 people and jobs per hectare, which meets and exceeds the target Community Area density of minimum 67.5 people and jobs per hectare.

The Secondary Plan is identified as an appropriate area for development, especially in Phase 1, where existing infrastructure and community services are available in adjacent existing or planned built up areas to support the increased population and transit-supportive development. In particular, the Major Commercial/Mixed Use Area designation is predominantly aligned with these areas, along Chinguacousy Road and Mayfield Road, in which the Secondary Plan permits a mix of uses, including live-work opportunities in multi-unit developments and higher-density apartment buildings. The Neighbourhood Area designation additionally permits transit-supportive density in this area.

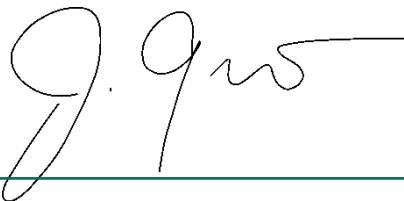
Targets for rental tenure, affordable housing, and a mix of built form have been set by the proposed Secondary Plan, in conformity with the Region of Peel Official Plan and Future Caledon Official Plan. The Secondary Plan also states that new affordable and rental housing will include barrier-free, universal, or flexible design features.

While affordable units and rental units are not yet identified for a specific land area within the Secondary Plan, these details are anticipated in subsequent development planning applications for individual parcels, as guided by Secondary Plan policy or as determined in consultation with the Town and/or Region through the processing of the Secondary Plan. Similarly, more detailed unit breakdowns will be provided at a subsequent, more detailed planning stage. Generally, affordable housing is planned to be integrated within neighbourhoods and combined in developments with market housing.

The Secondary Plan has been planned as a complete and compact community, able to accommodate a broad range and mix of housing opportunities, as well as provide supporting services and community amenities. A total population of approximately 40,000 people across 14,000 residential dwelling units is planned for, able to accommodate the long-term expected growth in the Town of Caledon to 2051.

Yours very truly,

GLENN SCHNARR & ASSOCIATES INC.



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Jason Afonso, MCIP, RPP  
Partner

Appendix I:  
Region of Peel  
Housing Assessment Guideline

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## Housing Assessment Guideline

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

### Public Works

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tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

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

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

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

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

## Public Works

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

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

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

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

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

### RESOURCES

Region of Peel:

[Peel Affordable Rental Incentives Program](#)

Town of Caledon:

[Town of Caledon Housing Study](#)

[Future Caledon Affordable Housing Strategy](#)

City of Brampton:

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

City of Mississauga:

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

Appendix II:  
Town of Caledon  
Housing Assessment Terms of Reference

# Terms of Reference: Housing Assessment

## **Purpose:**

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

## **Required in Support of:**

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

## **Prepared By:**

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- A Registered Professional Planner (RPP).

## **Peer Review and Scoping:**

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

# Terms of Reference: Housing Report

## Content:

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- Section 1: Executive Summary
- Section 2: Introduction
  - Site Location and Context: Information on the site (location, property size, existing uses), surrounding land, access, servicing, etc. A site description of the current designation, zoning, and use of the site and the existing site conditions (topography, historical significance, potential contamination, and natural features) is also required.
  - Description of Proposal: Indicate the proposed development, type of development application and proposed development and identify a need within the planning horizon of the Official Plan for the proposed use.
  - Provide a description of the proposal including housing and unit type and tenure, the number of units by unit type, unit size, number of bedrooms and proposed prices/rents for same.
  - Outline the population accommodated by the proposed development using current statistical persons per unit (PPU) values established by the Town.
  - Purpose: Identify the reason and objectives for the Report, including an explanation of how provincial, regional and municipal planning requirements and other provincial directives will be satisfied.
- Section 3: Affordable Housing
  - Discuss how the proposed development supports the Region and Town's achievement of the minimum housing targets with respect to social housing, affordable rental, affordable ownership and/or market housing.
  - Demonstrate the conformity of the development proposal to the affordable housing policies of both the Region of Peel and Town of Caledon Official Plan (i.e. Table 4 of the Region of Peel Official Plan).
- Section 4: Diversifying Housing Stock and Residential Intensification
  - Demonstrate how the development proposal contributes to the diversification of housing stock, including type and tenure as it applies to both the Town limits and within the Secondary Plan Area, addressing relevant policies of both the Region of Peel and Town of Caledon Official Plan.
  - Demonstrate how the proposed development assists in achieving established population projections and residential intensification targets of both the Region of Peel and Town of Caledon.
- Section 5: Summary of Findings of Supporting Studies and Materials
  - Outline each relevant supporting study(ies) submitted with the application for the proposed development and summarize key findings or outcomes of the assessment(s).



# Terms of Reference: Housing Report

- Section 6: Planning Rationale
  - Discuss how the proposed housing form conforms to and is consistent with the policy or regulatory framework of the following documents through a policy analysis of the:
    - *Planning Act*
    - Provincial Policy Statement
    - Growth Plan for the Greater Golden Horseshoe
    - Region of Peel Official Plan
    - Town of Caledon Official Plan
    - Any other applicable provincial, regional or municipal policy documents, studies or guidelines/standards.
- Section 7: Summary and Conclusion
  - Summarize the proposed housing form and the findings of the policy framework review and supporting materials.
  - Provide a planning opinion, which outlines the appropriateness of the housing form and how it represents good planning.
- Section 8: Background Information
  - Appendix 1: Aerial Photograph - Identifying the parcel of land and surrounding land uses
  - Appendix 2: Proposed Development or Concept Plan
  - Appendix 3: Applied Terms of Reference and Scope Details
  - Appendix 4: Literature Cited
  - Appendix 5: Other Data Sources Used
  - Appendix 6: Curriculum Vitae (CV) of Those Who Prepared the Study

## **Additional Resources:**

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