

WILDFIELD VILLAGE SECONDARY PLAN

Community Services and Facilities Study

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Executive Summary



This Community Services/Facilities Study was prepared in support of the Wildfield Village Secondary Plan which proposes to introduce approximately 24,200 residents, 400 jobs and 7,500 new residential units to 355 hectares of land in the Town of Caledon. The Wildfield Village Secondary Plan Area is bound by Mayfield Road to the south, The Gore Road to the east including lands east of The Gore Road to the Greenbelt Plan boundary, and the future proposed Highway 413 to the north and Centreville Creek Road to the west.

A demographic overview is provided based on 2016 and 2021 Canadian Census data and finds that the Town of Caledon has been experiencing an influx in population with significant growth expected over the next 25 years. While the majority of dwelling types in Caledon consist of single-detached dwellings, there was a 120% increase in apartments greater than 5 storeys between 2016 and 2021 which is illustrative of a shift in prevalent dwelling types in the future. The highest category for household income in Caledon was \$150,000 and over contribute to the local economy.

The Study Area for the purposes of this Community Services and Facilities Study is any area within 2,000 metres of the Secondary Plan Area. Various community services and facilities were found within the Study Area and beyond, but they were primarily within the City of Brampton and none were found within the Secondary Plan Area because of the existing agricultural uses.

Wildfield Village will be comprehensively planned as a complete community for future residents to live, work, shop and play within close proximity and provide a mix of housing types, land uses, employment opportunities and community services to ensure current and future resident needs are met.

1 Introduction



SGL Planning & Design Inc. (SGL) was retained by the Wildfield Village Landowners Group to prepare this Community Services/Facilities Study in support of the Wildfield Village Secondary Plan.

1.1 Site Location and Context

The Wildfield Village Secondary Plan Area (“Secondary Plan Area”) is located between Tullamore and the community of Bolton in the Town of Caledon and comprises approximately 355 gross hectares of land. It is adjacent to the City of Brampton to the south. The majority of the lands consists of agricultural fields with some residential and farm-related dwellings. The Secondary Plan Area is bound by Mayfield Road to the south, The Gore Road to the east including lands east of The Gore Road to the Greenbelt Plan boundary, and the future proposed Highway 413 to the north and Centreville Creek Road to the west. Agricultural and residential uses are adjacent to the Secondary Plan Area as shown on **Appendix 1**.

1.2 Description of the Proposal

Wildfield Village is being planned as a New Community Area as part of Caledon’s New Urban Area and is expected to generate approximately 7,500 new residential units with a population of 24,200 by 2051. The breakdown of housing types are as follows:

- Singles – 3,800 units (51%)
- Towns – 2,700 units (36%)
- Apartments – 1,000 units (13%)
- **Total: 7,500 units (100%)**

The Wildfield Village Secondary Plan is intended to become a complete community that is compact, pedestrian friendly and transit-oriented for people of all ages to promote the development of a healthy, safe and welcoming community. The Secondary Plan Area will consist of a variety of different land uses to accommodate growth to 2051.

1.3 Purpose

The purpose of this Community Services/Facilities Study is to identify and inventory current and future community services and facilities within and around the Secondary Plan Area to determine their adequacy to accommodate the needs of current and future residents.

The report is structured as follows:

Section 1: Outlines the site location including its surrounding context and a description of the proposed secondary plan including the purpose of this Community Services/Facilities Study.

Section 2: Identifies the larger study area for the purposes of this Community Services/Facilities Study and provides a demographic overview of the study area.

Section 3: Describes the local context of the study area and identifies existing community services and facilities within 2,000 metres of the Secondary Plan Area.

Section 4: Provides a review of existing and planned services to meet the needs of current and future residents with consideration for nearby development applications.

Section 5: Summarizes the findings of the report.

Section 6: Includes supporting information as well as the appendices.

2 Study Area



For the purposes of this Community Services/Facilities Study and according to the terms of reference outlined by the Town, the Study Area includes the Secondary Plan Area as well as areas within 2,000 metres radius of the Secondary Plan Area as shown on **Figure 1**. The terms of reference also require showing both an 800 metre and 2,000 metre radius from the edge of the secondary plan area as shown on **Figure 1**.

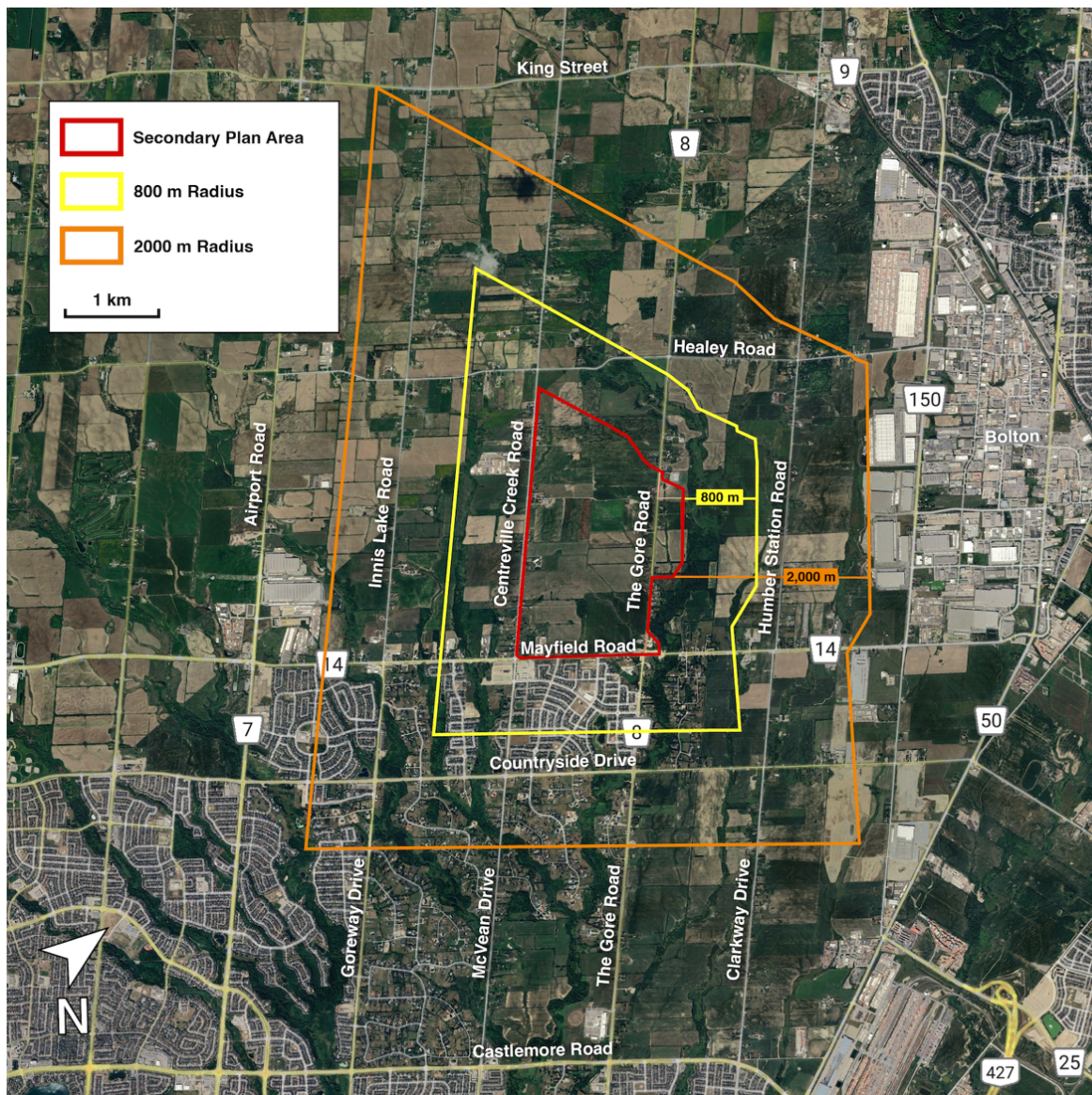


Figure 1: Wildfield Village Secondary Plan Area including 800m and 2,000 radius

2.1 Demographic Overview

The demographic data obtained and referred to in this report is based on 2016 and 2021 Census data obtained from Statistics Canada’s website. The Study Area is primarily within the Town of Caledon with some areas within the City of Brampton, just south of Mayfield Road. For the purposes of the demographic overview, the geographic data of the Caledon Census Subdivision was utilized. It is noted that some values may be adjusted for rounding and/or respondent confidentiality purposes.

2.1.1 Population

Table 1 displays the Town of Caledon population by age group for the years 2016 and 2021. The age groups used are consistent with the age grouping of Statistics Canada and consist of those 14 years old and under, between the ages of 15 to 64 and 65 years or older.

Table 1: Population by Age Group (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
Children (0 to 14 years)	12,355	19%	13,155	17%
Working Age (15 to 64 years)	45,375	68%	52,025	68%
Seniors (65+ years)	8,765	13%	11,395	15%
Total	66,505		76,580	

Between 2016 to 2021, the population for the Town of Caledon increased by 15%. In 2021, the majority of people living in the Town of Caledon were within the working age category between the ages of 15 to 64 (68%) followed by children (17%), and then seniors (15%). The children age group saw a -2% between 2016 to 2021 whereas the working age group remained consist at 68% and the senior age group increased by +2%. The 2021 average age for the Town of Caledon was at 40.0 whereas the average age in 2016 was at 39.1, representing a slight increase in average age also reflected by the decrease and increase of the children and seniors age group respectively. With the significant growth anticipated over the next 25 years, it is expected that the children age group will likely increase with an influx of families.

2.1.2 Family Composition

Table 2 shows family size of census families within a private household for 2016 and 2021.

Table 2: Census Families in a Private Households by Family Size (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
2 persons	7,450	38%	8,345	38%
3 persons	4,285	22%	4,865	22%
4 persons	5,615	29%	6,330	29%
5 or more persons	2,100	11%	2,385	11%
Total	19,460		21,930	

Family sizes remained consistent between 2016 and 2021 but the total number of census families increased due to the increase in population. The highest category of families consisted of 2 persons (38%) followed by 4 persons (29%), 3 persons (22%) and 5 or more persons (11%). The average number of children in census families with children was 1.9 in 2021. The average number of children in census families with children in 2016 was not available.

Table 3 shows the number of children in couple census families in private households for the years 2016 and 2021. The term couple includes both married couples and common-law couples for the purposes for this summary table.

Table 3: Number of Children in Couple Census Families (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
With Children	10,960	64%	12,380	64%
Without Children	6,210	36%	6,905	36%
Total	17,170		19,285	

Based on **Table 3**, most couple census families (64%) living in private households in 2016 and 2021 had children while a smaller proportion (36%) of couple families did not.

2.1.3 Housing Type

Table 4 depicts census families in a private household by family size for the years 2016 and 2021.

Table 4: Private Dwellings by Structural Type (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
Single-detached house	17,730	83%	19,120	81%
Semi-detached house	1,280	6%	1,650	7%
Row house	1,360	6%	1,825	8%
Apartment or flat in a duplex	340	2%	335	1%
Apartment in a building <5 storeys	395	2%	480	2%
Apartment in a building =>5 storeys	115	5%	255	1%
Other single-attached house	15	<1%	15	<1%
Movable dwelling	15	<1%	15	<1%
Total	21,250		23,695	

The primary dwelling type within the Town of Caledon is single-detached houses (83% in 2016 and 81% in 2021). Semi-detached houses and row house forms increased slightly in overall proportion between 2016 and 2021. Apartments in buildings greater than 5 storeys declined as part of the overall proportion of housing but had the highest increase in new units at 120%. These trends to multiple unit housing are likely to continue.

2.1.4 Immigrant Population

Table 5 depicts the immigration status for a sample of 25% of the total population in private households.

Table 5: Immigration Status (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
Non-immigrants	49,725	75%	52,710	69%
Immigrants	16,310	25%	22,220	29%
Non-permanent residents	185	3%	1,155	2%
Total	66,220		76,085	

As shown on **Table 5**, the percentage of immigrants grew slightly by 2021 compared to 2016.

Table 6 depicts the age of immigrants for a sample of 25% of the total immigrant population in private households.

Table 6: Age at Immigration (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Under 5 years	2,200	13%	2,140	10%
5 to 14 years	3,485	21%	3,995	18%
15 to 24 years	4,625	28%	6,275	28%
25 to 44 years	4,960	30%	7,795	35%
45 years and over	1,040	6%	2,020	9%
Total	16,310		22,225	

According to **Table 6**, the most common age at immigration in 2016 and 2021 was between the ages of 25 to 44 years. The age group 15 to 24 and 5 to 14 came in second and third respectively in both 2016 and 2021 Census years. The least common age group for immigration in 2016 and 2021 was 45 years and over. It illustrates that Caledon is attracting working age singles and families.

Table 7 lists the places of birth for a 25% sample of the immigrant population in private households between the years 2016 and 2021.

Table 7: Immigrant Place of Birth (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Americas	2,415	15%	2,745	12%
Europe	8,360	51%	7,850	35%
Africa	485	3%	730	3%
Asia	4,895	30%	10,800	49%
Oceania and other places of birth	165	1%	100	<1%
Total	16,320		22,225	

In 2016, the most common place of birth for immigrants in Caledon was from Europe (51%). The next most common place of birth was then Asia (30%), followed by Americas (15%), Africa (3%) and Oceania and other places (1%). In 2021, the most common place of birth for immigrants was Asia (49%) followed by Europe (35%), Americas (12%), Africa (3%) and the Oceania and other places (0%).

2.1.5 Labour Force

Table 8 lists the labour force status for a 25% sample of the population between the years 2016 and 2021.

Table 8: Labour Force Status (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Employed (in the labour force)	36,715	68%	38,305	61%
Unemployed (in the labour force)	2,140	4%	4,835	8%
Not in the labour force	15,025	28%	19,800	31%
Total	53,880		62,940	

Between 2016 and 2021 the proportion of the population not in the labour force increased to 31%, likely reflecting the increase in seniors. More concerning is that the unemployment rate doubled to 8% within that time period.

Table 9 lists the labour force aged 15 and over based on the National Occupational Classification (NOC) for a 25% sample of the population between the years 2016 and 2021. The NOC is Canada's national system for describing occupations and it categorizes occupations into 10 broad categories as shown in **Table 9**.

Table 9: National Occupational Classification (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Not applicable	615	2%	1,090	3%
Management	5,785	15%	775	2%
Business, finance and administration	7,070	18%	8,875	21%
Natural and applied sciences and related	2,225	6%	2,960	7%
Health	1,375	4%	2,005	5%
Education, law and social, community and government services	4,400	11%	4,760	11%

Art, culture, recreation and sport	1,085	3%	1,020	2%
Sales and service	7,860	20%	9,360	22%
Trades, transport and equipment operators and related	6,360	16%	9,380	22%
Natural resources, agriculture and related production	755	2%	900	2%
Manufacturing and utilities	1,310	3%	2,010	5%
Total	38,840		43,135	

In 2016, the top three categories of occupations were sales and service (20%); business, finance and administration (18%); and trades, transport and equipment operators and related occupations (16%). In 2021, these were still the top three categories with trades transport and equipment operators moving to second position.

Table 10 depicts the place of work status for the employed labour force for a 25% sample of the population between the years 2016 and 2021. It should be noted that values from 2021 were affected by the COVID-19 pandemic and lockdown measures.

Table 10: Place of Work Status (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Worked at home	2,960	8%	10,700	28%
Worked outside Canada	110	0%	90	0%
No fixed workplace address	4,915	13%	5,730	15%
Usual place of work	28,725	78%	21,780	57%
Total	36,710		38,300	

As mentioned previously, the COVID-19 pandemic and stay-at-home mandates affected the place of work status for those in the labour force, hence the significant increase of those working at home from 8% in 2016 to 28% in 2021 as shown in **Table 10**. Despite that, a majority of residents worked at their usual place of work in 2016 (78%) and in 2021 (57%).

A 25% sample of those who commuted and their commuting destinations to their usual place of work in 2016 and 2021 are shown in **Table 11**.

Table 11: Commuting Destination (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
Commute within census subdivision (CSD) of residence	6,615	23%	6,360	29%
Commute to a different census subdivision (CSD) within census division (CD) of residence	10,385	36%	7,515	35%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	11,680	41%	7,860	36%
Commute to a difference province or territory	50	0%	40	0%
Total	28,730		21,775	

Of those who commuted to work in 2016 and 2021, most people commuted to a different CSD (outside of Caledon) and a different CD (outside of the Region of Peel) but stayed within the province for work. 36% and 35% of residents in 2016 and 2021 respectively commuted outside of Caledon but stayed within the Region of Peel for work. Only 23% of residents in 2016 and 29% of residents in 2021 commuted within Caledon for work. This increase suggests that more residents were finding work close to home.

2.1.6 Socio-economic Characteristics

Table 12 displays the total household income for private households in Caledon in 2015 and 2020.

Table 12: Household Total Income (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016) in 2015		Town of Caledon (2021) in 2020	
	Count	Percentage	Count	Percentage
Under \$20,000	650	3%	510	2%
\$20,000 to \$39,999	1,595	8%	1,405	6%
\$40,000 to \$59,999	2,060	10%	1,725	7%
\$60,000 to \$79,999	2,210	10%	2,065	9%
\$80,000 to \$99,999	2,400	11%	2,300	10%

\$100,000 to \$149,000	5,500	26%	5,695	24%
\$150,000 and over	6,825	32%	10,005	42%
Total	21,245		23,710	

As shown in **Table 12**, the largest category of households in Caledon earned over \$150,000 in 2015 and 2020. The proportion of those earning \$150,000 and over increased between 2015 and 2020, almost representing 50% of the household total income in 2020 and creating more disposable income. The average household income in 2015 was \$137,519 and the 2020 average household income was \$155,400.

Table 13 depicts the highest certificate, diploma or degree earned for a 25% sample of the population aged 15 years and over in a private household in 2016 and 2021.

Table 13: Highest Certificate, Diploma or Degree Earned (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
No certificate, diploma or degree	9,450	18%	9,520	15%
Secondary (high) school diploma or equivalency certificate	15,650	29%	18,470	29%
Postsecondary certificate, diploma or degree	28,770	53%	34,950	56%
Total	53,870		62,940	

The majority of residents in 2016 and 2021 (more than 50%) earned a postsecondary certificate diploma or degree. This proportion increased in 2021 showing a growing more educated workforce.

3 Contextual Analysis



As mentioned previously, the Study Area includes all the lands within 2,000 metres of the Secondary Plan Area and as shown on **Figure 1**.

The lands immediately north, east and west of Secondary Plan Area are primarily agricultural lands with some residential and industrial uses. Further north, east and west towards the Study Area boundary are more agricultural, residential and industrial uses including the Bolton Industrial Area east of Humber Station Boulevard. The south limit of the Secondary Plan Area shares a municipal boundary with the City of Brampton and south of Mayfield Road is characterized by primarily low density single detached dwellings. The south east corner of Centreville Creek Road and Mayfield Road also consists of a recently constructed retail/commercial plaza.

3.1 Community Services/Facilities

Town of Caledon Council adopted its new 2024 Future Caledon Official Plan at its Council meeting on March 26, 2024 and is now awaiting approval from the Region of Peel. Schedule F2b – Preliminary Community Structure Plan of the Council adopted Official Plan designates the majority of the Secondary Plan Area as a ‘New Community Area’ and proposes a future community park as well as a neighbourhood centre as shown on **Figure 2**.

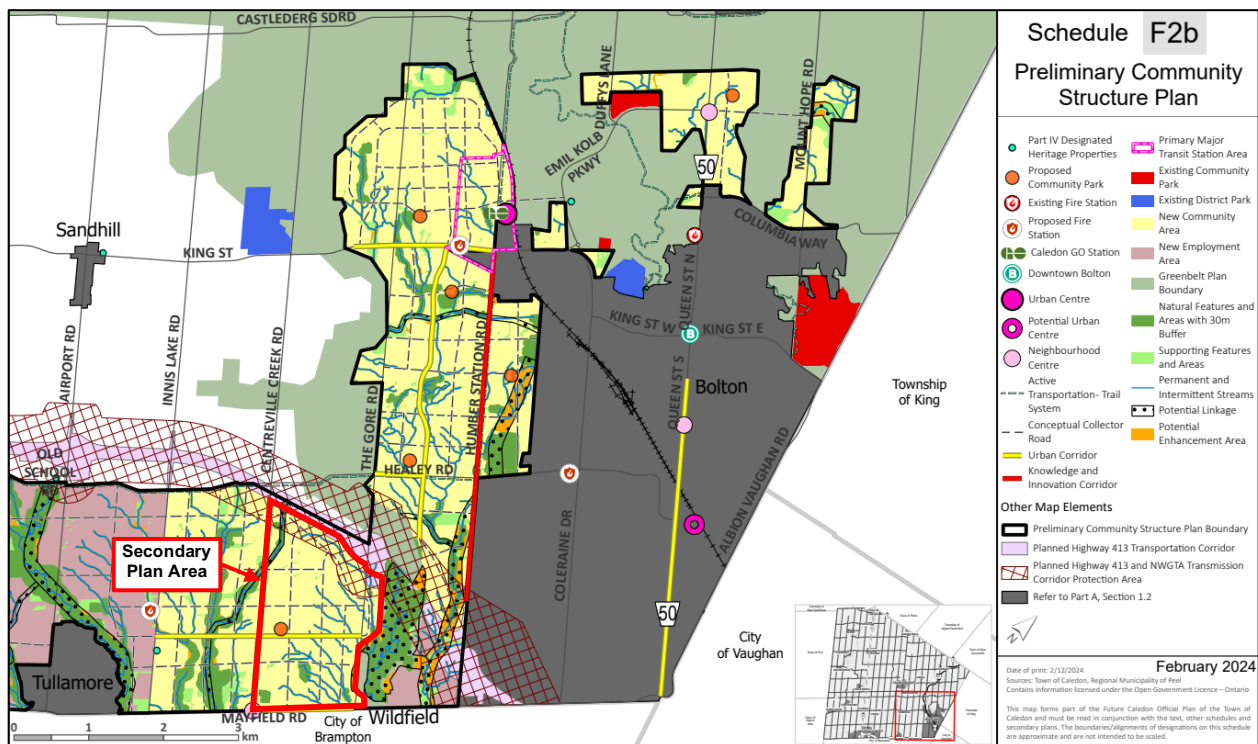


Figure 2: 2024 Future Caledon Official Plan – Schedule F2b: Preliminary Community Structure Plan

The New Community Area designation will be further planned with more precise designations in the Wildfield Village Secondary Plan. Proposed land use designations in the Secondary Plan that will apply within the New Community Areas include Urban Corridors, Neighbourhood Centres and Neighbourhood Areas which will provide for a mix of singles, towns and apartments. The Wildfield Village Secondary Plan will be planned at higher densities than existing residential areas within Caledon to ensure an efficient use of land and resources.

A variety of community services and facilities can be found within the Study Area and beyond as shown on **Figure 3**. It should be noted that Community Services and Facilities outside of Caledon were included as well given the study area’s adjacency to the City of Brampton. The majority of community services and facilities identified in this section are located within the City of Brampton as the portion of the Study Area within Caledon is largely existing agricultural areas. Community Services and Facilities include but are not limited to parks, grocery stores, medical offices, recreational facilities/libraries, schools/childcare facilities, places of worship, restaurants, retail stores and other community facilities such as emergency services and gas stations.

Although there are currently no community services and facilities located within the Secondary Plan Area, the future community area will be supported by a range and mix of different residential land use designations, parks and schools, as well as the existing community services and facilities found within 2,000 metres of the Secondary Plan Area listed below.

Schools/Child Care Facilities

- Castlemore Montessori
- Little Galaxy Childcare & Montessori
- St. Patrick Catholic Elementary School
- Pte. Buckam Singh Public School
- Our Lady-Lourdes Catholic Elementary School
- Closver II Home Programs Ltd.

Recreation Facilities/Library

- Imam E Zamana Center

Medical Office

- Vital Urgent Care Centre Squire Ellis
- Apex Physio & Wellness
- Regain Rehab Centre
- Dr. Randhawa Dentistry

Parks

- Burlwood Park
- Jacksonville Park
- Snaresbrook Park
- Boyce Park
- Father Eugene O'Reilly Park
- Michael Murphy Park
- Kellam Park

Place of Worship

- Salem United Church Cemetery
- Khalsa Gurmat Academy Toronto
- St. Patrick's Church
- Bhagwan 1008 Adinatha Swamy Jain Temple

Grocery Store

- Subzi Mandi Mayfield & Goreway
- Indian Sabzi Bazaar

Retail

- Bombay Fashion
- Sobe Treats Pet Supply Store
- Iconic Men Barber Supplies
- Xtreme Beauty Lounge
- V R Optical

Restaurant

- Mo'Cha Bubble Tea-McVean
- Wild Wings
- Bikanervala Brampton
- My Tea Bar
- Johal Sweets & Restaurant
- Farmerz Pizza

Other Community Facilities

- Petro-Canada
- Brampton Fire Station 211/Peel Paramedic Services
- Malhi Farm

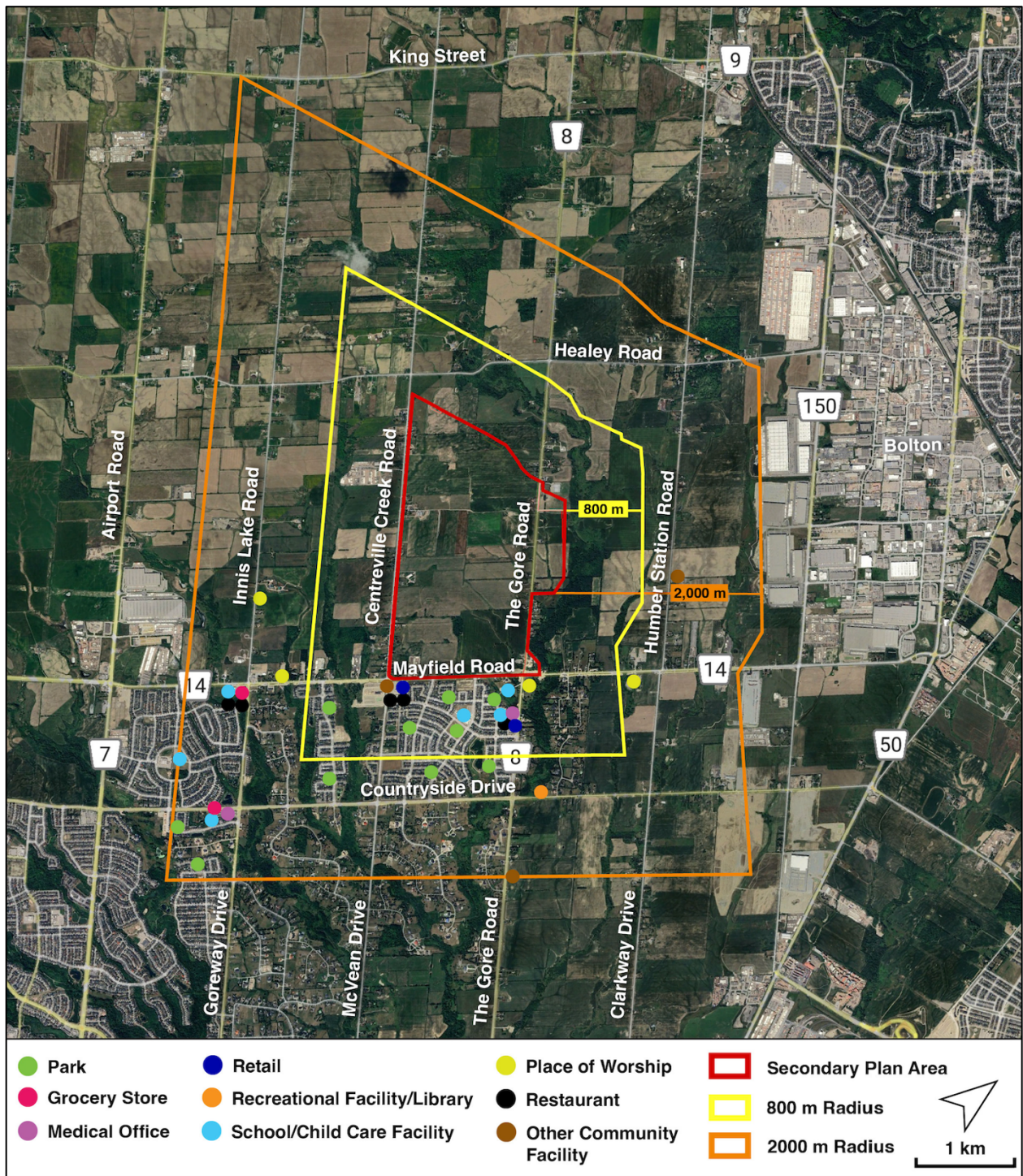


Figure 3: Community Services/Facilities Map

3.2 Transit

Transit service connecting to and from Caledon is serviced by Brampton Transit and GO Transit. Brampton Bus 31 runs between McVean Drive/Mayfield Road and The Gore Road/Queen Street East Monday to Sunday. The stop is located at McVean Drive/Squire Ellis Drive and approximately 300 metres / 5 minute walk from the Mayfield Road/Centreville Creek Road intersection as shown on **Figure 4**. Another route adjacent to the Secondary Plan Area is Brampton Bus 36 which travels along The Gore Road between Mayfield Road and McVean Drive/Queen Street as shown on **Figure 4**. The closest stop is located at Mayfield Road and Martin Byrne Drive just south of the Secondary Plan Boundary.

Other local routes in Caledon include:

- Gore Road (Brampton Transit Bus 50/50A) between Humber College and The Gore Road/Squire Ellis Drive
 - Monday to Sunday service
- Mayfield West (Brampton Transit Bus 81) between Kennedy Road/Old School Road and Hurontario Street/Conservation Drive
 - Weekday AM and PM peak service
- Airport Road (Brampton Transit Bus 30) between Airport Road/Mayfield Road and Westwood Mall in Mississauga
 - Monday to Sunday service
- Dixie Road (Brampton Transit Bus 18) between Dixie Road/Mayfield Road and Dixie Road/Courtney Park Drive East
 - Monday to Sunday service
- Bolton (Brampton Transit 41) between Highway 50/Columbia Way and Highway 50/Queen Street
 - Weekday AM and PM peak service

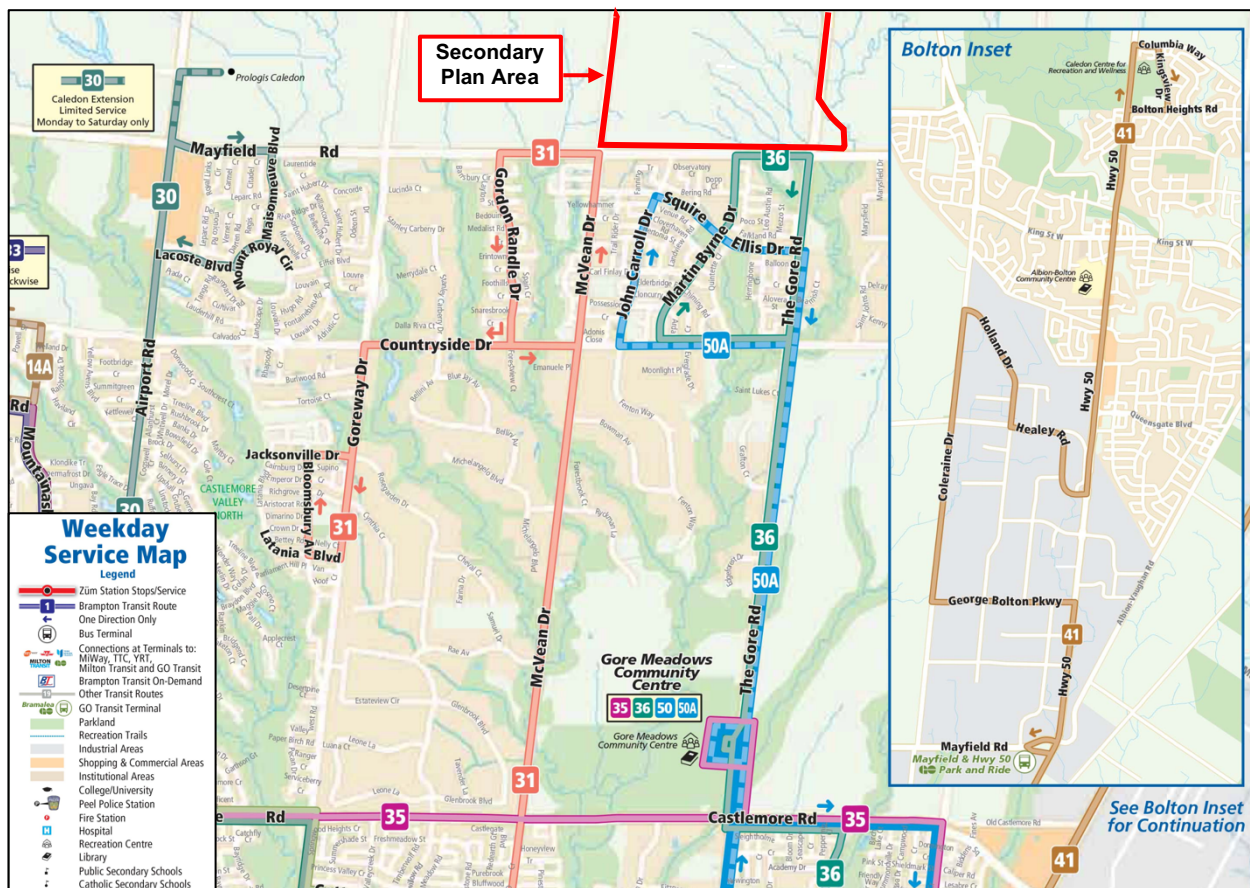


Figure 4: Brampton Transit System Map

There are currently two inter-regional bus routes operated by GO Transit and they include:

- Route #37 travelling along Highway 10 between Orangeville Mall and Brampton GO; and
- Route #38 travelling along Highway 50 between Highway 50/Columbia Way and Malton GO.

Routes #37 and 38 both only operate during peak hour service times but they provide GO Train connections to Union Station from Brampton GO and Malton GO respectively.

In addition to the local and inter-regional bus routes, a future Caledon GO Train station is planned along Humber Station Road, north of King Street and northeast of the Study Area as shown on **Figure 5**. The future Caledon GO Station is part of the proposed Caledon-Vaughan GO line and would provide inter-regional and local transit connections to and from Toronto, Vaughan, Brampton and Caledon. This station would further enhance the existing transit network and provide residents of the new Secondary Plan Area better connections on regional transit.

As shown on **Figure 5**, adopted Official Plan Figure C4: 2051 Town-wide Transit Network outlines a series of proposed transit networks across the Town showing future connections to other local and regional transit systems. A future proposed bus rapid transit system is proposed along the future Highway 413 and local transit is proposed along the arterial roads at the periphery of the Secondary Plan Area.

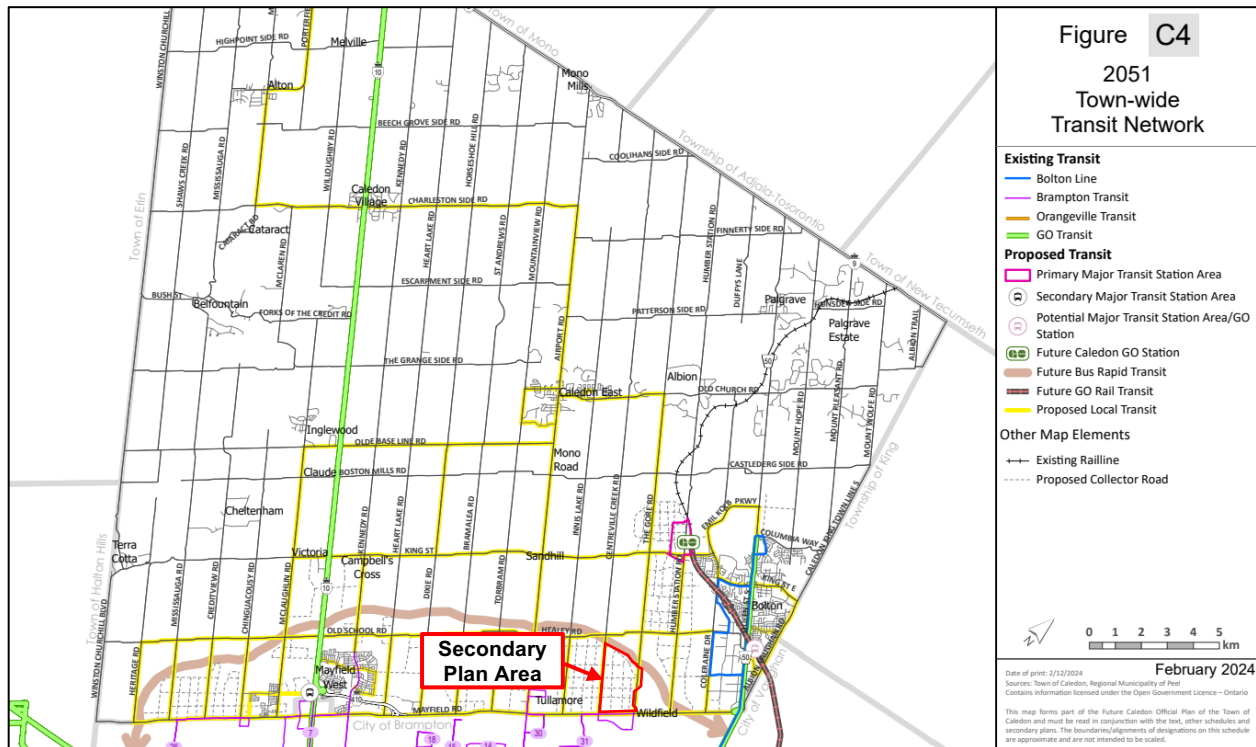


Figure 5: 2024 Future Caledon Official Plan – Figure C4: 2051 Town-wide Transit Network

The existing transit system for the secondary plan area and its surrounding areas are currently serviced by Brampton Transit and GO Transit providing connections to the Cities of Toronto, Mississauga and Brampton. The 2024 Future Caledon Official Plan proposes a well-connected urban system consisting of local and regional transit within the New Community Areas of Caledon to support the Wildfield Village Secondary Plan Area as well as other secondary plans. The proposed densities of the Secondary Plan Area will support the future proposed transit system in Caledon.

4 Gap Analysis



Wildfield Village will evolve into a New Community Area within Caledon's New Urban Area and although a variety of community services and facilities are located within 2,000 metres of the Secondary Plan Area, the majority of community services and facilities are located within Brampton and none are found within the Secondary Plan Area. No community services and facilities are located within the Secondary Plan Area because most of the lands are currently used for agricultural purposes and the entire Secondary Plan Area is a new Urban Area.

A full range of new community services and facilities including but not limited to schools/childcare facilities, parks, grocery stores, medical offices, retail stores, and recreation centres will need to be provided in Caldeon to accommodate the needs of future residents in this new community.

Although there are no other current secondary plan applications in the adjacent New Community Areas, these areas will also be subject to Secondary Plans and be required to provide for community services and facilities. Each Secondary Plan Area will not need to provide for a full range of community facilities as the provision of community services and facilities will be shared among the Secondary Plan areas.

4.1 Schools

Based on the *Education Development Charges Background Study, 2024* prepared by Watson and Associates as well as discussions with Peel District School Board (PDSB) and Dufferin-Peel Catholic District School Board (DPCDSB), each school board provided their specific new school site requirements based on our projected unit counts and densities.

Peel District School Board (PDSB)

Based on the proposed unit counts and the pupil yield in **Table 14** as well as discussion with PDSB staff, 3 elementary schools will be required to serve the Wildfield Village Secondary Plan Area and each elementary school site should be 3.2 hectares. A secondary school is not required based on the current unit counts.

Table 14: Projected PDSB Student Population

Unit Type	New Units	Pupil Yield	Additional Students	School(s) Required
Elementary Students				
Low Density	3,852	0.56	2,157	
Medium Density	2,098	0.45	944	
High Density	1,597	0.15	240	
Sub-total	7,547		3,341	3.9
Secondary Students				
Low Density	3,852	0.20	770	
Medium Density	2,098	0.11	231	
High Density	1,597	0.03	48	
Sub-Total	7,547		1,049	0.7

Dufferin-Peel Catholic District School Board (DPCDSB)

Based on the proposed unit counts and the pupil yield in **Table 15** as well as discussion with DPCDSB staff, the Secondary Plan Area would generate approximately 1,000 catholic elementary school students and therefore, 1 catholic elementary school will be required to serve the Secondary Plan Area. In accordance with DPCDSB minimum requirements, the catholic elementary school will be 2.4 hectares. Based on our analysis, 525 catholic secondary schools students would be generated by the plan. The DPCDSB has indicated they require one secondary school in all of Caledon and an appropriate location in one of the expansion areas will need to be determined.

Table 15: Projected DPCDSB Student Population

Unit Type	New Units	Pupil Yield	Additional Students
Elementary Students			
Low Density	3,852	0.167	643
Medium Density	2,098	0.131	275
High Density	1,597	0.052	83
Sub-total	7,307		1,001
Secondary Students			
Low Density	3,852	0.099	381
Medium Density	2,098	0.054	113
High Density	1,597	0.020	31
Sub-Total	7,307		525

4.2 Parks and Open Space

The Secondary Plan Area contains 318.77 hectares of developable land area. 5% of this developable land (approximately 16 ha) will be required to be dedicated towards parkland for the future community area as per the *Planning Act*. In higher density areas of the Secondary Plan, additional parkland may be required based on the alternative Parkland requirement of 1 ha/600 units. In order to meet the 5% of parkland requirement, five neighbourhood parks (minimum 2 hectares each) and one Community Park (minimum 4 hectares) will be needed. The proposed Secondary Plan Area does not rely on existing parks to achieve the required parkland requirement. However, access to the existing parks to the south identified in **Figure 3** is provided via the proposed north-south collector roads connecting to John Carroll Drive and Martin Byrne Drive in Brampton as shown on **Appendix 2**.

4.2.1 Community Park

As per the Council adopted Official Plan, Community Parks will be centrally located and serve as the focal point of the community. They are typically located at the intersection of public streets, accessible by transit and contain fields for organized sports, splash pads and hard courts. A Community park in Wildfield Village is proposed east of The Gore Road to also serve the smaller Humber Station West community area to the east.

4.2.2 Neighbourhood Park

According to the Council adopted Official Plan, Neighbourhood Parks should be centrally located within neighbourhoods and maintain a service radius of about 800 metres. A service radius of approximately 500 metres was established for the Wildfield Village Secondary Plan given the small Secondary Plan Area and number of proposed neighbourhood parks. Neighbourhood parks can be used as passive areas with low to intermediate sport facilities, informal and formal play areas and seating areas with shade.

4.3 Transit

Future residents of the Secondary Plan Area will have access to the proposed local transit routes along Centreville Creek Road, The Gore Road and Mayfield Road as well as the proposed bus rapid transit along the proposed Highway 413. Future residents will also have access to the proposed Caledon GO Station north east of the Secondary Plan Area. Residents of the Secondary Plan Area will also have access to existing local and regional transit options provided by Brampton Transit and GO Transit identified in **Section 3.2**.

4.4 Indoor Recreational Facilities

The Town of Caledon is currently working on a Parks and Recreation Strategy (the 'Strategy') to guide services over the next 10 years and beyond. At the time of writing of

this report, the Strategy is being recommended for Town Council adoption. The Strategy outlines the vision, mission and guiding principles for the future of parks and recreation facilities in the Town of Caledon and provides supply ratio targets as well as planned/proposed locations for the following indoor facilities shown in **Table 16**.

Table 16: Indoor Recreational Facility Service Levels

Facility	Supply Ratio	Proposed Locations
Ice Pads	1 : 19,145	<ul style="list-style-type: none"> Consider twin pad facility in Bolton
Indoor Pools	1 : 25,000	-
Indoor Tracks	N/A	<ul style="list-style-type: none"> Provide indoor track in Mayfield West Phase 2
Gymnasiums	N/A	<ul style="list-style-type: none"> Provide a full-size gymnasium in Mayfield West Phase 2 Consider a gymnasium in Bolton
Fitness Centres	N/A	<ul style="list-style-type: none"> Provide a fitness centre in Mayfield West Phase 2 Consider a fitness centre in Bolton
General Programs/Activity Space	N/A	-

Based on the proposed population (approximately 24,200 residents) for the Wildfield Village Secondary Plan Area and the supply ratio numbers outlined in **Table 16**, one indoor ice pad is required. As the surrounding New Community Areas are comprehensively planned, additional indoor recreational facilities will be required to serve the needs of existing and future residents and these new indoor recreational facilities would be shared amongst the secondary plan areas.

5 Summary and Conclusion



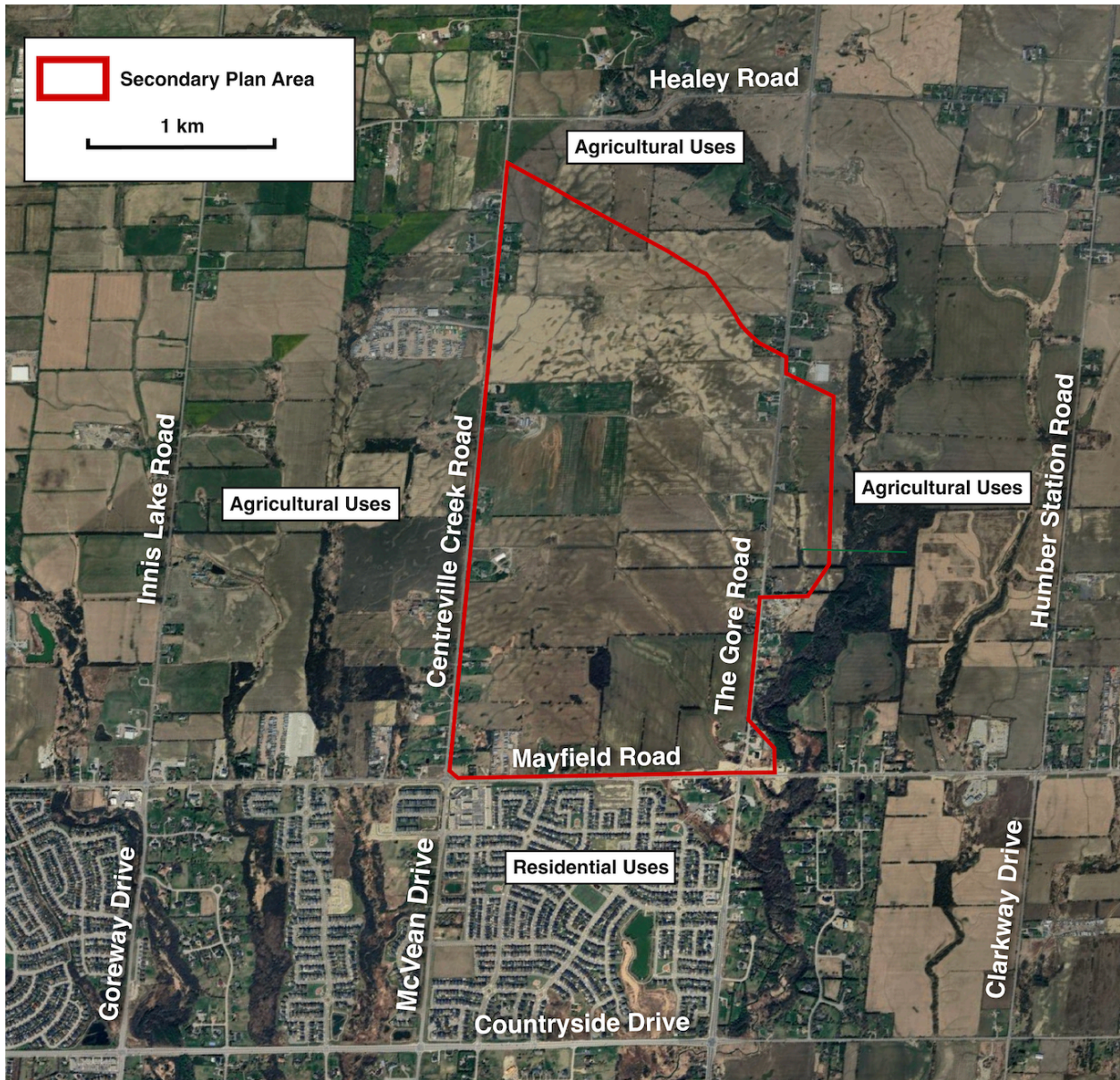
The proposed Wildfield Village Secondary Plan could introduce approximately 24,200 residents, 400 jobs and 7,500 residential units consisting of singles, towns and apartments on 355 hectares of land in the Town of Caledon. Six parks (5 Neighborhood Parks and 1 Community Park) and four elementary schools (3 public elementary schools and 1 catholic elementary school) are also proposed for the Secondary Plan Area. The Town has been experiencing an influx of population as illustrated in the 2021 census and is expected to grow considerably to the year 2051.

A wide range and mix of community services and facilities can be found within 2,000 metres of the Secondary Plan Area and beyond, but a majority of these community services and facilities are located within the City of Brampton given its adjacency to Brampton and because the Study area within Caledon is primarily greenfield areas. Future residents of the Secondary Plan area will experience no barriers accessing existing community services and facilities including parks and open space, schools and transit.

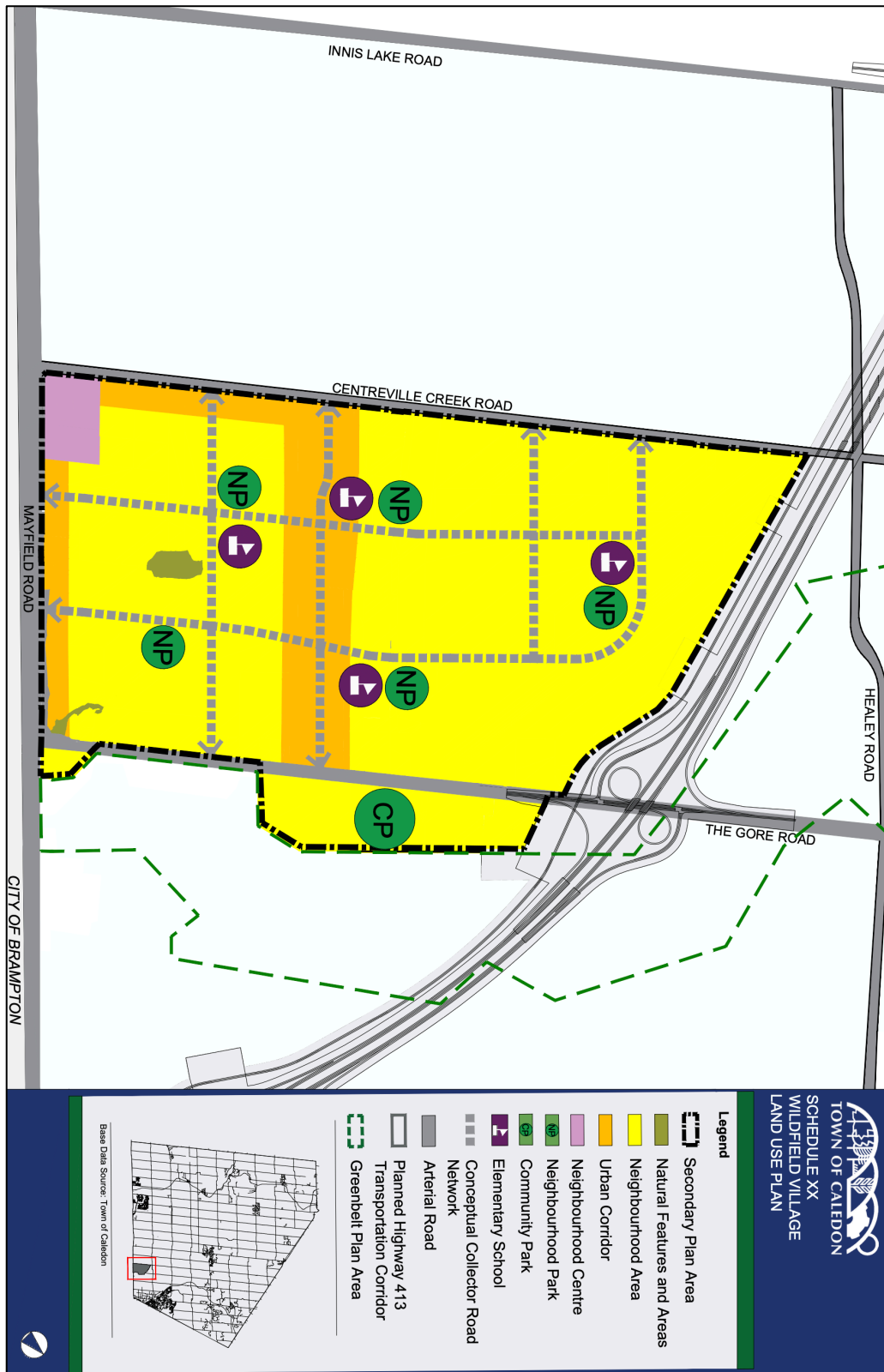
There are currently no community services and facilities in the Secondary Plan Area because most of the lands are greenfield areas and designated as a New Community Area in the Official Plan. Gaps in providing more schools and parks for this new community area have been identified and new schools and parks are proposed as part of the Wildfield Village Secondary Plan as shown on **Appendix 2**. Additional community services and facilities may be required within this secondary plan or future adjacent secondary plans, but these will be shared amongst the area when the remaining New Community Areas are comprehensively planned through the secondary planning process.

Based on the Town's draft Parks and Recreation Strategy, one indoor ice pad will be required to support the secondary plan. Additional indoor recreational facilities will be required to serve future residents of the New Community Area but will need to be provided in combination with other secondary plan areas and shared amongst the New Community Areas surrounding the Secondary Plan Area. The most appropriate location for these additional recreational facilities will need to be determined by the Town.

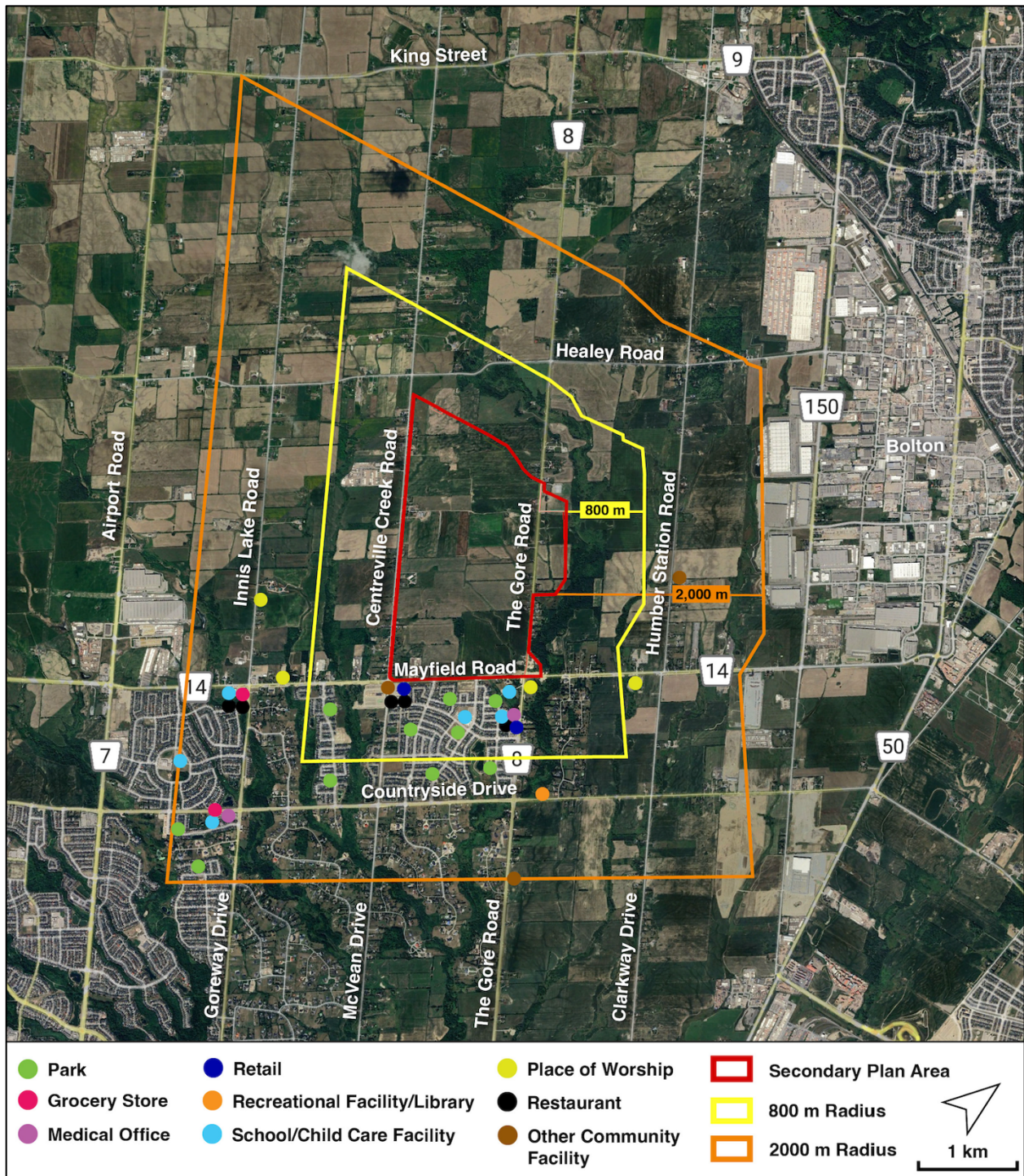
Appendix 1 – Aerial Photograph



Appendix 2 – Concept Plan



Appendix 3 – Identified Community Services/Facilities



Appendix 4 – Terms of Reference

Terms of Reference: Community Services/Facilities Study

Purpose:

- 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:

- 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:

- A Registered Professional Planner.

Peer Review and Scoping:

- 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:

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



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Appendix 5 – Other Data Sources Used

Statistics Canada. 2017. *Caledon, T [Census subdivision], Ontario and Peel, RM [Census division], Ontario (table). Census Profile. 2016 Census.* Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

Statistics Canada. 2023. (table). *Census Profile. 2021 Census of Population.* Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.

Appendix 6 – CV



PAUL LOWES

MES, MCIP, RPP
Principal



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plowes@sglplanning.ca

SGL
PLANNING &
DESIGN INC.

Paul Lowes is a principal at SGL.

Paul began his career as a policy planner with the City of Etobicoke, and has since provided policy and land use assistance to a broad range of municipalities and development clients. His practice focuses on large scale policy matters for municipalities as well as for policy related development approvals.

Paul is regularly retained by municipalities to undertake official plan reviews, secondary plans, commercial policy studies, natural heritage policy studies, zoning bylaw reviews and other conformity exercises. He is also retained by the private sector for large scale development and redevelopment projects. Paul often leads large multidisciplinary consulting teams on these projects.

Paul is regularly called upon to provide expert testimony.

Professional Memberships

- Canadian Institute of Planners (Member)
- Ontario Professional Planners Institute (Member)
- President, OPPI (2021-2023)
- Director, OPPI (2015-2021)
- Pragma Council
- Lambda Alpha International

Academic History

Degrees	Bachelor of Environmental Studies, Urban and Regional Planning, University of Waterloo, 1986
	Master of Environmental Studies, Social Planning and Impact Assessment, York University, 1996
Other Courses	Planning Theory and Practice, Oxford Polytechnic, Oxford England, 1985

Professional Experience

Since 2015	Principal SGL Planning & Design Inc.
1997 - 2015	Principal Sorensen Gravely Lowes Planning Associates Inc.
1990 - 1997	Senior Planner Keir Consultants Inc.
1986 - 1990	Planner City of Etobicoke Planning Department

Areas of Specialization

- Land Use Planning and Policy Formulation
- Land Development
- Community Consultation and Facilitation
- Multi-Disciplinary Team Management
- Expert Testimony



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REPRESENTATIVE PROJECTS

Secondary Plans

- Northeast Pickering Secondary Plan
- Soper Hills Secondary Plan, Clarington
- Soper Springs Secondary Plan, Clarington
- Downtown Whitby Secondary Plan
- Southeast Georgetown Secondary Plan
- Downtown Burlington Re-examination
- Brantford Urban Expansion Secondary Plan
- NE Welland Secondary Plan
- Greenlane Secondary Plan, East Gwillimbury
- Brooklin Secondary Plan, Whitby
- Lefroy Secondary Plan, Innisfil
- 400/88 Employment Secondary Plan, Bradford West Gwillimbury
- Winston Neighbourhood Secondary Plan, Grimsby
- Vales of Humber Secondary Plan, Brampton
- North Oakville Secondary Plan
- Waterdown South Secondary Plan, Hamilton
- Bond Head Secondary Plan, Bradford West Gwillimbury
- North Leslie Secondary Plan, Richmond Hill
- Yonge South Secondary Plan, Aurora
- Rymal Road Secondary Plan, Hamilton
- Vellore Village Tertiary Plan, Vaughan
- St. Catharines Downtown Creative Cluster Master Plan
- Seaton Neighbourhood Plans, Pickering

Official Plans

- Aurora Official Plan Review
- Welland Official Plan Review
- Wainfleet Official Plan Review
- Hamilton Official Plan
- Grimsby Official Plan Review
- Orillia Official Plan Review
- Pickering Official Plan Review- Advisor
- Innisfil Official Plan Review (2006, 2018)
- Town of Simcoe Official Plan Update
- Etobicoke Official Plan Update

Growth Management Studies

- Brantford Land Needs Assessment and MCR
- Haldimand County Growth Plan Conformity
- West Whitby GMS
- Central Pickering GMS
- Town of Innisfil GMS
- Reviewing Peel, Halton, Niagara, Hamilton, Waterloo, and York 2051 MCR's for private sector clients

Zoning By-Law Reviews

- Whitby Comprehensive Zoning By-law
- Brantford Comprehensive Zoning By-law
- West Whitby Comprehensive Zoning By-law
- Grimsby Comprehensive Zoning By-law
- Seaton Comprehensive Zoning By-law
- Wainfleet Comprehensive Zoning Review
- Sault Ste. Marie Zoning By-law Advisor
- Town of Simcoe Comprehensive Zoning Review

- Nanticoke, Zoning By-law Review
- Dunnville and Delhi Zoning By-law Reviews

Peer Reviews

- Friday Harbour, Innisfil
- Cooks Bay Marina Resort Innisfil
- Camp 30, Clarington
- Residential Intensification Downtown Grimsby
- High Density Waterfront Development in Grimsby
- Industrial influence area of Nanticoke
- Commercial application in Winona
- Secondary Plans in Hamilton and Innisfil
- Residential Intensification projects in Burlington

Land development Projects

- Large scale residential developments in Caledon, Nobelton, Newmarket, Midhurst, Hillsdale, Stouffville, Bradford and Scugog.
- Commercial / Retail Approvals in Burlington, Stouffville, Oakville, St. Thomas, Ajax, Brampton, Niagara Falls, Huntsville and London
- Husky Executive Retreat, King
- Waste Recycling and Transfer Facilities in Etobicoke, Toronto, Burlington, Vaughan and Oakville
- A 'mega jail' site search
- Hydro-electric facilities in Iroquois Falls, Fort Frances, Mattagami River and transmission lines throughout Northern Ontario.
- Brownfield redevelopment in Etobicoke
- High Density Residential Intensification projects in Toronto, Mississauga, Scarborough, Vaughan, North York, Oakville, Etobicoke and Schomberg

Commercial & Retail Studies

- Kingston Commercial Review
- Oakville Commercial Study
- Rideau Commercial Review, Kingston
- Strathcona Commercial Review, Hamilton
- Winona Commercial Review, Hamilton
- Winston Commercial Review, Grimsby
- Oxford County Commercial Policy Review
- Hamilton Commercial Strategy Study
- Oshawa Commercial Opportunities Study
- Burlington Commercial Policy Study
- Town of Simcoe Retail Policy Study

Environmental Policy Reviews

- Mississauga NHS Policy Review
- Kincardine Natural Heritage Implementation
- Peel Region Natural Heritage Policy Review
- Richmond Hill Corridor Study
- Oakville Environmental OPA
- Georgina Greenlands Study

Expert Testimony

- Paul has given expert testimony to the LPAT and OMB on numerous occasions.





ADRIAN CHEE

B.E.S, RPP Candidate
Junior Planner



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Adrian first joined SGL in January 2021. He later returned to SGL in May 2022 after working for the Ontario Ministry of Municipal Affairs and Housing.

Adrian is involved in a wide array of municipal and private development projects throughout Southwestern Ontario including the review of provincial and municipal policies and plans, the preparation of planning reports and studies, and the creation of various maps and figures for both public and private sector clients.

He regularly provides assistance with GIS mapping and graphic support for the creation of Official Plans, Secondary Plans, Development Proposals, and RFP's using ArcGIS, AutoCAD, and Adobe Suite.

Professional Memberships

- Ontario Professional Planners Institute (Candidate Member)

Academic History

Degrees Bachelor of Environmental Studies (BES), Honours Planning Co-operative Program | Decision Support & GIS Specialization, Land Development Planning Specialization | Geography and Environmental Management Minor | University of Waterloo, 2023

Professional Experience

Since 2023	Junior Planner SGL Planning & Design Inc.
May - Dec. 2022	Student Planner SGL Planning & Design Inc.
Sept.- Dec. 2021	Planning Assistant Ontario Ministry of Municipal Affairs & Housing
Jan.- Apr. 2021	Student Planner SGL Planning & Design Inc.



REPRESENTATIVE PROJECTS

Official Plan, Policy Studies, and Other Municipal Projects

Town of Aurora Official Plan Review

- Assisted in consolidating public consultation data and updated Official Plan schedules using ArcGIS

Municipality of Clarington Soper Hills Secondary Plan

- Assisted in report preparation, survey and graphic creation, consolidating public consultation data, and preferred concept mapping

Municipality of Clarington Soper Springs Secondary Plan

- Assisted in report preparation, consolidating public consultation data, and preferred concept mapping

Town of Innisfil Community Planning Permit Study

- Undertook best practice research and assisted with policy review and report writing

Town of Whitby Mature Neighbourhoods Study

- Assisted with the identification and analysis of built forms and character areas

Municipal Planning Services

Town of the Blue Mountain Planning Services

- Assisted with the preparation of information reports, recommendation reports and draft decisions for minor variance and consent applications

Town of Cobourg

- Assisted with zoning reviews and intake of Official Plan, Zoning By-law and Site Plan applications

Land Development Projects

Development Approvals

- Assisted with policy research and preparation of various planning justification reports in support of private development proposals in Brampton, Mississauga, Oakville and Beaverton
- Assisted with Official Plan Amendment and Rezoning applications for low to high density residential and mixed use projects in Toronto, Mississauga, Oakville, Brampton and Vaughan

Mapping and Figures

Land Use Mapping

- Extensive experience using ArcGIS to prepare land use mapping for various municipalities
- Updated Official Plan and Zoning By-law Schedules using ArcGIS
- Performed spatial analysis and land area calculations for various municipal and private development projects

Other Mapping and Figures

- Created maps, figures and graphics for various reports, exhibits, presentations and development proposal documents

Engagement and Graphic Communication

Public Consultation Materials

- Produced materials for municipal presentations, open houses and public information sessions, using illustrative visuals and engaging survey materials/methods

Planning Reports and Municipal Documents

- Designed accessible planning reports and municipal documents for private development proposals and municipalities throughout Southwestern Ontario

Hearing Preparation

- Conducted background research and prepared materials for senior staff at Ontario Land Tribunal (OLT), Toronto Local Appeal Board (TLAB) and Committee of Adjustment hearings