

March 24, 2022
HPGI File: 17497

Town of Caledon
Planning Department
6311 Old Church Road,
Caledon ON
L7C 1J7

Attn: Steve Burke - Manager, Strategic Policy Planning

**Re: Draft Official Plan
Ross and Linda Gray – 8575 Patterson Sideroad, Caledon**

Humphries Planning Group Inc. ("HPGI") is the planning consultant for Ross and Linda Gray, the owners of the property located at 8575 Patterson Sideroad in the Town of Caledon (the 'Subject Land'). Further to our clients comment letters to the Region and Town dated March 6, 2019, April 18, 2019, and February 25, 2022 (enclosed) and the comment letters from HPGI, dated November 18, 2020, March 10, 2021, October 4, 2021, and October 26, 2021, we are writing to provide additional information and comments in support our request for the consideration of the inclusion of the Subject Land within the Town's urban boundary. **We will be making the same request to the Region of Peel as part of their ongoing Peel 2051 Official Plan Review.**

Town of Caledon Official Plan Review

In March 2022, the draft Town of Caledon Official Plan was released to the public for review and comment. It is our understanding that the deadline for receipt of comments for the draft OP is April 20, 2022 in order to allow Staff to consider them while revising the draft OP. We have reviewed the draft OP including proposed mapping and policies and wish to provide a number of comments, as it relates to the Subject Land, as outlined below.

Planning Analysis

It remains our position that the Subject Land should be included in the Peel 2051 Settlement Area Boundary Expansion for Palgrave as expressed in our previous correspondence and deputations to Council. The Subject Land represents a natural and logical extension and addition to the existing Palgrave Settlement Areas which would

support the creation of an orderly and compact built form, reducing the presence of discontinuous settlement “patches” away from the urbanized edge and avoiding “leapfrog” development. This inclusion of the site would also allow for existing services and municipal infrastructure to be optimized and/or extended to support new development and can be integrated into the existing land use structure with little to no impact on surrounding agriculture and the natural environment. Lastly, it has always been envisioned that the primary purpose for expansion of the urban boundary to include the Subject Land is to provide the community with seniors supportive housing in order to give aging populations safe, accessible, and affordable housing and allow them to age in place. There is a demonstrated need for senior-specific housing in the Town of Caledon and in the rural community of Palgrave which could be appropriately accommodated on the Subject Land.

Draft Town of Caledon Official Plan

Draft Schedule “B5” identifies the Subject Land as being located outside of the Village Boundary and designates the site as “Rural Lands”. We kindly request that the Subject Lands be included within the Village Boundary and be redesignated “Rural Neighbourhood”.

We further recommend that the following site-specific policy language be included in Section 8.2 – Rural System Site and Area Specific Policies of the draft OP in order to regulate the use of the Subject Land for the intended seniors housing, subject to further planning processes (i.e., rezoning and/or site plan approval) and technical study to define the precise type, scale and density of any future senior related development proposed for the site.

8.1.X Notwithstanding the designation on Schedule B5, and the policies applicable to the designation, seniors related housing and associated facilities will be permitted on any portion of Part of N 1/2 Lot 25 Concession VI (Albion) Town of Caledon (8575 Patterson Sideroad). The implementing zoning by-law will further restrict the permitted uses.

Thank you for providing us with the opportunity to make this submission. Should you have any questions or require any further information, please contact the undersigned or Jonathan Sasso at ext. 228.

Yours truly,

HUMPHRIES PLANING GROUP INC.

A handwritten signature in black ink, appearing to read 'Rosemarie L. Humphries', with a long horizontal stroke extending to the right.

Rosemarie L. Humphries BA, MCIP, RPP
President

Encl. Letter to Peel Region (Adrian Smith) re: MCR & SABE, February 25, 2022

cc. Ross and Linda Gray
Virpal Kataure, Principal Planner
Kathryn Dewar, Principal Planner
Naheeda Jamal, Region of Peel
Ed Sajecki, Acting Chief Planning Officer
Bailey Loverock, Senior Policy Planner, Strategic Policy Planning Town of Caledon
Mayor Allan Thompson, Mayor Town of Caledon
Councillor Nick de Boer, Ward 3 and 4 Local Area Councillor
Councillor Jennifer Innis, Ward 3 and 4 Regional Councillor

Ross & Linda Gray
8575 Patterson Sideroad
Palgrave, ON
L7E0J5

February 25, 2022

SENT VIA E-MAIL

**Region of Peel
Regional Planning and Growth Management
10 Peel Centre Dr., Suite A
Brampton, ON.
L6T4B9**

Attention: Adrian Smith, Chief Planner and Acting Director

**RE: Request for Consideration – Urban Area Boundary Expansion
Region of Peel Municipal Comprehensive Review (MCR)
8575 Patterson Sideroad, Town of Caledon
Ross & Linda Gray**

Mr. Smith:

Further to our comment letters dated March 6, 2019 and April 18, 2019, and the comment letters from Humphries Planning Group Inc., dated November 18, 2020, March 10, 2021, October 4, 2021, and October 26, 2021, we are writing to provide additional information in support our request that our Property, 8575 Patterson Road in the Town of Caledon, be included within the Town's urban boundary.

Background

It has always been our primary focus to develop a portion of this property in order to give Seniors a supply of safe, accessible and affordable housing in the form of bungalow type homes. Similar in nature to the very successful soon to be completed Reddington development on the north side of Palgrave. This concept has always been driven by many local Senior residents of Caledon who wanted to retire and stay in Caledon and wanted us to develop this property so it would allow them enjoy the small-Town atmosphere. This is a beautiful property which was previously disturbed by the carving out by a previous aggregate operation (currently designated as Aggregate Fragment, with no agricultural significance).

Vision for the Redevelopment of the Property

It is readily apparent that not only Seniors Housing is very badly needed in the Town. The inclusion of a portion our Property into the Palgrave Rural Settlement area, as requested, would

allow for the opportunity to plan for greater variety of residential building forms including single detached dwellings, retirement styled units or higher density dwelling units, which will support the overall diversification of housing options and densities within Palgrave, which is largely Estate Residential. We envision that the redevelopment of the Property would provide for a diverse residential development that can help to address affordable housing and potentially accommodate all age groups and people in various stages of their lives. This would expand housing options and choices for future residents as well as aging residents. The proposed development of the Property would improve equity, affordability and local quality of life.

By supporting the provision of a diversity of housing opportunities and unit types within this area, it is our understanding that the request is consistent with the policies of the Provincial Policy Statement, as it would an increase in the mix *and supply of* housing. It is also our understanding that the request conforms to the policies of the Growth Plan, as it will provide for more housing choices beyond Estate Residential dwellings to accommodate all ages, families and incomes.

As long-time residents of Caledon, we are of the opinion that the permitted residential expansion of our Property would support and facilitate the continued concentration of residential land uses and limited urban activities already established in the Village of Palgrave. The property is immediately adjacent to the existing Palgrave Settlement Area and is surrounded by a number of urban land uses, commercial and service-related uses along Highway 50 and residential community areas. Inclusion of our Property within the Palgrave Settlement Boundary can be considered a minor adjustment to recognize the existing pattern of development and urban context. Therefore, our Property represents a logical and efficient extension and rounding out of the Settlement Boundary that also achieves land use compatibility. It will also support continued population-related retail and commercial investment in the Village of Palgrave.

As previously indicated in other correspondence, it is our understanding that enrollment in the Palgrave Public School which is directly adjacent to our property, has continued to decline over the years to the point where school consolidation and/or closure is being considered. This request for a Rural Settlement boundary expansion on a portion of our Property would help support the underutilized Palgrave School by providing for additional residents, and potentially including families with school age children, through a larger and more diverse housing supply. Also, the diverse residential development of our Property would accommodate additional enrolment at this school, while continuing the small, "country school" environment favoured by our community.

Caledon Seniors Task Force

This exact strategy is echoed in the attached "Letter of Support for Memorandum" to the Town of Caledon Council (enclosed), where they state: "It clearly outlines ways that the Town can mitigate many of the challenges not only faced by the older community but the general population when it comes to **securing safe and affordable housing in Caledon**."

Caledon Council

At the November 30, 2021 General Committee Meeting and Planning and Development Committee Meeting: At the November 30, 2021 General Committee Meeting and Planning and

Development Committee Meeting: Humphries Planning Inc. representing the Grays requested that a portion of 8575 Patterson Sideroad, currently designated as Countryside Area to be included in the Settlement Area Boundary Expansion Map.

"Regional Councillor Innis moved that it be referred to Staff for consideration as part of the Town preferred Mapping for the Settlement Area Boundary Expansions. She thought it was an oversight of Regional Staff having been missed and one of the smaller areas that should be in".

"Councillor Groves reiterated this and expressed her support of it being added to the Town preferred mapping, with the Countryside Area being added to the Rural Settlement Area, especially now that we received the clarification from the Province."

"The Committee asked that we keep them and their Staff updated as well should the Regional Staff respond to our latest letter". Committee unanimously voted in favour of Councillor Innis's motion. (Copy of Resolution Attached)

"That the request to include a portion of 8575 Patterson Sideroad, currently designated as 'Countryside Area', in Town's preferred Settlement Area Boundary Expansion map submission, be referred back to staff for consideration as part of the Official Plan Process".

Based on the above and points raised in the previously submitted comment letters, it is our opinion that a portion of our Property should be considered for a settlement area boundary expansion as part of the ongoing MCR and Official Plan Review processes and represents an appropriate extension to the Palgrave Rural Settlement Area.

Yours truly,



Ross and Linda Gray
Owners and residents of 8575 Patterson Sideroad

cc. Virpal Kataure, Principal Planner Region of Peel
Kathryn Dewar, Principal Planner Region Peel
Naheeda Jamal, Region of Peel
Ed Sajecki, Acting Chief Planning Officer
Bailey Loverock, Senior Policy Planner, Strategic Policy Planning Town of Caledon
Mayor Allan Thompson, Mayor Town of Caledon
Councillor Nick de Boer, Ward 3 and 4 Local Area Councillor
Councillor Jennifer Innis, Ward 3 and 4 Regional Councillor

Letter of Support for Memorandum # 2021-0420
Re. Affordable Housing Strategy for the Town of Caledon
November 30, 2021

Dear Members of Council,

This letter is in support of Memorandum number 2021-0420, the Affordable Housing Strategy for the Town of Caledon provided at the Planning and Development Committee meeting on November 30, 2021.

Affordable Housing is one of the largest challenges older adults are being faced with when planning to age-in-place in Caledon. Many of our older residents are leaving the community because they can no longer live in their homes and cannot find something affordable to downsize to within the Caledon borders. These residents are members of the community that have lived here for decades, valuable volunteers, and key contributors to the heritage and community that we know today. It's heartbreaking that these individuals have no other option but to leave the lives they've established, friends and family in Caledon to find housing that meets their needs.

Members of the Seniors Task Force would like to express our support for the Affordable Housing Strategy and the actions therein as key objectives needed for our growing community. The Strategy, in all stages of development, has taken into consideration the needs of older adults. Aligning the deliverables and actions to the Age-Friendly Caledon Action Plan's Housing deliverables¹ to help ensure the actions developed support residents ageing-in-place. It clearly outlines ways that the Town can mitigate many of the challenges not only faced by the older adult community but the general population when it comes to securing safe and affordable housing in Caledon.

It is vital that Council members please consider the actionable items presented in this Strategy as solutions to help us create a community where everyone can live and age well. We ask for your support of the financial, policy, and community actions outlined within this strategy. With your support your constituents and the community will be assured safe and affordable housing so that Caledon can truly become an Age-Friendly Community.

Thank you so much for your time and consideration of this letter.

Sincerely,

Louise Pietrzyk

On behalf of members of the Seniors Task Force | Council Committee of the Town of Caledon

Louise Pietrzyk, James Crease, Diane Delaney, Niki Gallo, Alex Rodrigues, Margaret Morrison, Nora Martin, Carmelina Cicuto, Geraldine Aguiar

¹ [Age-Friendly Caledon Action Plan](#) (2021-2031), Housing Dimension p.24, Deliverables #1.1, 1.2, 1.3 and 1.4

