



Council Meeting Minutes  
Thursday, February 20, 2014  
7:00 p.m.  
Council Chamber, Town Hall

Mayor M. Morrison  
D. Beffort  
N. de Boer (Absent)  
P. Foley  
G. McClure  
R. Mezzapelli  
R. Paterak  
A. Thompson  
R. Whitehead

Chief Administrative Officer: D. Barnes  
Director of Administration/Town Clerk: C. deGorter  
Director of Development Approval & Planning Policy: M. Hall  
Council/Committee Co-ordinator: B. Karrandjas  
Director/Chief Financial Officer/Deputy CAO: R. Kaufman  
Deputy Treasurer: P. Tollett  
Manager of Policy & Sustainability: H. Xu

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order in the Council Chamber at 7:01 p.m.

2. **PRESENTATION**

**GROWTH FORECAST – REVIEW GROWTH OPTIONS.**

Haiqing Xu, Manager of Policy and Sustainability provided background information regarding the Growth Forecast – Review Growth Options.

Jamie Cook (Watson Associates) provided a presentation regarding the Growth Forecast – Review Growth Options. (See attached Presentation).

Mayor Morrison thanked Mr. Cook and Mr. Xu for their presentation.

3. **PUBLIC COMMENTS**

**JOHN MANDARINO**, representative of Labourers International Union of North America indicated that they encourage responsible development and growth and expressed support for Option 4.

**SHERRY BRIOSCHI** expressed support for Option 3 and indicated that she believes the numbers have been revised since they were originally presented in the staff report to Council on January 21, 2014. Ms. Brioschi inquired if the numbers are financially responsible and suggested that the Town be prepared for the Province to change the numbers in the future. Ms. Brioschi suggested the Town add a 3,000-6,000 population buffer. She noted that she feels the Town needs to plan for the future and parallel financial planning. Ms. Brioschi inquired as to what is Council's vision is for Caledon.

**KIM SEIPT** suggested that she feels the options should not be reviewed until a fiscal impact study and economic review have been completed. Ms. Seipt indicated that she believes businesses are closing in Bolton as she believes there is a need for public transit in order to bring employees to Caledon. Ms. Seipt inquired why there was an urgency to make a decision regarding the options.

Mayor Morrison provided a response to Ms. Seipt's inquiry.

**IAN SINCLAIR** made reference to slide 15 of the presentation and indicated that he believes the table is incomprehensible and suggested that more discussion is needed and requested a written explanation of the evaluation criteria. Mr. Sinclair inquired what the legislated authority of the Growth Plan is or if the target must be met or use only as a guideline. Mr. Sinclair advised that he believes there was poor planning in the Village of Bolton due to the results of the OMB hearing for OPA 114 as the OMB approved subdivision after subdivision. Mr. Sinclair noted that he feels there are issues in Bolton regarding connectivity, walking trails, etc. and inquired as to how the new communities are going to be designed. Mr. Sinclair made reference to the Caledon Village Highway 10 Environmental Assessment and suggested that Council will have to put in various thresholds as he feels the Town is unable to increase taxes when the population is aging and unable to afford it. He noted that he believes the fiscal impact is very important, and in accordance with the Municipal Act, Council is responsible to maintain financial integrity of the Town.

Mr. Xu provided responses to the Speaker.

**ANDREW WALKER** of Gagnon & Law Urban Planners Ltd. on behalf of Flato Developments Inc., indicated that they do not support Options 1 or 2, but support Options 3 or 4 as this would provide an opportunity for a hybrid solution. Mr. Walker suggested that he believes staff are pre-judging where the growth would occur and recommended that Option 3 or 4 be endorsed by Council.

**MALCOLM CAMPBELL** indicated that a population forecast exercise was done in 2006 and the population numbers were not achieved. Mr. Campbell suggested that the Town needs to choose numbers which are real and attainable. He indicated that he believes the employment numbers as presented in the staff report in January are very aggressive. Mr. Campbell indicated that he feels to retain farmland will fiscal sustainability and the Town needs to learn lessons from the past which the report does not address. Mr. Campbell advised that he feels there is not enough progress and the Town needs to think about future generations.

Mayor Morrison responded to the speakers comments.

**DALE ST. CLAIR** advised that he resides within the Greenbelt and expressed support for Options 1 or 2. Mr. St. Clair indicated that all of the studies are connected to the Places to Grow Act and he would like the Regional Councillors to "push back" and request the Province to disburse the growth to other areas of the Province. Mr. St. Clair requested that Council and the Town to talk to other municipalities to see how they feel about intensification and growth.

**JOHN RUTTER** noted that he would have liked to have seen more information on how the proposed growth will affect fresh water, water, sewer, healthcare, policing, transportation, etc. Mr. Rutter inquired if there has been a study on the population growth, where these people are coming from and the effect on the current cultural balance. He noted that he would like to keep Caledon the safest and greenest community. Mr. Rutter suggested that he believes the Town will be paving over irreplaceable farmland and Caledon's downfall will be greed. Mr. Rutter requested that Council negotiate with the Provincial government advising that the Town is unable to handle the amount of growth allocated. He requested to obtain any surveys and studies concerning the matter.

**GLEN SCHNARR** of Glenn Schnarr & Associates, on behalf of the Alloa Landowners Group noted that he was involved in the Mayfield West Phase 2 Development and in favour of Option 3. Mr. Schnarr advised that Alloa Landowners Group is made up of approximately 2000 acres and is requesting sufficient allocation to accommodate the proposed Alloa Village. Mr. Schnarr referenced the previous presentation he provided to Council concerning Alloa Village and indicated that the financial impact is a very critical component to planning a good community. Mr. Schnarr advised that the Town is unable to complete a fiscal impact study until it is known where the community will be located, the growth plan too rigid and prescriptive. Mr. Schnarr advised that he believes there is 70,000 hectares of land within Caledon, and 56,000 hectares are part of Greenbelt, which means that 80% has been protected by the Province. Mr. Schnarr advised that he feels growth brings impacts and suggested that if growth is managed well there are benefits.

**TOM DOLSON**, a landowner within the Alloa Group, suggested that he believes most of the options do not reflect reality, and are based on a 70/30 split. Mr. Dolson indicated that he feels the employment numbers are going to be extremely hard to meet and advised that the assessment growth will not meet targets.

**OWEN GOLTZ**, resident of Inglewood, indicated this is not what he envisioned for Caledon. Mr. Goltz indicated that he is not against growth but feels it has to be thought out and organized. He noted that the Town needs to determine how the current situation can be corrected before additional growth is added to increase the amount of services. Mr. Goltz advised that he is not happy with Province dictating what should be happening in Caledon.

**DIANE DELANEY** noted that she would not like any growth at all and suggested that communities be created where people have equal opportunity. Ms. Delaney inquired how to create a community that does not depend on growth.

**JOHNATHAN VROZOS** expressed support for development and growth. He requested that the Town work with developers.

**PETE PATERSON** suggested that proper planning is key. Mr. Paterson noted that was involved in the planning of Mayfield West on the east side of Highway 10 and feels that is no connectivity between Mayfield West and Valleywood resulting in too much urban sprawl. Mr. Paterson suggested that a citizen planning group be involved in the planning.

Mayor Morrison responded to the speakers comments.

**MARLENE McCLURE**, suggested it would be great to have an expansion, but plan a community that incorporates facilities within the communities, such as a university. She noted that the Town continue to support agriculture in the area. Ms. McClure made reference to a community in Prairie Crossing, Chicago which has managed to accomplish this.

**SHERRY BRIOSCHI** requested that additional information be provided in the upcoming staff report to provide a vision as well as the fiscal impact to Caledon.

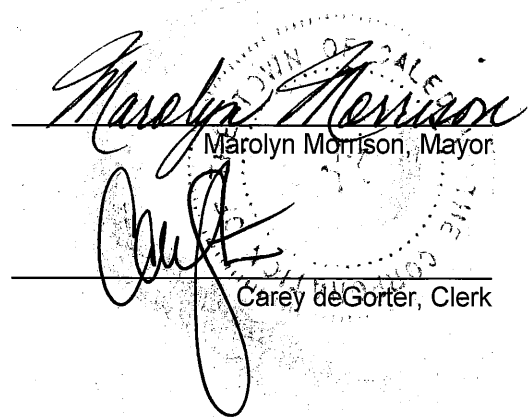
Members of Council asked a number of questions related to the presentation and received responses from the presenters.

**4. WRITTEN COMMENTS**

1. Correspondence from Andrew Walker, Gagnon & Law Urban Planners Ltd. dated February 20, 2014.

**5. ADJOURNMENT**

The meeting adjourned at 9:49 p.m.



Marolyn Morrison, Mayor

Carey deGorter, Clerk

# Growth Forecasts Review

Special Council Meeting  
February 20, 2014

# Introduction

- Return to the Town's original growth forecasts for 2031, as submitted to Peel Region during its ROPA 24 process.
- Achieve a balance of size for the Rural Service Centres of Bolton and Mayfield West by 2041.
- Move towards a 70/30 residential/non-residential tax split.
- Contribute to the Growth Plan requirements for intensification and Greenfield density for Peel Region.

# Proposed 2031 and 2041 Growth

Proposed Caledon Population		
Approved 2031	Amendment 2 2031	Amendment 2 2041
108,000	113,000	132,000 to 161,600

Proposed Caledon Employment		
Approved 2031	Amendment 2 2031	Amendment 2 2041
46,000	49,000	59,000 to 93,500

# Option 1

## Extrapolation of OPA 226 Forecasts to 2041 (assumptions):

- Average housing growth (2031 to 2041): approximately 800 units/year, consistent with forecast 2011 to 2031 growth
- The employment forecast is based on an employment activity rate target (i.e. ratio of jobs to population) of 45% by 2041

Year	Population	Pop Growth	Employment	Emp Growth	Activity Rate
2011	62,000		24,000		39%
2021	87,000	25,000	40,000	16,000	46%
2031	113,000	26,000	49,000	9,000	43%
2041	132,000	19,000	59,000	10,000	45%

Note: Numbers are rounded to the nearest thousand.

<sup>1</sup> Population upwardly adjusted for the net Census undercount (approximately 4.2%).

2011 employment based on 2011 Census data.

# Option 2

- Residential growth resembles that in Option 1
- Sufficient employment growth occurs to achieve the desired ratio of 70/30 between residential and non-residential tax

Year	Population	Pop Growth	Employment	Emp Growth	Activity Rate
2011 <sup>1</sup>	62,000		24,000		39%
2021	87,000	25,000	40,000	16,000	46%
2031	113,000	26,000	60,000	20,000	53%
2041	132,000	19,000	70,000	10,000	53%

Note: Numbers are rounded to the nearest thousand

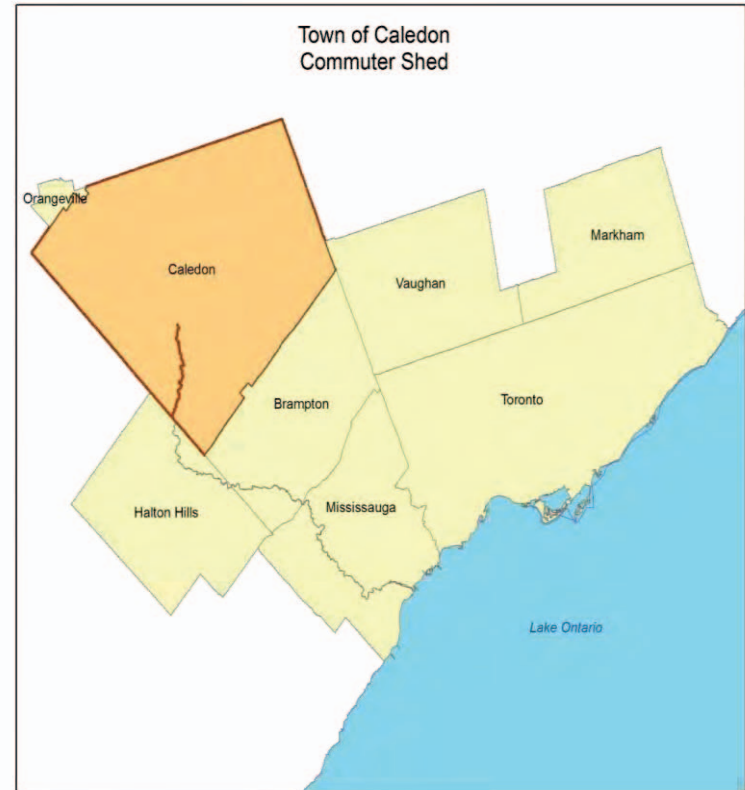
<sup>1</sup> Population upwardly adjusted for the net Census undercount (approximately 4.2%).

2011 employment based on 2011 Census data.



# Option 3

- Future population growth for the Town between 2011 and 2041 is driven by forecast growth in the local labour force.
- Between 2011 and 2041, Caledon's share of employment relative to the surrounding commuter shed is forecast to substantially increase.
- Assumes Caledon to receive 7,500 jobs of the additional 2031 Region of Peel employment (10,000) and 40,000 jobs of the total 2031 to 2041 Peel employment growth (90,000), as per Growth Plan Amendment 2



# Option 3 (Continued)

- 1,870 housing units per year between 2031 and 2041
- 2041 Employment Activity Rate: 56%

Year	Population	Pop Growth	Employment	Emp Growth	Activity Rate
2011 <sup>1</sup>	62,000		24,000		39%
2021	87,000	25,000	40,000	16,000	46%
2031	113,000	26,000	53,500	13,500	47%
2041	166,600	53,600	93,500	40,000	56%

<sup>1</sup> Population upwardly adjusted for the net Census undercount (approximately 4.2%).  
2011 employment based on 2011 Census data.

# Option 4

- Bolton expands to accommodate 10,348 people before 2031 and about 8,000 people between 2031 and 2041
- Bolton receives an additional 7,700 people and Caledon East and the Villages receive 4,900 people as intensification between 2031 and 2041 (to be confirmed)
- The population size of Mayfield West Rural Service Centre and Bolton Rural Service Centre will be equal by 2041; to achieve this, Mayfield West receives 27,200 in greenfield areas

# Option 4 (Continued)

	Bolton	Mayfield West	Caledon East and all Other Areas	Town Total
2011	27,900	4,300	29,700	62,000
2021	28,200	18,200	40,600	87,000
2031	40,000	28,500	44,600	113,100
2041	55,700	55,700	50,200	161,600

	2031 to 2041 Population Growth			
	Bolton	Mayfield West	Caledon East and all Other Areas	Town Total
Greenfield	8,000	27,200	700	35,900
Intensification (to be confirmed)	7,700	0	4,900	12,600

# Option 4 (Continued)

- 2041 employment activity rate: 50%

	Employment				
	Bolton	Mayfield West	Caledon East and all Other Areas	Town Total	Activity Rate
2011				24,000	39%
2021	22,700	7,800	9,500	40,000	46%
2031	27,400	11,900	9,700	49,000	43%
2041	27,850	27,850	25,100	80,800	50%

Note: 2011 Census data for employment by community is not yet available

# Option 5

- Bolton expands before 2031 to accommodate 10,348 people, with no further expansion between 2031 and 2041
- Bolton receives an additional 7,700 people and Caledon East and the Villages receive 4,900 people as intensification between 2031 and 2041 (to be confirmed)
- The population size of Mayfield West Rural Service Centre and Bolton Rural Service Centre will be equal by 2041; to achieve this, Mayfield West receives 19,200 in greenfield areas

# Option 5 (Continued)

- Equal population size of Mayfield West and Bolton by 2041

	Bolton	Mayfield West	Caledon East and all Other Areas	Town Total
2011	27,900	4,300	29,700	62,000
2021	28,200	18,200	40,600	87,000
2031	40,000	28,500	44,600	113,100
2041	47,700	47,700	50,200	145,600

	2031 to 2041 Population Growth			
	Bolton	Mayfield West	Caledon East and all Other Areas	Town Total
Greenfield	0	19,200	700	19,900
Intensification (to be confirmed)	7,700	0	4,900	12,600

# Option 5 (Continued)

- 2041 employment activity rate: 50%

	Employment				
	Bolton	Mayfield West	Caledon East and all Other Areas	Town Total	Activity Rate
2011				24,000	39%
2021	22,700	7,800	9,500	40,000	46%
2031	27,400	11,900	9,700	49,000	43%
2041	23,850	23,850	25,100	72,800	50%

Note: 2011 Census data for employment by community is not yet available



# Summary of Growth Options

2041	Option 1	Option 2	Option 3	Option 4	Option 5
Population	132,000	132,000	167,000	162,000	146,000
Annual Growth Rate (2031-41)	1.57%	1.57%	3.98%	3.67%	2.60%
Employment	59,000	70,000	94,000	81,000	73,000
Annual Growth Rate (2031-41)	1.88%	3.63%	6.74%	5.16%	4.21%
Activity rate	45%	53%	56%	50%	50%
Tax Split	74/26	70/30	66/34	69/31	71/29

Note: Population and employment numbers are rounded to the nearest thousand

# Evaluation of Growth Options

- Evaluation criteria: Growth Assimilation, Fiscal Sustainability, Population and Employment Balance, Community Policy, and Community Character

Growth Options	Growth Assimilation	Fiscal Sustainability	Pop/Emp Balance	Community Policy	Community Character
Option 1	high	medium	low	low	medium
Option 2	medium	high	high	low	low
Option 3	low	high	high	high	low
Option 4	low	high	high	high	low
Option 5	medium	high	high	medium	medium

# Region-wide Forecasts

	2031		2041	
	Population	Employment	Population	Employment
Peel Region <sup>1</sup>	1,770,000	880,000	1,970,000	970,000
Brampton <sup>2</sup>	843,000	291,000	900,000	321,000
Mississauga <sup>3</sup>	829,000	527,000	878,000	552,000
Caledon Low Forecasts	113,000	49,000	132,000	59,000
Caledon High Forecasts	113,000	49,000	167,000	93,500
Remainder after Caledon's Low Forecasts	-15,000	13,000	60,000	38,000
Remainder after Caledon's High Forecasts	-15,000	13,000	25,000	3,500

Note: <sup>1</sup> Growth Plan Amendment #2; <sup>2</sup> As approved by Brampton City Council on November 6, 2013; <sup>3</sup> As approved by Mississauga City Council on October 30, 2013.

Note: The numbers are rounded to the nearest thousand

# Next Steps

- Assessment of public input
- Report to Council on a preferred growth option
- Peel Region staff to consult the public on Region-wide growth issues and requirements
- Peel Region staff to draft a Regional Official Plan Amendment for Regional Council adoption , which will include the recommended growth forecast for Caledon
- Town of Caledon to initiate a detailed growth study to determine the distribution of the growth to communities and evaluate impacts of preferred growth option

# Disclaimer

Town of Caledon staff would like to advise Council and all members of the public that, while the options in this slide deck refer to growth taking place in certain parts of the Town, this is only for the purposes of a general analysis. The location and direction of growth will be the result of a full Municipal Comprehensive Review, as required by the Growth Plan and the Provincial Policy Statement (2005), and staff are not suggesting or pre-judging where growth (and possible settlement area boundary expansions) might occur in the future.