

Region of Peel

Settlement Area Boundary Expansion Study:
Public Facilities Technical Study

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Prepared by:



Table of Contents

Section 1.0	Public Facilities Technical Study Purpose and Objectives.....	1
1.1	Objectives.....	1
Section 2.0	Key Assumptions.....	3
2.1	Services to be Examined	3
2.2	Services to be Excluded.....	3
2.3	Capacity of Public Service Facilities.....	4
2.4	Demographic Assumptions.....	5
Section 3.0	Policy Context & General Trends	8
3.1	Provincial Legislation.....	8
3.2	Region of Peel	10
3.3	Town of Caledon	11
3.4	Caledon Public Library.....	14
3.5	Peel Region School Board and Peel Catholic District School Board.....	15
3.6	General Trends.....	15
Section 4.0	Summary of Public Facilities in the Town of Caledon.....	18
4.1	Indoor Recreation Facilities.....	18
4.2	Library Facilities.....	19
4.3	Emergency Services.....	21
4.4	School Boards.....	24
Section 5.0	Service Level Standards	27
5.1	Library and Recreation.....	27
5.2	Emergency Services: Fire.....	27
5.3	Emergency Services: Paramedics	28
5.4	School Boards.....	28
Section 6.0	Growth-Related Public Facility Needs.....	29
6.1	Recreation Facilities	29
6.2	Library Facility Needs	30
6.3	Emergency Services.....	31
6.4	School Boards.....	32
Section 7.0	Conclusion	33
7.1	Principles for SABE Selection.....	33
7.2	Public Facility Land and Building Space Needs.....	35
7.3	Location of Future Public Facilities	36
	Appendix A Recreation Services Supporting Analysis.....	39

Appendix A Recreation Services	40
Appendix B Library Services Supporting Analysis	46
Appendix B Library Services.....	47
Appendix C Emergency Services: Fire Services Supporting Analysis.....	51
Appendix C Emergency Services: Fire Services	52
Appendix D Emergency Services: Paramedic Services Supporting Analysis	54
Appendix D Emergency Services: Paramedic Services.....	55
Appendix E School Boards Supporting Analysis.....	58
Appendix E School Boards	59

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Section 1.0

Public Facilities Technical Study Purpose and Objectives

The Peel Region Settlement Area Boundary Expansion (SABE) Study is intended to designate new settlement areas within the Town of Caledon. Provincial policies require that analysis support the appropriate location for proposed settlement boundary expansions to occur. Work undertaken to date has resulted in a refinement from the initial study area to a Focus Study Area (FSA) within which the location of new urban lands will be identified, herein referred to as the settlement area boundary expansion (SABE).¹

The early stages of the SABE process was predicated on the residential and non-residential growth forecasts for the Region informed by the 2019 Growth Plan (Schedule 3) to 2041. Following the release of the draft technical studies, the Province amended Schedule 3 and extended the planning horizon of the Growth Plan to 2051. This change increases the amount of land to be designated as part of the SABE process from about 1,300 hectares to approximately 4,300 hectares. Preliminary forecasts assume that the SABE will need to accommodate additional population of 183,000 and additional employment of 67,700 by 2051. The size of the FSA is approximately 8,000 hectares, just under twice the size of the total estimated land need of 4,300 hectares required to accommodate these forecasts.

1.1 Objectives

In accordance with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* (herein referred to as the "Growth Plan, 2019"), where the need for a SABE has been justified, the feasibility and most appropriate location of the expansion will be identified based on a comprehensive review of land use planning policies. Of particular relevance to this assignment, section 2.2.8.3(a) of the Growth Plan, 2019 requires that there be sufficient capacity in planned public service facilities to accommodate anticipated growth. The Public Facilities Technical Study ("the study") provides an assessment of available servicing capacity in existing or planned public facilities including recreation, library, and emergency services as well as public and catholic schools.

In accordance with the Growth Plan policy requirements, this study also identifies public facilities that may be required to ensure capacity is available to service future growth associated with the SABE. Although the scale, design, function, and location of future public service facilities will be determined by the Region of Peel, Town of Caledon, and School Boards as part of subsequent infrastructure plans, general principles regarding the planning of these future facilities are discussed within the regional context of selecting a location for the SABE.

Recognizing the recent changes to the identified planning horizon, this Public Facilities Technical Study contains a focused analysis of needs to the year 2041. However, long-term market variables (participation trends, changes to regional inventories, socio-demographic conditions, etc.) challenge market-specific

¹ A description of how the FSA was established is provided in the [Settlement Area Boundary Expansion \(SABE\) Study Phase A: Focus Study Area](#) report.

forecasts beyond that timeframe. Accordingly, facility assessments are exclusively based on level of service by population between the years 2041 and 2051.

Section 2.0

Key Assumptions

The following summarizes the key assumptions used for the purposes of this study.

2.1 Services to be Examined

This study focuses on growth-related requirements related to indoor recreation facilities, libraries, emergency services under the purview of the Region of Peel and/or the Town of Caledon, and schools administered by the Public and Catholic School Boards in the Region. A description of each service and associated service provider is provided in Table 1.

Table 1: Description of Services and Service Providers

Service	Description
Emergency Services (e.g. Fire Services and Paramedics)	<ul style="list-style-type: none"> • Paramedic Services are provided by the Region of Peel. • Fire Services are provided by the Town of Caledon. • As these services are driven by the ability to respond to emergencies within a certain period of time, the analysis focuses on the location of fire halls and paramedic stations. • Although not the focus of this analysis, it is recognized that both fire and paramedic services provide a range of non-emergency response activities and programs to support the health and safety of residents.
Indoor Recreation	<ul style="list-style-type: none"> • Service provided by the Town of Caledon. • Indoor recreation facilities include community centres, arenas, indoor pools, gymnasiums, fitness centres, etc.
Library Services	<ul style="list-style-type: none"> • Service provided by the Town of Caledon (Caledon Public Library). • Library branches (funded by the Town and governed by the Caledon Public Library Board).
Elementary and Secondary Schools	<ul style="list-style-type: none"> • Provided by Peel District School Board (PDSB) and Dufferin-Peel Catholic District School Board (DPCDSB).

2.2 Services to be Excluded

Given the Regional scale of this study, and the purpose of providing input into the selection of the SABE(s), this study does not involve an assessment of the following:

- Parkland needs by classification, location, size or function.
- Outdoor recreational infrastructure such as sports fields, playgrounds, splash pads.
- Police Services for the Town of Caledon provided by the Ontario Provincial Police (OPP).
- Operational or service delivery matters such as pricing, scheduling, allocation, maintenance, library collections, etc.
- Needs of current and future populations residing within existing settlement area boundaries.

The Town of Caledon is unique as Police Services are provided through contract with the Ontario Provincial Police (OPP), rather than Peel Regional Police. Caledon’s latest contract with the OPP runs from

2020 to 2024. The OPP bills municipalities on a base cost plus calls for service recovery model. In Caledon, the contract also provides for 27 contract enhancement positions above the base level of service, who focus on community response, street crime, and traffic duties. The contract also covers OPP property services costs, and equipment and building repair costs. In the event that the contract with OPP is not renewed, it is likely that the Region will need to reassess police servicing needs in the Town. Since the earliest the contract would expire is 2024, which will occur after the SABE has been approved as part of the Region's Peel 2041+ process, it is recommended this assessment occur at this time. Nonetheless, it is expected that if and when the contract is ended, the same principles of using available and planned capacity to service future growth will be applied.

2.3 Capacity of Public Service Facilities

Recreation and Library Services

Utilization rates of recreation facilities and programs can be an indicator of demand, particularly when tracked over time. Analysis of capacity utilization rates is most useful for short and long range planning exercises up to 10 years in the future. A limitation of a capacity utilization analyses for periods extending beyond 10 to 15 years in the future is the inherent unpredictability of market forces that influence the need for recreation facilities.

It is difficult to project socio-economic characteristics of the future population that have a direct correlation to the types of facilities that are required and the frequency of use that can be expected (e.g. household income, cultural diversity, age structure, etc.). Provincial and regional factors such as evolving recreational interests, emergence of new facility/activity types and lifestyle preferences also play a role in future demand. Perhaps most importantly, short to medium term development of new local and regional recreation facilities (such as the Town's new Southfields Community Centre and a community centre tentatively planned in Mayfield West Phase 2) will add capacity that cannot be quantified until those facilities are in operation, and thus their influence on utilization of existing facilities is unknown.

For the purposes of this study, it is assumed that any surplus/available capacity in existing recreation facility rentals and programs will be largely utilized due to population growth occurring between now and 2031. Indoor recreation utilization rates in the Town of Caledon Facility Needs Assessment Study (2017) are considered but have not been updated for the purposes of this study.

For the purposes of library space planning, utilization rates are less of an indicator as the application of per capita standards is the common practice. Given this assumption, opportunities considered for the purpose of this study include potential for expansions to existing facilities such as the Caledon East Community Complex or new additions to planned facility additions such the Mayfield West Phase 2 community centre.

Emergency Services

Analysis completed as part of the Town's 2018 Fire Master Plan suggests that there is currently limited capacity within existing fire stations to respond to population and employment growth, particularly beyond 2031. However, the Town is anticipated to make significant investments in fire infrastructure over the 2019-2029 period. This includes the redevelopment of Station 310 in Bolton (now completed), a new

station in Mayfield West and the expansion of four existing fire stations located outside of the FSA. These improvements are needed to service population and employment growth to 2031.

As the location of the SABE is currently unknown, additional analysis will need to be undertaken to assess the ability of existing and proposed stations to achieve emergency response coverage benchmarks. The model will also need to be calibrated to account for the planned stations as well as improvements made to the future road network, including the technically preferred route for the GTA West Corridor. Since the timing of construction of the GTA West corridor is unknown at this time, it has been assumed that the highway will be completed and operational by 2031, which is consistent with the assumption used in the Region's Long Range Transportation Plan (LRTP).

Due to the Region's implementation of a new paramedic service delivery model over the past decade, capacity in the paramedic system appears to be sufficient over the immediate term, but may require future investment over the long-term beyond 2031. As part of the new service delivery model, 25 new stations have been built across the Region in the past 10 years, including several in Caledon. The Region has not indicated further plans to develop new stations beyond those already planned and under construction. For the purposes of this report, it is assumed that there is excess capacity in existing paramedic stations in Caledon due to the rate of recent construction. However, as the Town continues to grow, the Region has acknowledged that the Town may require further paramedic facilities such as a reporting station.

Schools

Capacity in the Town of Caledon's existing schools varies widely, with some schools at nearly double their capacity and others with substantial availability. School Boards regularly undertake accommodation strategies to understand potential pupil enrollment, ensure appropriate catchment areas as well as plan new or close existing school locations. As enrollment is dynamic, it must be monitored regularly.

Current accommodation strategies prepared by the PDSB and DPCDSB have identified a need to open a number of school sites over the next 5-10 years within the Town's existing settlement areas, including Mayfield West and Bolton, in order to meet the demands of growth. These accommodation strategies have not yet accounted for development related to the SABE.

As the majority of Caledon's future ground-related housing units will be located within designated greenfield areas and the SABE, a significant amount of the school age population is expected to reside within the new community area. This growth places demand on existing and planned school sites, likely necessitating the need for additional facilities. The exact location and size of these facilities will need to be determined through future accommodation strategies.

2.4 Demographic Assumptions

The need for public facilities such as community centres, libraries, emergency services, and schools is driven in large part by the number, age structure, and spatial arrangement of people and, on occasion, employees in a community. This study analyzes the additional public facility demands arising from population growth and new development in the FSA in the context of existing, planned, and future

facilities. The demographic assumptions prepared by Hemson as input to the Peel 2041+ process and used for the purposes of this analysis are summarized below:

- The Town of Caledon's current year population estimate for 2020 is approximately 76,700.
- Preliminary forecasts assume that the SABE will need to accommodate an additional population of 51,500 and additional employment of 20,400 by 2041.
- Although some of this 51,500 additional population will occur before 2031 the majority, approximately 46,580, will be accommodated between 2031 and 2041. Similarly, of the 20,400 new employees anticipated for the SABE to 2041, roughly 19,960 will be accommodated between 2031 and 2041.
- By the year 2051, the Town of Caledon's population is projected to reach 300,000 persons. Of the Town's total 2051 population, a total of 183,000 persons are forecasted to be accommodated directly within the SABE; the remaining 117,000 would be living within the existing built-up boundary and already identified Secondary Plans such as Mayfield West Phase 2 and the Chickadee Lands in Bolton.

The specific demographic characteristics of the SABE will also influence the scale, design, function, and location of public service facilities. Although outside of the scope of this study, the following demographic considerations are important in selecting public facility sites and, in turn, in making decisions about the location and configuration of the SABE area.

- The catchment area for indoor recreation facilities and libraries generally reflects the willingness of people to travel a certain distance to access such services. Municipalities strive to optimize geographic access when considering the distribution of these facilities.
- Population growth in younger age groups, particularly children and youth, will place demand on a wide range of programs in community centres and libraries: sports, camps, and early childhood development and early literacy programs, among many other programs. The number of children and youth will also have a direct bearing on school board needs.
- Older adults, typically those over the age of 55, also place significant demands on recreation and library services, including programs focused on promoting active, healthy, and socially engaged lifestyles. An aging population will also require additional emergency services infrastructure to respond to an increased frequency of calls and the changing nature of emergencies (e.g. an increase in retirement and long-term care homes requires a more comprehensive level of fire response).
- The relationship between the age structure of the existing and future population in Caledon is an important factor to consider when projecting school enrollment, particularly with respect to the female population between the ages of 25-44 who are of prime child-bearing ages.
- Decisions about housing choice are highly influenced by age. The housing preference for new households, particularly for people in their twenties, as well as many elderly people, is for apartments. As apartments tend to be concentrated at the center of existing urban areas, in the

context of the FSA this likely means that apartments and their occupants will be clustered in areas prone to intensification as well as areas that have access to transit.

- From the age of 30 and onwards, housing preference becomes increasingly geared towards “ground-related units”.^[1] In the context of the FSA, these units will likely be located in already designated greenfield areas and the new SABE area(s). The age structure of the occupants in ground-related housing is broad, and will comprise a significant amount of households with school-age children.
- To the extent that facility needs are driven by patterns of employment—work at home businesses that rely on libraries and non-residential building that require fire protection for example—the amount, type, and location of new employment activity in the SABE will be an important consideration.

^[1] The Region’s Housing and Homelessness Plan is for 50% low density and 50% medium and high density with a greater proportion of units back to back towns (which would be ground related), stacked townhouses and apartments to provide more affordable housing options.

Section 3.0

Policy Context & General Trends

To understand the public service facility needs, the policy context must be examined. The following provides a summary of the relevant policies, master plans, facility assessments, and general trends that relate to the services examined in this study.

3.1 Provincial Legislation

Provincial Policy Statement, 2020

Section 1.5 of the Provincial Policy Statement pertains to Public Spaces, Recreation, Parks, Trails and Open Space.

Section 1.5.1

Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Section 1.6 of the Provincial Policy Statement speaks to Infrastructure and Public Service Facilities. Notable to the analysis are the following subsections.

Section 1.6.1

Infrastructure and *public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs. Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

Section 1.6.3

Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

Section 1.6.4

Infrastructure and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.

Section 1.6.5

Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan defines public service facilities as:

Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

It is recognized that the Growth Plan makes several references to public facilities in the context of managing growth, creating complete communities and prioritizing investment within delineated built-up areas. However, for the purposes of supporting the SABE analysis, the relevant sections of the Growth Plan are referenced.

Section 3.2.8 Public Service Facilities

1. Planning for *public service facilities*, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.
2. *Public service facilities* and public services should be co-located in community hubs and integrated to promote cost-effectiveness.
3. Priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.
4. Existing *public service facilities* that are located in or near strategic growth areas and are easily accessible by active transportation and transit, where that service is available, should be the preferred location for community hubs.
5. Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.

6. New *public service facilities*, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

2.2.8 Settlement Area Boundary Expansions

3. Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:
 - a) there is sufficient capacity in existing or planned infrastructure and *public service facilities*;
 - b) the infrastructure and *public service facilities* needed would be financially viable over the full life cycle of these assets;

3.2 Region of Peel

Evaluation and Recommendations for Capital Planning and Development of the Peel Regional Paramedic Service

In 2006, HealthAnalytics Consulting analyzed paramedic response time performance and station facility needs to guide regional capital planning through to the year 2025.² The report considered several service delivery models and ultimately recommended a divisional model that uses a flexible deployment strategy consisting of larger reporting stations that house training space and equipment, and smaller satellite stations scattered throughout the Region to ensure fast response times. Instead of reporting to a local paramedic station as under a traditional model, this divisional model proposes that paramedics start and end their shifts at a central reporting station, and then be deployed to satellite stations as needed. By being deployed to a satellite station to wait for their next call, paramedics are closer to future emergencies and are therefore expected to reduce response times. In addition, the reporting stations are where ambulances are cleaned and stocked by technicians, meaning that paramedics spend more time on-call and less time cleaning and stocking their vehicles.

The report also recommended co-locating paramedic stations with fire stations by building adjoining structures onto existing or new fire stations. The report paid particular attention to rural areas of Peel Region, particularly Caledon, in order to ensure that the flexible deployment strategy used in urban areas would not harm response times in widespread rural areas. While the divisional model was not recommended for the Town of Caledon in this report due to the geographic character of the Town, it was later implemented in the Town in January 2019.

²Region of Peel, 2006. Evaluation and Recommendations for Capital Planning and Development of the Peel Regional Paramedic Service. Prepared by HealthAnalytics Consultants.

Peel Regional Paramedic Services 10 Year Facility Capital Plan, 2008-2017

The 10-year facility capital plan was devised in 2008 to span 2008 to 2017, and was most recently updated in 2013.³ This report outlined the new and existing paramedic stations required over the planning period to service the Region. These facilities were based on the aforementioned 2006 HealthAnalytics report, which moved the Region to a divisional model using large reporting stations and small satellite stations, co-locating with fire services where possible. The HealthAnalytics report recommended 29 total locations throughout the Region, including six reporting stations and 23 satellite stations spread across the three lower-tier municipalities.

In 2013, Council approved a revised 10-year facility capital plan that planned for four reporting stations and 21 satellite stations, including four satellite stations in Caledon. This revised plan has been the basis of the Region's recent spate of paramedic station construction and relocation efforts. Several older paramedic stations have since been decommissioned, three existing stations were adopted as satellite stations, and a total of 22 new stations have been built or are in the process of being built. In Caledon, this led to the construction of 3 new satellite stations, each of which were co-located with Caledon fire services. One existing paramedic station, which is co-located with a fire station, was maintained. There are no reporting stations in Caledon, but one is located nearby in northern Brampton. Paramedics begin their shift at a reporting station, and then fan out to local satellite stations based on the deployment plan. Caledon will not receive a reporting station until local call volume reaches approximately 35,000 calls per year, while current calls in Caledon number about 7,000 per year.

As per the Region's 2020 capital budget, two paramedic stations have yet to be completed. All of the proposed stations in Caledon have been completed, with the most recent station opening in Bolton in 2019.

3.3 Town of Caledon

Parks & Recreation Masterplan

The Town prepared Recreation & Parks Master Plans⁴ in 2004 and 2010 to provide long-range guidance for their respective 10 year implementation periods. The Master Plans established provision standards, analyzed facility needs, and articulated recommendations. The Town's Facility Needs Assessment Study, discussed in subsequent paragraphs, updated the indoor recreation needs assessments in 2017.

³ Region of Peel, 2008 and 2013. 10 Year Facility Capital Plan.

⁴ Town of Caledon. 2004, 2010. Recreation & Parks Masterplan. Prepared by Monteith Brown Planning Consultants.

Parks & Recreation Visioning Plan

The Town of Caledon's Parks & Recreation Visioning Plan⁵ establishes the following vision to guide the Town between the years 2016 and 2021:

"A Caledon that provides accessible and sustainable parks, recreation and cultural services that engages everyone and fosters healthy lifestyles and environments while connecting the community and embracing its diversity."

Recommended policies and objectives contained in the Visioning Plan deemed relevant to this study include:

- The establishment of community gathering spaces and the ability to host community special events at facilities such as community centres and libraries (*Strategy #1.1 and #1.5*).
- Implementation of a "Neighbourhood Facility Model" through the creation of multi-use, flexible and interactive community hubs at the neighbourhood-level (*Strategy #5.1*).
- Encouraging the development/replacement of libraries within multi-use "community centre hubs" (*Strategy #5.5*)
- Designing new and existing infrastructure with consideration of the ability to host regional, provincial, national and international events (*Strategy #8.3*).

Facility Needs Assessment Study

The Facility Needs Assessment Study (FNAS)⁶ provides the Town of Caledon with a strategy to guide investment in recreation facilities to the year 2026, providing direction regarding how to address recreational needs through use of existing community centres and construction of new community centres. Notable findings from the study relating to major indoor recreational facilities included:

- Retaining the supply of arenas at the present level based on available capacity to accommodate more rentals and a regional/provincial shift in ice sport participation.
- Potential provision of a smaller-format indoor aquatics centre pending feasibility and business planning assessments, with the analysis noting that the future pool should not be located in the Bolton or Mayfield settlements due to the availability of pools already established in those communities. Recently, Council has approved the Caledon East Community Complex, which will act as a central location for meeting servicing needs.
- Providing opportunities for active living and fitness programs at the Caledon East Community Complex, noting that a new full service fitness centre, group fitness studio, indoor walking track and library branch have been included in preliminary conceptual designs to expand that facility.

⁵ Town of Caledon. 2015. Parks & Recreation Visioning Plan. Prepared by MHBC, Raymond Consulting & Tate Research.

⁶ Town of Caledon. 2017. Facility Needs Assessment Study. Prepared by Monteith Brown Planning Consultants.

These components are derived from the Town of Caledon's 'Major Projects' webpage on the municipal website as of March 2020 and email correspondence with Caledon Public Library staff.

- A municipal gymnasium in Mayfield West by way of either a partnership with a local School Board if/when a secondary school is constructed. It bears noting that a gymnasium has been included in the conceptual design for the Caledon East Community Complex expansion.
- Continued dialogue with current and prospective hub partners is encouraged with respect to their integration in a future multi-use community centre and/or through renewal or expansion of existing community centres.

Fire Master Plan

The Town of Caledon's 2018 Fire Master Plan⁷ provides strategic direction relating to the planning of fire services, including servicing needs arising from new development, as informed by industry best practices. As such, the assessment of fire services for the purposes of this study largely relies on the findings and recommendations from this study. Of particular relevance is the fire suppression division which includes *"responding to fires; medical related calls identified within the tiered response agreement; motor vehicle fires, collisions and occupant extrication when required; and fire alarm investigation"*.

As stated in the Master Plan, all infrastructure planning of fire service facilities must meet the legislative requirements of the *Fire Prevention & Protection Act (1997)* and the *Occupational Health and Safety Act (1990)*. That said, there are no legislative service level targets related to the provision of fire services, such as the number of fire fighters, mandatory equipment, emergency response time standards, etc. Rather, municipalities rely on industry standards and best practices when developing service level standards for fire. For example, the National Fire Protection Association (NFPA) is a global organization dedicated to developing standards and codes to reduce death, property and economic loss caused by fire and electrical hazards. Standards established by the NFPA are commonly used by municipalities when developing recommendations for fire service delivery. Such standards are used in the Town's Master Plan and informed recommendations to address current and anticipated needs of the community. Recommendations related to fire suppression in the Master Plan included:

- *It is recommended that the Town of Caledon should be striving achieve a depth of response deployment to all fire related emergency calls of four firefighters to low risk occupancies, 14 firefighters to moderate risk occupancies, and 24 firefighters to high risk occupancies;*
- *that the Town of Caledon should be striving to achieve a fire suppression deployment benchmark including an initial response of four firefighters to all fire related incidents; and*
- *that the Town of Caledon should be striving to achieve a fire suppression deployment benchmark including four firefighters to low risk occupancies, 14 firefighters to moderate risk occupancies, and 24 firefighters to high risk occupancies.*

⁷ Town of Caledon, 2018. Fire Master Plan. Prepared by Dillon Consulting.

3.4 Caledon Public Library

Caledon Public Library Strategic Plan

The Strategic Plan⁸ states a vision that “Caledon Public Library is a vital service and vibrant community space” along with a vision that “Caledon Public Library is a hub for discovery, innovation and inspiration. We nurture connections, collaboration and creativity.”

The Strategic Plan speaks to strengthening its facilities in a number of ways including building new branches in support of a growing Caledon. It also encourages opportunities to co-locate with other Town facilities in support of a hub model and spirit of collaboration with other municipal departments and community partners.

Library Service/Facility Review and Master Plan

The Library Service/Facility Review and Master Plan⁹ contains an assessment of existing library facilities, space and service needs. It reports a total of 31,607 square feet as being available as of 2017, exclusive of the new Southfields Village branch that recently opened in September 2020. Subsequent revision of library square footage by the Library place the total area at 39,207 square feet including the new branch (see Section 3.0).

Notable facility recommendations contained in the Service Review/Master Plan that may have relevance to future infrastructure planning carried out for new urban areas in Caledon (through new construction or ability to add capacity to existing facilities) include:

- A new branch in the Southfields Village which has been implemented through a 7,700 square foot library as noted above.
- A recommended 20,000 square foot library branch envisioned within a future community centre as part of ongoing development in the Mayfield West Phase 2 Secondary Plan area.
- Major renovation of the Albion-Bolton branch, with longer-term consideration being given to relocating the branch to a new site altogether.
- Short-term renovation/reconfiguration of the Alton, Caledon and Inglewood branches, with longer-term consideration of consolidating these branches into a single library branch that is integrated into a future “Village Hub” serving the north-west sector of Caledon.
- Relocation of the Belfountain Holds Locker to the Belfountain Community Centre.

⁸ Caledon Public Library. Building The Future: Strategic Plan, 2017-2020.

⁹ Caledon Public Library. November 2016. Library Service/Facility Review and Master Plan. Prepared by Lighthouse Consulting Inc. and LGA Architectural Partners.

3.5 Peel Region School Board and Peel Catholic District School Board

School Board Accommodation Strategies

School boards in Ontario publish long-term program and accommodation strategies in order to plan for future capital needs. The Peel District School Board (PDSB) publishes an Annual Planning Document (APD)¹⁰ every year that recommends major capital decisions such as new schools, school additions, boundary changes and class caps. The report also details enrolment projections that underpin future accommodation needs as well as the Board's capital submissions to the Province. The 2019/20 APD had several key recommendations, including a new school, a school addition, boundary changes, and changes in French Immersion class caps. The enrolment predictions identified key growth areas, which included several in Caledon: the Mayfield West area, Caledon East, and the Bolton Expansion Area.

The DPCDSB published a Long Term Accommodation Plan¹¹ in September 2013, which had a 15-year horizon to examine pupil needs, boundary reviews, and new school addition/construction needs. The Plan examined each municipality and recommended if schools required a boundary reorganization, new school construction, or if enrollment was under capacity or at a stable capacity. For elementary schools in Caledon, it was determined that a new school and a boundary reorganization was required in Caledon East. The Plan also identified the need for a new secondary school in the Mayfield West area sometime in 2022/2023.

3.6 General Trends

In addition to the aforementioned policies and plans, there are also general trends that should be considered when planning for municipal public facilities. Specifically, the servicing expectations and demands for indoor recreation and library facilities are described below. General comments about optimizing existing infrastructure is provided below.

Multi-Use Facilities and Community Hub Philosophies

There is a growing expectation that community centres contain something for everybody. Municipal community hubs integrate complementary civic services whereby multiple departments (including the public library and recreation department) serve the public with a diverse range of opportunities, sometimes in conjunction with community partners. Co-location of complementary facility components into hubs can create convenient, centralized activity centres and generate financial efficiencies through centralized operations. The provision of high quality, multi-use facilities encourages physical and social activity among all age groups while also creating opportunities for tourism.

Caledon has operated multi-use facilities for some time by way of the Caledon Centre for Recreation & Wellness, the Mayfield Recreation Complex and the Caledon East Community Complex. The Albion-Bolton Community Centre combines a municipal arena with the Albion Bolton library branch and space leased to a community service provider. A new community centre being constructed in the Southfields Village will contain space for recreation, libraries, police services and community-based operators.

¹⁰ Peel District School Board, 2019. Annual Planning Document.

¹¹ Dufferin-Peel Catholic District School Board, 2013. Long-Term Accommodation Plan.

The Town's Parks & Recreation Visioning Plan recommends that future community centres be positioned as "Recreational Destination Hubs" using two models that service community and neighbourhood catchment areas.¹² The hub model is reinforced through the Library Service Review/Master Plan and the Facility Needs Assessment Study. As critical parts of the community infrastructure, the availability of libraries and recreation facilities lend many benefits relating to physical and mental health, social integration, economic development and environmental sustainability. These facilities and services are being used more often to supplement civic building initiatives pertaining to healthy and active community designs, place making, urban design, etc. all of which are intended to develop places that people want to live, work and play.

Partnerships with Others

Successful public-private partnerships utilize the resources of multiple parties and can be a beneficial way to increase the amount of publically accessible facilities. A successful outcome is realized when the public interest is maximized and that partnerships fulfill the desired objectives of each party. For example, a number of municipalities provide land and/or facility space while operating responsibilities are provided by a partnering community organization.

Several partnerships exist throughout the GTA between municipalities and School Boards to facilitate the sharing of community facilities, including in Peel and Halton Regions that maximize the use of lands and facilities. For example, the Town of Caledon has recently partnered with the Peel District School Board to undertake improvements to an outdoor field and track at Humberview Secondary School in Bolton, setting a precedent for future agreements.

Optimizing Use of Existing Infrastructure

Prior to constructing new facilities, it is important to understand how existing facilities are performing. There are many ways to measure performance though financial operating performance (revenues, expenditures, cost recovery), capital and asset management planning (lifecycle state, capital investment undertaken vs required), and usage capacity (hours of community use, rentals, library circulation statistics, program fill rates, ability to respond to emergencies, amount of school capacity etc.).

Typically, investment in new capital infrastructure is best conducted after existing facilities are approaching or at peak capacities, or when justified to address other service gaps such as on the basis of geographic catchments. Should there be capacity in existing facilities to accommodate greater levels of use, best practices dictate that this should be considered prior to constructing new infrastructure. For example, the Library Service Review/Master Plan and the Facility Needs Assessment Study both undertook a close examination of available capacity in recreation and library facilities, and subsequently considered opportunities through which to optimize existing infrastructure.

The Town of Caledon, Region of Peel and School Boards already do a very good job of optimizing existing infrastructure. As most municipalities, as well as School Boards, are required to provide services and facilities with limited revenue sources, this is a necessity. This study assumes that the Region, Town and

¹² Town of Caledon. 2015 Parks & Recreation Visioning Plan. pp. 59.

School Boards will continue to find new and innovative ways to service the greatest number of residents while using the least amount of resources.

Section 4.0

Summary of Public Facilities in the Town of Caledon

A brief inventory of existing public facilities in Caledon, including within the FSA, are described below. The inventory of existing facilities was used to assess the capacity available to service future growth.

4.1 Indoor Recreation Facilities

The Town of Caledon offers its recreation and leisure activities through the following community centres:

- Albion Bolton Community Centre (Bolton);
- Caledon Centre for Recreation & Wellness (Bolton);
- Caledon East Community Complex (Caledon East);
- Southfields Community Centre (Mayfield West);
- Lloyd Wilson Centennial Arena (Inglewood); and
- Mayfield Recreation Complex (Mayfield).

Major indoor facilities owned and operated by the Town of Caledon are summarized below, with their locations shown in Map 1. Using the current 2020 population (76,700 persons) a benchmark, the number of facilities in relation to the current population is described.

Table 2: Major Indoor Recreation Facilities owned by the Town of Caledon

Facility Type	Number	Service Level (Pop. 76,700)	Location
Ice Pads	5	1 : 15,300	Caledon East Community Complex (2), Albion Bolton Community Centre, Lloyd Wilson Arena, Mayfield Recreation Complex
Indoor Aquatic Centres	4	1 : 19,175	Caledon Centre for Recreation & Wellness, Mayfield Recreation Complex, Southfields Community Centre
Fitness Centres	3	1 : 25,570	Caledon Centre for Recreation & Wellness
Gymnasiums	1	1 : 76,700	Caledon Centre for Recreation & Wellness
Indoor Turf Field	0	0	Not Applicable

Note: design tender issued in October 2020 for expansion of the Caledon East Community Complex which will confirm new facilities to be added

The Town also operates smaller halls and community rooms that are primarily oriented to community rentals (with limited municipal programming offered) through the following facilities:

- Alton Library and Community Room (Alton);
- Belfountain Community Centre (Belfountain);
- Caledon Village Place (Caledon Village);
- Cheltenham Community Room (Cheltenham);
- Inglewood Community Centre and Library (Inglewood);
- Margaret Dunn Valleywood Library and Community Room (Mayfield); and
- Victoria Parks Community Centre (Mono Mills).

4.2 Library Facilities

Caledon Public Library operates eight branch locations as illustrated in Table 3 and Map 1.

Caledon Public Library provides 39,275 square feet of space resulting in a service level of 0.5 square feet per capita based on the current population estimate of 76,700 persons.

Table 3: Summary of Library Branches by Settlement & Size

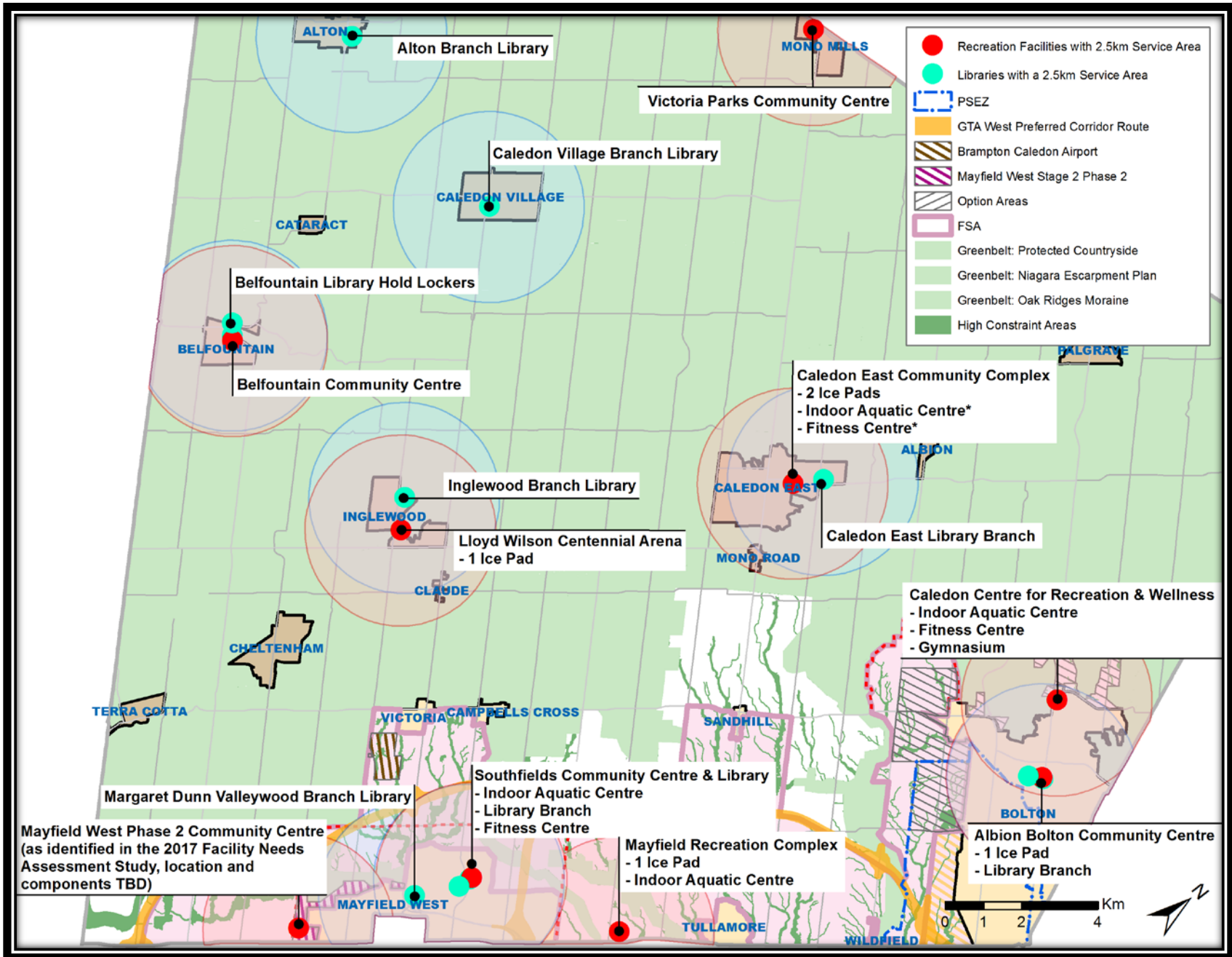
Library Branch	Settlement	Branch Size (square feet)
Albion Bolton	Bolton	15,132
Alton	Rural	1,300
Belfountain Holds Locker	Belfountain	n/a
Caledon East (co-located with a high school)	Caledon East	8,300*
Caledon Village	Caledon Village	2,400
Inglewood	Inglewood	1,200
Margaret Dunn Valleywood	Mayfield	3,175
Southfields Village	Mayfield	7,768
	Total Sq.Ft.	39,275

* Initial planning is underway to relocate the Caledon East branch to the Caledon East Community Complex. The size of the relocated branch is not known as design work has recently commenced.

Source: Caledon Public Library, spreadsheet sent March 2020

Map 1 has been prepared solely for the purposes of this study. It bears noting that the Town of Caledon Recreation & Parks Masterplan applies a 5 kilometre radius to its facilities in recognition that a number of municipal facilities service a large rural territory. With this study focusing on the future SABE, a smaller service radius has been applied recognizing that travel times in urbanized settings result in shorter distances covered compared to travel occurring on rural routes. This is for illustrative purposes and should not be construed as a recommendation for the Town of Caledon to adjust its catchment areas, particularly for rural serving facilities.

Map 1: Location of Major Indoor Recreation Facilities and Libraries owned by the Town of Caledon



4.3 Emergency Services

Fire Services

Currently, the Town is serviced by a total of nine fire stations as well as one fire administration headquarters. The Town's Fire and Emergency services department includes a total of 302 full and part-time staff as well as volunteer fire fighters.¹³

Of particular relevance, Table 4 summarizes the existing fire stations in Town of Caledon, the size of each building, and the location in relation to the FSA. All fire stations have been in operation over the last 10 years with the exception of Station 302, which was relocated and expanded in 2019, and the fire administration headquarters, which was opened in 2013. As of 2018, the Town maintained a fleet of approximately 48 fire-related vehicles including pumpers, tankers, aerials, command units and other support vehicles.

All stations with the exception of stations 302 and 307 (which are located within the existing settlement areas of Bolton and Mayfield West, respectively) are located outside of the FSA. Although Station 304 is located outside of the FSA, it is adjacent to the study area.

Table 4: Town of Caledon Fire Stations

Station #	Station Name	Address	Proximity to FSA	Size (Sq. ft.)
301	Alton	19630 Main Street, Alton	Outside	2,921
302	Bolton	14002 Highway 50, Bolton	Bolton SA	21,700
303	Caledon East	6085 Old Church Rd, Caledon East	Outside	9,999
304	Cheltenham	14190 Creditview Road, Cheltenham	Adjacent	7,381
305	Inglewood	67 Mackenzie Street, Inglewood	Outside	5,767
306	Palgrave	17177 Highway 50, Palgrave	Outside	2,977
307	Snelcrest/Valleywood	2 Snelcrest Drive, Mayfield West	Mayfield SA	6,754
308	Mono Mills	6000 Highway 9, Mono Mills	Outside	2,965
309	Caledon Village	3611 Charleston Rd, Caledon	Outside	7,212
N/A	Headquarters	6211 Old Church Road, Caledon East	Outside	7,340
			Total Sq. Ft.	75,016

Paramedic Services

The Town of Caledon is currently serviced by four paramedic stations, all of which are satellite stations (defined as smaller stations, as opposed to larger reporting stations where paramedics pick up their vehicles and report for their shifts). The Region's paramedic service employs 634 staff that are spread out across the 25 paramedic stations across the Region, with 24 paramedics servicing the Town of Caledon¹⁴. While Brampton and Mississauga adopted a divisional model in 2008, Caledon only fully adopted the divisional model in January 2019. The new divisional model means paramedics that service the Town begin their shift at a reporting station in Brampton, and then are deployed across the Town as needed.

¹³ Dillion Consulting. (2018). [Town of Caledon Fire Master Plan](#)

¹⁴ Chief of Peel Regional Paramedic Services, Letter to the Editor, July 2018, <https://www.peelregion.ca/paramedics/media/letter-from-peter-dundas.pdf>.

In addition, dispatchers also use ambulances from York, Simcoe and Dufferin to respond to Caledon calls depending on how busy each service is.

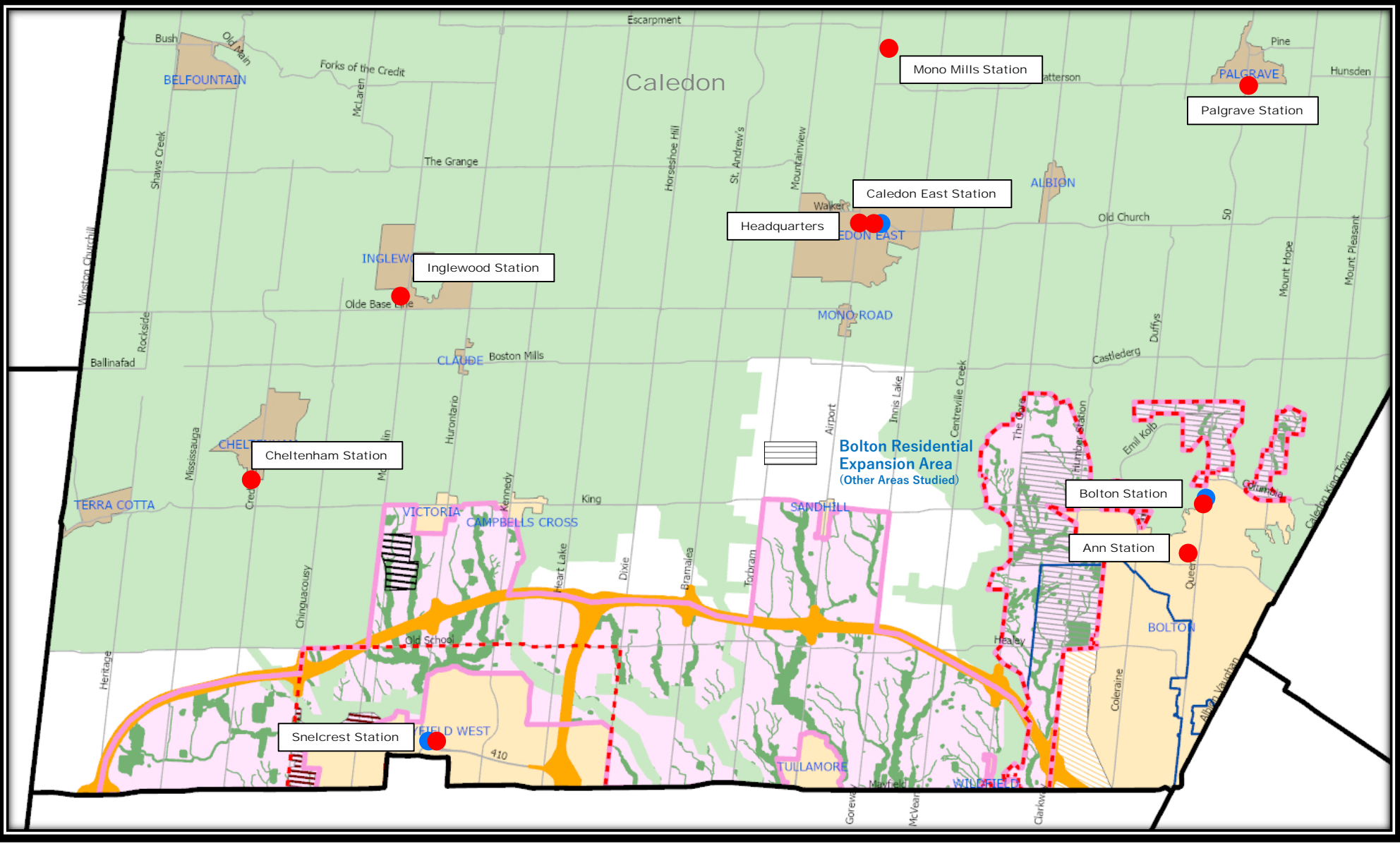
Each of the four Town of Caledon stations are co-located with fire stations. Due to the recent ramp-up in building new paramedic stations across the Region, three of the Town’s stations have been built in the past 10 years. Two of the new stations are located in existing settlement areas in Mayfield West and Bolton, while the other two stations are located outside the FSA.

Table 5: Paramedic Stations in Town of Caledon









Station Name	Address	Year of Construction	Proximity to FSA	Size (Sq. ft.)
Bolton	Highway 50/Cross Country Blvd, Bolton	2019	Bolton SA	10,000
Caledon East	6097 Old Church Rd, Caledon East	2017	Outside	9,999
Snelcrest	2 Snelcrest Drive, Mayfield West	2013	Mayfield SA	6,754
Charleston	3611 Charleston Rd, Caledon	2001	Outside	7,212
			Total Sq.Ft.	33,965



Map 2 below identifies the existing fire stations and paramedics stations within the FSA.

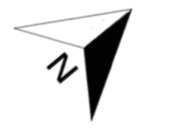
Map 2: Location of Fire Stations and Paramedic Posts in the Town of Caledon



FOCUS STUDY AREA (FSA) (2051)

-  FSA (Area identified for further study)
-  Study Areas (ROP Policy 5.4.3.2.7)
-  GTA West Corridor (Technically Preferred Route)
-  Municipal Boundary
-  Settlement Areas (Outside Greenbelt)
-  Settlement Areas (Within Greenbelt)
-  Greenbelt Area (Protected Countryside) (Niagara Escarpment) (Oak Ridges Moraine) (Growth Plan NHS)
-  Natural Environment High Constraint (Wood Team Data)
-  Bolton Residential Expansion Area (Other Areas Studied)
-  Bolton Residential Expansion Area (Adopted and Under Appeal)
-  Mayfield West (Phase 2 Stage 2 proposed by ROPA 34)
-  Provincially Significant Employment Zone
-  Brampton Caledon Airport

-  Fire Stations
-  Paramedic Stations



1 cm = 1 km

4.4 School Boards

The Town of Caledon has 25 elementary schools and four secondary schools; most of the schools are either part of the Peel District School Board (PDSB) or Dufferin Peel Catholic School Board (DPCDSB). It is important to note that some Caledon students may attend schools located in Dufferin County or Brampton due to the catchment areas that span municipal borders. Of the four Caledon secondary schools, one is located in the FSA (Mayfield Secondary School), one is located in Caledon East, and two are located in Bolton.

Of the elementary non-Catholic public schools, three are located in the FSA. The rest are located across Mayfield West, Campbell's Cross, Belfountain, Caledon East, Bolton, and Palgrave settlement areas. For Catholic elementary schools, four are located in Bolton and one is located in Caledon East.

Table 6: Schools in the Town of Caledon

Type of School	Elementary	Secondary
Catholic	5	2
Public	13	2
French Catholic	1	0
Private/Other	6	0
Total	25	4

Source: Region of Peel

In terms of enrollment, elementary schools in the Town of Caledon service 8,800 pupils and secondary schools service 5,044 students. Note that these numbers do not include Caledon students that are enrolled in schools outside Town boundaries due to catchment areas that span across multiple municipalities.

Table 7: School Enrollment in the Town of Caledon

Type of School	Elementary	Secondary
Catholic	3,126	1,945
Public	5,672	3,264
French Catholic	*	0
Private/Other	*	0
Total	8,798	5,209

Note: no enrollment data available for private and other types of schools.

Source: Region of Peel and PDSB 2019/2020 Planning Documents

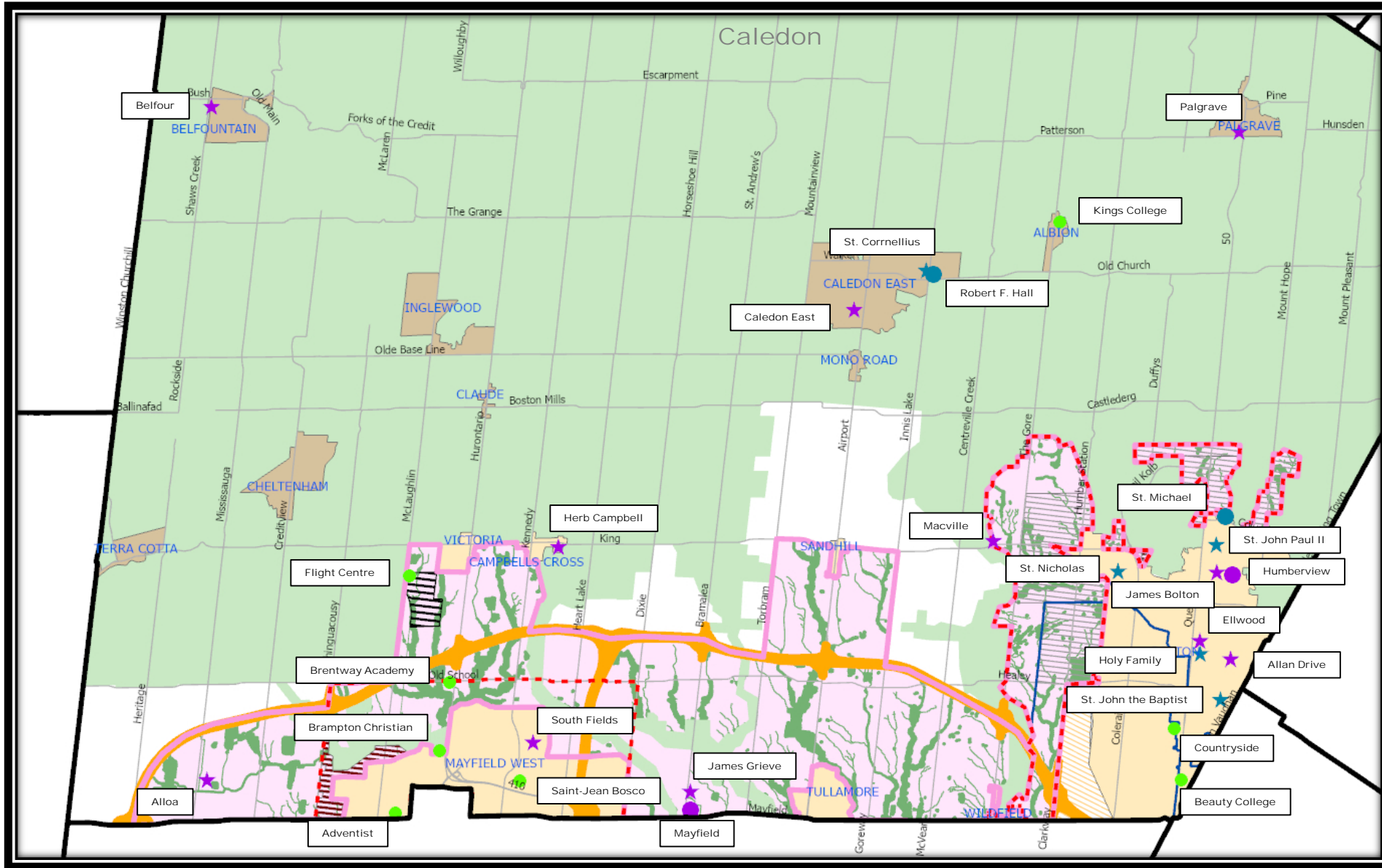
According to the PDSB 2019/2020 planning documents, both elementary and secondary enrollment in Caledon is anticipated to grow over the next ten years. The DPCDSB noted in their 2013 Accommodation Plan that enrollment in most parts of Caledon is steady. Caledon East necessitated the construction of a new elementary school in 2018 due to growing enrollment, and the Fletcher's Meadow/Snelgrove/Mayfield areas are slated to receive a new Catholic secondary school in 2022/2023 due to enrollment pressures.

It is acknowledged that the Town of Caledon is home to several other schools that are not part of the PDSB or the DPCDSB. These schools include private schools, French Catholic schools, Christian schools,

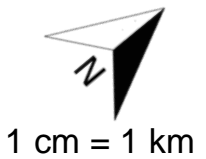
and private career colleges such as a flight school and a beauty school. While these specialized educational institutions exist in the Town, they are not the focus of this analysis, which aims to quantify and analyze public education facilities under the two school boards.

Map 3 shows the location of existing elementary and secondary schools provided by PDSB and DPCDSB. Other school facilities are also shown for reference.

Map 3: Location of School Sites in the Town of Caledon



- Other Schools
- ★ Catholic Elementary
- ★ Public Elementary
- Catholic Secondary
- Public Secondary



Section 5.0

Service Level Standards

Service level standards for public facilities are important to understand anticipated infrastructure needs arising from population and employment growth. A qualitative discussion of these targets in relation to future infrastructure planning for the SABE is provided below. Additional details on service level standards are discussed in Appendix A through E.

5.1 Library and Recreation

- Facility level targets are informed by local demographics, trends and through consultation with the community and municipal representatives. For example, 0.6 and 1.0 square feet per capita has traditionally been used for system-wide library space assessments.
- In planning future facilities, consideration should be given to a number of criteria (e.g. current market conditions, availability of funding, preparation of tertiary plans/site plans, etc.) in planning the development of new and/or expanded facilities.
- Subsequent updates to the Town's long-range plans will likely employ a more comprehensive consultation programme, along with an examination into facility needs and service delivery practices, in relation to future market conditions.
- The location of new recreation facilities to serve growth-related needs after 2031 will depend on factors such as the types of indoor recreation facilities it will contain, ensuring an appropriate geographic catchment areas without unduly duplicating those of other facilities, as well as the distribution of the future SABE population within the FSA.

5.2 Emergency Services: Fire

- There are no legislated service level standards for fire services in Ontario. However, legislation does require that municipal council identify the resources required to provide fire services based on the unique needs of each community.
- Consistent with the recommendations in the Caledon's 2018 Fire Master Plan, the Town should continue to rely on industry best practices to inform fire infrastructure needs. Such practices include the National Fire Protection Association (NFPA) 1720 response time performance benchmarks to determine fire suppression infrastructure needs (e.g., siting of fire stations and associated infrastructure).
- In planning for future fire facilities, it is anticipated that Caledon will shift from predominately low-density, ground-related units to medium and high-density development such as townhouses and apartments. This shift will result in new response time standards, which may influence future infrastructure needs.

5.3 Emergency Services: Paramedics

- Paramedic services are required to report key performance indicators to the Ministry of Health, as required by Regulation 257/00 under the *Land Ambulance Act*. For example, municipalities must report the response time performance for different categories of patients (based on triage acuity) and average ambulance travel time.
- For each type of patient, there is an assigned goal of response time (in minutes), and a target and performance percentage.
- Future population density and the location of residential dwelling units may influence the ability of the Region to achieve response targets. For example, low population density over a broad geographic area may increase response times meaning that performance percentages are not achieved.
- Future paramedic facilities will need to consider the location and type of development associated with the SABE and the potential volume of response calls.

5.4 School Boards

- The Ministry of Education has developed a guideline to help accommodate pupils within school facilities.¹⁵ The guideline provides a minimum requirement to be used by School Boards when completing accommodation reviews in order to address their specific needs.
- Through these reviews School Boards examine school catchment areas, make decisions regarding underutilized space, decommission or demolish schools no longer in use, among others, all while ensuring that these strategic decisions make the most efficient use of school buildings and funding.
- Future accommodating studies should consider the future SABE development and the potential number of pupils that may arise from the addition of new households. Catchment areas will need to be reviewed based on this context.

¹⁵ Ministry of Education. (2018). Pupil Accommodation Strategy. Retrieved from <http://www.edu.gov.on.ca/eng/policyfunding/pupil-accommodation-review-guideline-en.pdf>

Section 6.0

Growth-Related Public Facility Needs

This section describes the public facilities capacity and needs associated with future growth in the Town over the medium and long-term. The analysis focuses on servicing demand related to future growth that will be accommodated within the SABE over the 2031-2041 period. This is intended to address the Growth Plan requirement that there is sufficient capacity in existing and planned infrastructure to meet the needs of growth associated with the SABE.

A summary of findings is presented in the pages that follow while detailed analyses can be referenced in Appendices A through E.

6.1 Recreation Facilities

Appendix A details indoor recreational needs associated with SABE based upon growth-related needs between 2031 and 2041. By this time, capacity within existing indoor recreation facilities is expected to be fully absorbed and is anticipated that the Town will have built a new community centre in Mayfield West Phase 2 and expanded the Caledon East Community Complex, in addition to opening the Southfields Community Centre which is nearing completion and expected to open in the coming months.

It is expected that the Town will need to make additional infrastructure improvements to meet the servicing needs arising from the future SABE beyond 2031. The exact location, scope and type of facilities will be identified through future master plans and studies completed by the Town. However, to better understand the potential capacity needed to service the future SABE, potential recreation infrastructure needs were identified, which include:

- At least one ice pad, with a second ice pad potentially required after the year 2041;
- A smaller-format indoor aquatics centre (assumes the Town's retains its existing model of provision and design template);
- A gymnasium; and
- A fitness centre if designed as a smaller-scale facility consistent with the Town's existing model of provision.

To address these needs, it is likely that at least one new community centre will need to be constructed although there are certain components that may be accommodated through expansion of existing facilities (such as an ice pad added to the Mayfield Recreation Complex) or enlarging planned facilities (such as adding a gymnasium to a future Mayfield West Phase 2 community centre or partnering with a school). There are also facilities that could be justified in the next 10 years that have the potential of serving all or a portion of post-2031 growth-related needs in the SABE (such as an indoor artificial turf field). Consistent with the Town's community hub model, ancillary spaces could also be supported for partners to deliver services in tandem with those of the Town (e.g. library branch, health and social services, emergency services, education and childcare, etc.).

Facility assessments between the years 2041 and 2051 are based exclusively on level of service by population in light of significant uncertainty associated with long-term market variables (participation trends, changes to regional inventories, socio-demographic conditions, etc.) that would normally guide a recreation facility needs analysis. Based on the SABE 2051 growth forecast of 183,000 persons, the Technical Study finds the need for the following in addition to facilities identified for the 2021-2041 period:

- 8 ice pads (could take the form of up to 4 twin pad arenas or 2 quad-pad arenas);
- 1 indoor aquatic centre (and enlarging the previously identified aquatic facility, thereby deviating from the Town of Caledon's current design model);
- 3 gymnasiums (could be combined in one location as a triple gym, shared with school boards, and/or constructed as three individual locations);
- A minimum of 1 fitness centre, depending upon how many community centres the Town of Caledon rationalizes through its future recreation planning studies; and
- 2 indoor turf fields.

The location of a new community centre(s) to serve growth-related needs from 2041-2051 will depend on factors such as the types of indoor recreation facilities it will contain, ensuring an appropriate geographic catchment areas without unduly duplicating those of other facilities, as well as the distribution of the future SABE population within the FSA.

6.2 Library Facility Needs

A metric between 0.6 and 1.0 square feet per capita has traditionally been used for system-wide library space assessments through provincial library planning documents, and the upper end of that spectrum is cited in the Caledon Public Library Service Review/Master Plan.¹⁶ Unfortunately, most library systems in the province have not attained the higher ends of the per capita spectrum and the target referenced in the Library Service Review/Master Plan would be extremely difficult to achieve in Caledon due to the amount of space that would need to be added. Additional details on the Town's Library facility needs are provided in Appendix B.

To understand the potential servicing demand created by the SABE, this study proceeds on the basis that the Caledon Public Library will strive to maintain or slightly enhance its level of service in the range of 0.55 to 0.60 square feet per capita beyond 2031. This is a pragmatic approach whereby library space should keep pace with the rate of population growth, though would represent a minimum space target for the Library to attain given changing trends and the evolving role of the library branch.

Based on a range of 0.55 to 0.60 square feet per capita, the SABE is anticipated to generate needs for 7,500 to 10,000 square feet of library space by 2041. This space could be assigned to one branch or distributed across two branches (which may include a new multi-use community centre constructed specifically to address SABE needs as discussed in preceding paragraphs), or combined with existing library branches depending upon proximity to other settlement areas.

Accounting for the population growth that will occur in the SABE to 2051, between 100,000 and 110,000 square feet of library space will be required in the Town (includes needs attributable to the 2021-2041

¹⁶ Caledon Public Library, 2016. p.5.

period). This area is based on Caledon Public Library targeting a service level of 0.55 to 0.60 square feet per capita.

6.3 Emergency Services

Fire Services

The size and location of fire stations is very sensitive to the location, density and built-form of existing and planned development. As such, a qualitative discussion of facility needs associated with anticipated SABE and Town-wide growth is provided. It is expected that the Town's fire suppression capability models used in the Fire Master Plan will need to be updated once the location of the SABE is established to assess potential servicing gaps and identify the most appropriate location for future facilities. In particular, the Town has a significant number of planned capital investments for future fire stations, which will need to be considered. These proposed capital improvements are discussed further in Appendix C.

Sensitivity testing of fire suppression capabilities completed as part of the Town's Fire Master Plan identified coverage gaps within five areas of the Town as of 2018.¹⁷ This suggests there is limited capacity within existing fire stations to service development within these five areas. Of relevance to this analysis, the Fire Master Plan identified a servicing gap in the south eastern portion of the Bolton settlement area and the rural area between Mayfield West and Bolton located within the FSA.

If all or a portion of the SABE was located in the rural area between Mayfield West and Bolton, it may necessitate the construction a new station in order to ensure appropriate coverage. However, the Fire Master Plan acknowledged that planned improvements to the roads network near Mayfield West including the construction of the Highway 410 interchange at Kennedy Road, Hurontario Street to Dougall Avenue, and an arterial connection between Hurontario Road and the Mayfield West Phase 2 Secondary Plan area would improve access and response times. Thus, it would be reasonable to assume that access would be further improved for existing and/or future fire stations once the GTA West Corridor is operational.¹⁸ Scenario modelling completed as part of the Fire Master Plan suggests that coverage within the rural area between Mayfield West and Bolton could be improved by constructing an additional fire station near Healey Road and Humber Station Road.

The future SABE is planned to achieve a density of 65 persons and jobs per hectare. Once developed, the SABE will be similar to the overall planned density of existing settlement areas of Mayfield West and Bolton. The construction of the GTA West Corridor will also be an important input of the fire response modelling as the highway will likely positively impact the response times.

Growth related to the SABE will likely necessitate the development of new fire stations and associated infrastructure. The size and location of new facilities will be dependant on the location, density and built-form of development, future improvements to the road network and the ability to achieve the Town's

¹⁷ Dillion Consulting. (2018). [Town of Caledon Fire Master Plan](#). Figure 24. Pg. 141

¹⁸ Although the Province has not indicated when the highway will be constructed, the Region's Long Range Transportation Plan (LRTP) assumes it will be completed and operational by 2031. For the purposes of this analysis, the same assumption is used.

approved fire response standards. It is expected that the exact scale, design, function, and location of future fire related infrastructure will be determined through additional analysis completed by the Town.

Paramedic Services

The 10-year facility capital plan for paramedic services does not foresee the requirement of additional paramedic stations in Caledon in the near term; however, needs may shift in the longer-term. The Region's recently released 2020 DC Background Study identifies the need for additional ambulance activities to service growth from 2020-2029, but does not identify the exact location. The Region has noted that the Town will require a paramedic reporting station once call volume reaches 35,000 calls. As of 2017, the Town's reported paramedic calls were 7,000 annually.

Currently, there are no paramedic satellite stations located in the FSA, although there are two located in nearby settlement areas (Bolton and Mayfield West). As call volume has increased 263% over the last 10 years, it is possible that the Town may need to add another paramedic satellite station before 2051 to respond to servicing needs related to future growth. Future growth associated with SABE is unlikely to trigger the need for a paramedic reporting station in the Town of Caledon by 2051. However, additional paramedic satellite stations may be needed to ensure desired response times are achieved and will need to be determined through further analysis by the Region. Additional details on the anticipated increase in paramedic calls arising from development associated with the SABE is described in Appendix D.

6.4 School Boards

The available capacity of schools located within the Town of Caledon varies widely. Based on current capacity and estimated enrollment in the near and medium (5-year) terms, additional school sites have been planned throughout the FSA, particularly within the settlement area of Mayfield West. Currently, only one public elementary school in the FSA (James Grieve) has available capacity to accommodate students. A detailed assessment of the current capacity of existing school sites as well as known future school sites is described in Appendix E.

Recognizing the complexity of pupil accommodation forecasts and the change in school catchment areas, it is expected that both the PDSB and DPCDSB will closely monitor future development in Caledon, including the SABE, to identify future enrollment. Both Boards rely on review areas, established separately for elementary and secondary schools, which inform future capital planning needs.

As the majority of Town of Caledon's future ground-related housing units will be located within designated greenfield areas and the new SABE, a significant amount of the school age population is expected to reside within the new community area. This growth places demand on existing and planned sites, likely necessitating the need for additional facilities. The exact location and size of these facilities will need to be determined through future accommodation strategies.

Section 7.0

Conclusion

Among the many settlement area boundary expansion policies of the Growth Plan, is the requirement that there be sufficient capacity in existing or planned infrastructure to service the proposed SABE.

This report concludes that there is limited capacity in existing and currently planned public service facilities to accommodate a potential SABE within the FSA. Additional future infrastructure investments will therefore be required. This is in part due to the 2031 planning horizon year in the Region and Town Official Plans, which establish the overall need and planning framework for services, infrastructure, and facilities. As the SABE is anticipated to be mostly developed over the 2031-2051 period, and the preferred location is unknown at this stage of the process, infrastructure and facility needs have not been formally identified. To help address this gap, this study identifies potential facility needs for recreation, library, and emergency services as well as schools over the 2031-2051 period. Although this study is not intended to provide formal infrastructure costing or recommendations, it generally identifies the capacity needs related to the SABE.

It is expected that the Region, Caledon, and local School Boards will continue to invest in necessary infrastructure needed to maintain adequate service levels for future development, including within the SABE area. In particular, additional analysis will be required to determine the exact scale, location and design of future public facilities, as well as programming requirements, to appropriately meet the increased needs of growth.

The following describes the principles to be considered at a regional scale when evaluating suitable SABE locations. These principles will help ensure that the capacity of existing and planned facilities is optimized and that that potential size, location, and associated land need of future facilities is understood.

7.1 Principles for SABE Selection

This study will inform the selection of any new settlement area(s) within the FSA. This section identifies principles to be applied in determining the SABE and making decisions on the location of future public facilities.

Library and Recreation Services

1. Does the SABE avoid the overlapping of catchment areas associated with similar facilities?

- New facilities should be located so that they are easily accessible to their users. For library and recreation facilities, this means locations near the centre of catchment areas and near the greatest concentration of future residents.

2. Does the SABE leverage existing and planned facilities in existing settlement areas?

- Two community centres and an arena, indoor pool, library, fitness centre, and gymnasium have all been identified in Bolton in order to meet the increase needs arising from growth in designated greenfield areas to 2031. Locating future settlement areas directly adjacent to the

existing Bolton settlement area presents opportunities for maximizing the efficiency and use of existing and planned facilities. Some examples that could be explored include enlarging the existing library and ice pad in the Albion-Bolton Community Centre to accommodate some space needs associated with post-2031 population growth; alternatively, the Albion-Bolton Community Centre could be repurposed to accommodate an expanded library or be reconfigured for additional recreational use. The needs of population growth in areas within or adjacent to Bolton by could be met by redeveloping the Caledon Centre for Recreation & Wellness, recognizing that additional land would likely be needed for such work.

- There are currently two community centres located in the Mayfield West settlement area with a third being considered as part of the plan for Mayfield West, Stage 2, Phase 2. The Mayfield Recreation Centre is located on Bramalea Road, north of Mayfield Road while the new Southfields Community Centre is located at the intersection of Kennedy Road and Dougall Avenue.
- As with Bolton, there are opportunities to meet the servicing needs of post-2031 population growth by locating new settlement areas adjacent to the existing Mayfield West settlement area in an efficient and cost effective manner by, for example: enlarging the gymnasium and library components of the planned community centre for Mayfield West 2; and by twinning the existing arena of the Mayfield Recreation Centre.
- It bears reiterating that a core assumption of this analysis is that there will be no capacity in existing facilities to accommodate growth-related needs beyond the year 2031 and thus the Town will look to new facility development as well as opportunities to repurpose or expand existing facilities.

Emergency Services (Fire and Paramedic)

1. Does the SABE provide good access to the existing/planned road network?

- Residential development generally increases road congestion and lengthens response times for emergency services. The location of future fire and paramedic facilities will need to consider projected congestion on the existing road network, future network improvements, and the most efficient access and routes to/from incidents. Transportation planning will need to be closely integrated with facility planning for these services.

2. Can all, or a portion of, the SABE be serviced by existing or planned emergency service facilities?

- The density and built-form of new settlement areas can affect response times and, by extension the optimal location of emergency service facilities. It is recognized that the size, design and location of stations will be considered within the context of future growth through local master plans.
- Future population and employment growth in existing settlement areas will increase call volumes for fire and paramedic services. Future paramedic facilities may need to be located to respond to additional call volume in existing and planned settlement areas. Growth overall may necessitate a reporting station in Caledon so that paramedics do not have to commute to and

from Brampton at the start and end of their shifts. In addition, some paramedic facilities may be able to co-locate with existing or planned fire facilities, as has been the Region's recent practice.

School Boards

1. How will the location of the SABE affect the capacity of existing schools and their ability to accommodate growth?

- Growth in and around the FSA will likely affect local school enrollment and capacity due to catchment areas that overlap with settlement areas. With several Caledon schools approaching or exceeding their capacity—particularly SouthFields Village and Alloa Public School, near Mayfield West—the location of the SABE will affect the ability of existing schools to accommodate growth.

2. Does the SABE provide sufficient land to accommodate future Elementary and Secondary school sites?

- Growth in new settlement areas, particularly in “ground-related” housing preferred by family forming households, as well as households with school age children, will likely necessitate the construction of school facilities on new school sites. The analysis of SABE land needs will need to carefully consider land for new schools.

3. Is the SABE located near future planned Elementary and Secondary schools with capacity?

- There are no DPCDSB schools in the FSA. The Catholic Board's updated Facilities Master Plan (anticipated in Spring 2020) may address future capital plans for the area, particularly around Mayfield West. There are three public elementary schools in the FSA, two of which are over-capacity (Alloa near Mayfield West and Macville near Bolton), and one public secondary school, also over capacity (Mayfield, near Mayfield West). While the PDSB is planning to accommodate growth and relieve school capacity issues over the next ten years in Caledon East and Mayfield West, the pattern of growth in the SABE will influence new school locations.

7.2 Public Facility Land and Building Space Needs

Following the designation of new urban lands, it is recognized that the Region, Town of Caledon, and School Boards will undertake further analysis to determine the increased need for future public facilities arising from development. The analysis will address the location, size, program requirements, and service catchment areas for facilities.

Potential Land Need Associated with Future Public Facilities

Based on population and employment forecasts for Town of Caledon, the SABE is projected to be ~1,300 hectares in size. This figure represents a “gross” land area, including all developable land whether privately owned or for public use for community centres, libraries, fire and paramedic stations, and schools. This section summarizes the potential land area and building space associated with the new public facilities identified above.

Library and Recreation

The estimated building space for library and recreation services, based on standard service level metrics, amounts to 117,500 square feet, plus 25% to include administration and circulation areas, to a total of 147,000 square feet, equivalent to a large multi-use community centre. A facility of this size would require approximately 1.5 hectares of land for the building, plus 50% to accommodate exterior site requirements (parking, external circulation, site servicing, etc.), for a total land need of approximately 2.25 hectares (5.0 acres) for library and indoor facility needs alone. Additional lands would likely be required for outdoor recreation amenities, which fall outside the scope of work of this report.

These estimated areas should be considered as high-level and preliminary, and they are premised on a site that has optimal geotechnical and topographical development conditions. Actual facility sizes and land areas should be verified through architectural drawings. Furthermore, these estimates reflect Monteith Brown Planning Consultants best estimate of future needs for populations to be accommodated within an expanded settlement boundary.

Other Public Facilities

To ensure that the identified ~1,300 hectare land need is large enough to accommodate future growth, an assumption is applied for non-developable land areas associated with other infrastructure and public facilities.

A gross to net land area reduction of 49% is made for non-developable lands that are typically located within new developments such as local roads, onsite stormwater management facilities and ponds, parks, small-scale neighbourhood retail and elementary schools. Recognizing that other uses are required on a broader community scale, a further adjustment of 10% is made to accommodate land areas associated with library, indoor recreation, emergency services facilities, secondary school sites and large retail.

7.3 Location of Future Public Facilities

There are many factors that should be considered in determining the location of future public facilities. Although the selection of specific sites is outside of the scope of work, the following summarizes of principles for locating facilities for each service. These principles will be considered in a regional context when evaluating suitable SABE locations, but are also being provided as a resource in the event they are useful to the Town of Caledon in their future planning of public facilities.

All Services

The following describes location principles that should apply to all public facilities identified in this study:

- Reasonable proximity to the population the facility is intended to serve.
- Compatibility with adjacent/nearby land uses.
- Optimal site conditions (area, shape, topography, etc.) to facilitate construction and accommodate needed services.
- Appropriate access to the transportation network to allow movement to/from the facility.

Library and Recreation

Future works should consider the following (at a minimum) when evaluating prospective locations for future indoor recreation and library facilities:

- Reasonable proximity to the population the facility is intended to serve, which in the case of major recreation and library facilities would typically include persons living within a 10 and 25 minute drive radius (depending on the facility type, range of programs/services offered, and size).
- The facility contributes to a reasonable distribution of similar services within the Town. The 2010 Recreation & Parks Masterplan applies a 5 kilometre service radius around major recreation facilities such as community centres/halls, arenas, and indoor pools. The Library Service Review/Master Plan does not define geographic standards, though typical urban library systems service catchments within 1.5 kilometres for neighbourhood branches and 2.5 kilometres for community/central branches (noting catchments are larger in rural areas, which will remain prevalent in Caledon to 2041).
- The site has the potential to be a community focal point and/or is at a highly visible location.
- The site offers expansion potential to accommodate recreation/library needs beyond the time horizon of 2041.
- The site contains existing recreation, library or other civic facilities that allow expansion and/or redevelopment potential.
- The site is potentially attractive to other agencies and community service providers interested in sharing space, aligning with the Town of Caledon's Hub Model.

Emergency Services

The future location of emergency service facilities should consider:

- The site location considers the servicing demands and response time measures associated with different densities and built-form (including the assigned risk level) the facility is intended to serve.
- The ability to co-locate the Region's paramedic satellite stations with the Town's fire stations.
- The site provides opportunities for the future expansions and/or location of compatible facilities on the same site.

Schools

The future location of elementary and secondary school facilities should consider the following principles. It is acknowledged that these principles need to be tailored to reflect the specific needs of the PDSB and DPCDSB as well as elementary vs. secondary schools.

- The site has adequate space to accommodate on-site outdoor recreation needs (e.g. sport fields, running tracks, playgrounds etc.).

- The ability to co-locate with other community facilities (e.g. municipal indoor recreation, libraries, parks, playgrounds and community centres).
- Ensure compatibility with surrounding land uses to foster a safe environment for learning and student interactions and avoid on-site and off-site interferences (e.g. incompatible adjacent land uses such as noxious industries, commercial areas, high-volume traffic areas etc.).
- The site is easily accessible for students within the school catchment area. This includes appropriate travel distances (by bus, walking or other appropriate modes of transportation), by giving preference to sites that are easily accessible by active transportation and transit. Other considerations include location and design of intersection crossings and future development in the surrounding area that may impact the ability of students to safely access the site.

Appendix A

Recreation Services Supporting Analysis

Appendix A Recreation Services

Growth-Related Infrastructure Needs

Arenas

There are currently a total of five ice rinks operated by the Town of Caledon. The 2017 FNAS documented a number of market conditions including prime time utilization rates in the range of 80%, declining ice sport registrations and proactive asset management practices that have resulted in generally good lifecycle conditions within the arena system.

Provincially, a number of municipalities continue to report capacity in their arenas, typically in off-peak and mid-peak hours while registrations are also being impacted by factors such as rising costs of equipment and travel, immigration from countries where ice sports are less popular, and concerns over safety/injury. From a facility standpoint, most municipalities are constructing multi-pad arenas to attain economies of scale, sometimes shuttering and relocating single pad arenas to form multi-pad venues; three of Caledon’s four arenas are single pad facilities. Although recent building condition assessments for the arenas have been generally favourable, all have been in service for decades with the exception of one ice pad that was added to the Caledon East Community Complex in 2011; therefore, the Town will be faced with a greater lifecycle renewal costs for its arenas over the next 20 years, some of which may warrant exploration of opportunities to completely rebuild and/or relocate existing arenas.

The Town targets a provision rate of 1 ice pad per 700 registered ice sport participants. Local ice sport registration data was not available for consideration in the SABE Study, thus an assumption has been made that the ice sport market share between minor and adult skaters is similar to what was recorded in 2017 for the FNAS, and that participation is assumed to remain consistent with that rate when projecting out to the years 2031 and 2041. On this basis, the Town could expect to require an additional ice pad by the year 2031, after which an additional three ice pads would be needed to service 6,600 skaters projected under the model by the year 2041.

Table 8: Ice Rinks in Town of Caledon

Ice Rinks	FNAS Target	Built Supply	2031		2041	
			Supply Required	Difference from Target	Supply Required	Difference from Target
Town-Wide Needs	1 : 700 registrants	5	5.8	- 0.8	9.5	- 4.5
<i>Greenfield Portion</i>			5.3	- 0.3	8.9	- 3.9

Note: Greenfield portion includes lands outside the SABE boundaries such as already designated or planned future growth areas identified by the Town of Caledon

The Town’s approved 10-year capital forecasts includes the addition of a second ice pad to the Mayfield Recreation Complex existing arena, and once implemented would address 10-year needs. The feasibility of expanding other existing arenas would be more challenging to meet the need for three additional ice pads due to greenfield-related growth. Adding a second ice pad to the Don Sheardown Arena in Bolton appears unlikely due to property ownership constraining its ability to be expanded, while adding to the Lloyd Wilson Arena would appear risky as Town staff have previously noted that arena users appear

unwilling to rent ice in Inglewood. For the latter, it will not be known for some time whether user preferences would change and willingness to use Inglewood would increase with development of the GTA West corridor and/or expansion of the settlement boundary.

Depending upon the population-allocation solely attributable to an expanded settlement area boundary, between one and two ice pads are likely associated with growth-related needs of net new lands to be added. Lands for a twin-pad arena should be planned to service the new settlement area, recognizing that one ice pad may be the result of growth between 2031 and 2041 and that the second ice pad could be required after 2041; future infrastructure planning by the Town will determine whether both ice pads would be constructed at the same time or if one ice pad could be deferred after 2041 and added through an expansion.

It would not be appropriate to carry forward the market-specific service level target and the underlying participation rate assumptions past the year 2041. Accordingly, a population-based service level analysis is carried out whereby the number of ice pads are projected based upon total population. Arena service levels across the GTA typically range from 1:10,000 to 1:20,000 depending upon local market conditions, geographic distribution, population density and other factors. Given established arenas in Caledon along with an assumption that arenas would attain reasonable distribution and population densities will be higher than 'traditional' developments, a service level near the lower end of the spectrum is applied whereby the Town would provide one ice pad per 18,000 residents in the year 2051.

A 1:18,000 service level would result in a total of 10 ice pads being required, less the 2 ice pads projected for the 2021-2041 period leaving a total of 8 ice pads to be provided.

Indoor Aquatic Centres

There are presently three indoor aquatics centres owned and operated by the Town of Caledon. Town of Caledon Council has also approved a fourth indoor aquatics centre, to be included in the Phase 3/4 expansion of the Caledon East Community Complex consistent with the recommendation contained in the 2017 FNAS. Indoor aquatics centres are typically facilities that the public places a high degree of value upon, with strong interest conveyed to the Town prior to the construction of the new Southfields pool.

In addition to traditional swimming programs such as lessons, lane swims and sport, the general public is also seeking opportunities for aquatic group fitness classes, therapeutic and rehabilitative programs, and leisure/waterplay experiences in shallow areas. Accordingly, the traditional aquatic centre template is evolving with rectangular pools being supplemented by smaller tanks, or being replaced entirely with free-form pool designs. The Caledon Centre for Recreation & Wellness is fairly young in terms of its lifecycle while the Town has undertaken some extensive improvements to the Mayfield Recreation Centre pool in recent years; with the new Southfields pool set to open later in 2020 and the Caledon East pool in the short to medium term, the Town's indoor aquatics centres appear to be in a position to service needs of residents for another 20 years and beyond.

The 2017 FNAS recommends a service level target of 1 indoor aquatic centre per 25,000 people "so long as the Town continues to provide smaller scale and/or single tank facilities."¹⁹ Although many

¹⁹ Town of Caledon. 2017. Facility Needs Assessment Study. p.30.

municipalities in Ontario target one indoor aquatic centre per 35,000 to 45,000 population, the Town of Caledon’s Recreation & Parks Master Plan and FNAS recommended a more aggressive service level because the Town was providing certain pools with functional limitations due to their design – including the since decommissioned Caledon Village Pool – and was extending aquatic services across a geographically dispersed population base.

Table 9: Indoor Aquatic Facilities in Town of Caledon

Indoor Aquatics	FNAS Target	Built & Planned Supply	2031		2041	
			Supply Required	Difference from Target	Supply Required	Difference from Target
Town-Wide Needs	1 : 25,000 pop.*	4.0	4.3	- 0.3	6.4	- 2.4
Greenfield Portion			3.9	- 0.1	6.0	- 2.0

* target assumes the Town’s future aquatic facility model focuses on small-scale aquatic facility design templates

Notes: Supply includes future indoor pool in the Southfields Village. Greenfield portion includes lands outside the SABE boundaries such as already designated or planned future growth areas identified by the Town of Caledon.

Based upon the 1:25,000 targeted level of service, the Town’s existing and planned supply of indoor aquatics centres appears to be sufficient until sometime between 2033 and 2036. By 2041, however, an additional two indoor aquatic centres would be required based on the service level target of which one could reasonably be required to address populations within the SABE. The four existing and planned indoor pools will likely service SABE populations arriving between 2031 and 2041 after which post-2041 SABE populations could be expected to generate needs for a portion of one additional indoor aquatic centre (depending upon the actual population assigned to the boundary expansion). Accordingly, sufficient land should be allocated for a future indoor aquatics centre, scaled to a smaller design template in accordance with the Town’s current service model. In addition, the FNAS recommends that a pool be integrated into the Caledon East Community Complex; however, an ongoing conceptual design process for the third phase expansion of that facility has not included an aquatics component to date. The FNAS also advances “provision-by-partnership” as an approach that could be considered if a third pool is required.

It would not be appropriate to carry forward the Town’s current service level target of 1 smaller-scale indoor pool per 25,000 for the entire 183,000 persons forecasted to be accommodated through SABE by 2051. The 1:25,000 is scaled to reflect the Town’s highly dispersed population and lower density that presently exists. The SABE will change the Town’s historical urban structure, presumably to reflect the character of other urban municipalities in the GTA. As a result, the 2051 population within the SABE would likely be serviced by one aquatic centre per 60,000 people as found in other Peel Region municipalities.

A 1:60,000 people service level would result in a total of three aquatic centres being required. The most appropriate course of action would be to enlarge the two aquatic centres projected for the 2021-2041 (as they would otherwise be designed as smaller-scale pools under the Town’s 1:25,000 service model) to sit alongside the third projected facility.

Gymnasiums

The Town operates a gymnasium at the Caledon Centre for Recreation & Wellness. Gymnasiums are important destinations for community programming by virtue of their flexibility to accommodate sport,

arts and cultural activities, general interest programs, and community gatherings. The scope of their programming capability and resulting volume of use is one reason that gyms are frequently in high demand across the province.

Municipalities and schools tend to be the primary providers for use by the general public, although places of worship, ethno-cultural clubs, and certain other privately owned buildings may have gymnasium space that can be accessed. Municipal gymnasiums have the added benefit of having greater public access due to their ability to subsidize rental costs and be governed by allocation/usage policies. Access to school gymnasiums assists in meeting community demand with some support through the provincial Community Use of Schools program, especially with larger secondary school gyms. With school gyms, however, there can be limitations associated with rental cost, bumping of community access for school events, etc. although such concerns are sometimes mitigated through reciprocal agreements with municipalities.

The Town of Caledon’s service level target is 1 gymnasium per 45,000 population that suggests a second gymnasium would be required prior to the year 2031 in order to meet needs within the existing settlement boundaries. Although the FNAS recommended a new gymnasium to be located in Mayfield West 2, it would appear that the Town may instead pursue a gymnasium in Caledon East as part of the Phase 3 expansion of the Caledon East Community Complex based on current design plans.

Table 10: Gymnasiums in Town of Caledon

Gymnasiums	FNAS Target	Built & Planned Supply	2031		2041	
			Supply Required	Difference from Target	Supply Required	Difference from Target
Town-Wide Needs	1 : 45,000 pop.	2	2.4	- 0.3	3.6	- 2.6
Greenfield Portion			2.2	-0.2	3.3	- 1.3

Notes: Supply assumes the Town will construct 1 new gymnasium by 2031 as recommended in the FNAS, and as shown in preliminary concepts for the Phase 3 expansion of the Caledon East Community Complex. Greenfield portion is presumed to include lands outside the SABE boundaries, such as already designated or planned future growth areas by the Town of Caledon.

Beyond 2031, a third gymnasium would be required to address Town-wide needs associated primarily with the greenfield lands as well as populations expected to reside in the FSA. One approach would be to construct a gymnasium to service a catchment area encompassing populations residing in the Mayfield West community. This approach balances geographic distribution by providing a gymnasium in each of the three major settlements in Caledon given the presence of the existing gym in Bolton and the proposed gym in Caledon East. A future gym in Mayfield West could be addressed by integrating it as part of:

- a future community centre planned to meet growth-related demands of already-designated greenfield development lands in Mayfield West Phase 2;
- a future community centre planned to meet growth-related demands of populations to be added as a result of an expanded settlement boundary (i.e. arena and/or aquatic centre discussed in preceding pages), provided that such a facility is located in reasonable proximity to the Mayfield West community;

- a future secondary school or other community-based provider subject to successfully negotiating a reciprocal or funding agreement with a third party (e.g. school board or YMCA).

Using the Town's current service level target of one gymnasium per 45,000 for the 183,000 persons forecasted to be accommodated through SABE results in a need for four gymnasiums, or three more to be added post-2041.

Fitness Centres

The Town operates a fitness centre at the Caledon Centre for Recreation & Wellness in Bolton along with a second fitness centre that recently opened as part of the Southfields Village community centre in Mayfield West. A third fitness centre is proposed as part of the Phase 3 expansion of the Caledon East Community Complex. Through these facilities, the Town will be able to advance its objectives of promoting healthy and active lifestyles, as well as respond to market trends that show strong demands for group fitness programs such as boot camps, interval training, yoga, etc.

Neither the Town's FNAS, the 2010 Masterplan, nor the 2041 Visioning Plan establish a quantitative service target for fitness centres. The former two plans indicate future facilities are supported only after requisite market analyses and business planning activities have been undertaken due to the nature of the private sector being well-established in the personal fitness sector. Geographic distribution will be addressed sufficiently should a fitness centre be developed in Caledon East, resulting in the three settlement areas each having a municipal fitness centre. The FNAS and Masterplan support enhancement of multi-use program rooms and halls to accommodate group fitness opportunities in the rural settlements rather than constructing full service, equipment-based fitness clubs.

The projected growth in future SABE, estimated at over 46,000 to 2041, would create a sufficient market to support another municipal fitness centre. That being said, future market assessments will need to be carried out given:

- Present uncertainty in the number and distribution of populations expected to be added solely as a result of settlement area boundary expansion;
- The emergence of private sector fitness providers in south Caledon; as well as
- Whether the Town sees merit in constructing a fitness centre complement to an arena, aquatics centre, and/or gymnasium that have been identified as potential needs specific to the SABE.

For the purposes of initial long-range planning, a space allocation should be included for a fitness centre given that it would fit well with other recreational and hub components under the Town's existing model.

Projecting the fitness market 30 years in advance is highly challenging as it is a sector that is constantly responding to new trends, technologies, and other market forces. It would be safe to assume that a fitness centre would be included as part of any new community centre to be constructed, however, the actual number of community centres to be constructed post-2041 will need to be determined through lower-tier master planning and business planning processes.

Indoor Sports Fields

While the Town does not provide an indoor turf field, population forecasts suggesting that Caledon will exceed 100,000 residents lend support to the notion that indoor turf could be viable in the next five to ten years. It has become common for municipalities to partner with others to jointly fund the construction and/or operation of indoor turf field houses. For example, the Town has worked successfully with the Peel District School Board to equally fund the installation of an outdoor artificial turf field and synthetic surface running track. The FNAS and Masterplan recommend that the Town only provide indoor turf if a partnership can be secured.

The FNAS recommends that if the Town is to enter into the indoor turf business, that it do so by constructing an artificial turf field at its Johnson Sports Park by employing a multi-seasonal design that uses a semi-permanent structure such as a bubble or dome. Johnson Sports Park is the Town's premier sports field complex, is centrally located within Caledon, and has space to accommodate additional fields and parking; site servicing capacity, however, could be a constraint to indoor facility development as it is understood the park is serviced by well water. In the event that the Town deems the Johnson Sports Park to be unsuitable for indoor turf, alternative options to consider include:

- a future community centre planned to meet growth-related demands of already-designated greenfield development lands in Mayfield West Phase 2;
- a future community centre planned to meet growth-related demands of populations to be added as a result of an expanded settlement boundary (i.e. arena, indoor aquatic centre and/or gymnasium as discussed in preceding pages); or
- exploring a partnership with the PDSB in conjunction with the development of a future secondary school in Mayfield West or other schools that may be added due to the settlement boundary expansion (noting for the latter, timing may be too far into the future to address short-term to medium-term demands).

Population growth to the year 2051 could rationalize the need for two additional indoor turf fields over and above 2021-2041 needs, if assuming a service level of one indoor field per 100,000 population.

Appendix B

Library Services Supporting Analysis

Appendix B

Library Services

Service Level Standards

The amount of space required by a public library depends on the unique needs of the individual community in which it is located. A metric between 0.6 and 1.0 square feet per capita has traditionally been used for system-wide library space assessments through documents such as the Ontario Public Library Guidelines and Guidelines for Rural/Urban Public Library Systems. The increase in the per capita standard has largely been rationalized as libraries have re-adjusted their focus from the traditional “books and shelves” model to one that emphasizes community programming to a greater degree. Although spaces previously dedicated to physical collections has been reduced in certain instances with digitization and online/virtual libraries, that space has been replaced with – and sometimes expanded – to reflect the modern library’s role as a place to stimulate economic development and small business growth, employment support, education and homework support, be a destination for the creative class through arts and cultural services, and is often an outreach point for newcomers to the country.

The Library Service Review/Master Plan cites the 1.0 square foot per capita standard;²⁰ however, it is not immediately clear if that standard was applied on the basis of future space planning. While a higher per capita metric can be justified using many of the points reflected in the previous paragraph, unfortunately most library systems in the province have not attained the higher ends of the per capita spectrum due to historical funding practices on the part of local, regional and provincial governments. Further, the amount of square footage that would need to be constructed to meet a 1.0 square feet per capita would be extremely difficult and cost-prohibitive for the Caledon Public Library (it would require library space to be increased by more than 2.5 times, or over 100,000 square feet).

As such, this study assumes that the Caledon Public Library will strive to maintain or slightly enhance its level of service in the range of 0.55 to 0.60 square feet per capita. This is a pragmatic approach whereby library space should keep pace with the rate of population growth, though would represent a minimum space target for the Library to attain given changing trends and the evolving role of the library branch.

Growth-Related Infrastructure Needs

Current Space Provision

Library space requirements are typically measured in terms of area per capita and geographic distribution, with consideration increasingly being given to establishing hubs in combination with other civic facilities slated for construction or major redevelopment. For the purposes of this study, the high-level nature of the analysis can reasonably rely on per capita standards particularly when focusing upon growth-related library needs of populations living within the FSA and future SABE.

²⁰ Ibid. Caledon Public Library, 2016. p.5.

The Caledon Public Library is presently providing 39,275 square feet across eight branches resulting in a service level of 0.50 square feet per capita based on a 2020 population estimate of 76,730 persons. In addition, Caledon Public Library identifies the following considerations:

- Initial planning is underway to relocate the existing branch in Caledon East (currently a shared branch within a high school) to an expanded community complex. It is unclear what the square footage of this branch will be, but the Library is hoping for at least 11,000 square feet and will be confirmed through design work set to commence later in 2020. Though not reflected within the Library Service Review/Master Plan, Caledon Public Library believes that this new branch would offer an ideal location for its administrative headquarters. For the purposes of this Technical Study, it is assumed that the Library will build 11,000 square feet in Caledon East to replace the existing branch (8,300 square feet) for a net gain of 2,700 square feet in Caledon East prior to the year 2031.
- A 20,000 square foot branch is planned for the Mayfield West 2 area and is reflected within the capital forecast for 2027. Caledon Public Library anticipates transitioning services from the existing Margaret Dunn Valleywood Branch (3,175 square feet) to the assumed new 20,000 square foot branch upon its opening, thereby resulting in a net gain of 16,825 square feet in Mayfield West prior to the year 2031.
- Should the Town implement the recommendation to consolidate the three rural library branches into a “Northwest Village Hub” as well as relocate the Caledon East branch to the Caledon East Community Complex when expanded, the potential exists for net new library space to be added within the ten years depending on the amount of space that is re-allocated to the new branch(es).²¹ For the purposes of this Technical Study, it is assumed that there will be no net gain as a result of such action.

With the net addition of 19,525 square feet, Caledon Public Library would provide 58,800 square feet of space system-wide by the year 2031 and keeps pace with projected population growth; the Library would slightly increase its service level to 0.54 square feet per capita assuming future branch construction at the sizes assumed above and a population of 107,900 persons at that time. By the year 2041 when the population is forecasted to reach 160,000, should no additional libraries be constructed then the service level would drop to 0.36 square feet per capita system-wide.

Future Library Space Requirements

Using a target of 0.55 to 0.6 square feet per capita, Caledon Public Library would need to pursue construction of two new branches in Caledon East and Mayfield West prior to 2031 as currently identified in plans/capital budgets.

Assuming that the two branches collectively add 19,525 square feet of net new space, Caledon Public Library would be meeting its 0.55 square feet per capita target, but would require an additional 6,000 square feet under a 0.6 square feet per capita. There may be opportunity to achieve the higher target by constructing slightly larger branches in Caledon East, Mayfield West and/or as part of a new Northwest

²¹ Caledon Public Library. 2016. Library Service/Facility Review and Master Plan. pp. 20, 22, 23.

Hub as recommended in the Library’s Service Review/Master Plan. It is understood that expansion of the Albion-Bolton branch is not possible due to property ownership constraints, unless the Town were to repurpose recreational or leased space within the community centre (there is presently no indication that the Town plans to do so); similarly, information provided by Caledon Public Library suggests that expansion of other existing branches is unlikely.

Over the period spanning 2031 and 2041, between 29,000 and 37,300 square feet would be required across the library system over and above planned additions depending upon the per capita provision target that is applied; of this total, between 25,500 and 28,000 square feet would be required to service the 46,580 persons accommodated within the new settlement area. Space requirements may be addressed through new libraries and potentially by way of co-locating a library branch with recreational components that result from populations directly associated with the settlement boundary expansion (i.e. arena, indoor pool, fitness centre and/or gymnasium). Given that Caledon Public Library has had operational challenges with co-locating branches in schools, this approach would not appear to be feasible unless a mutually-beneficial agreement could be negotiated with a school board that overcomes such challenges.

Table 11: Library Space Projection, 2031 to 2041

Year	Space Needs @ 0.55 ft ² per capita	Deviation from Planned Supply	Space Needs @ 0.6 ft ² per capita	Deviation from Planned Supply
2031 – Town-wide <i>(pop. 107,900)</i>	59,345 ft ²	- 545 ft ²	64,740 ft ²	- 5,940 ft ²
2041 – Town-wide <i>(pop. 160,000)</i>	88,000 ft ²	- 29,200 ft ²	96,000 ft ²	- 37,200 ft ²
Greenfield Growth 2031-2041 <i>(46,580 persons)</i>	25,619 ft ²		27,948 ft ²	

Notes: calculations assume a future supply of 58,800 ft² inclusive of a future 20,000 ft² branch in Mayfield West 2, and an 11,000 ft² branch in Caledon East (the latter two which will result in closures of existing branches). Greenfield portion includes lands outside the SABE boundaries such as already designated or planned future growth areas identified by the Town of Caledon.

For the purposes of this study, it is anticipated that at least one library branch would be required to service populations solely associated with the SABE. Under the “Village Branch” typology identified in the Library Service Review/Master Plan,²² the minimum branch size is assumed to be in the range of 7,500 square feet based on current design plans for the Southfields branch, but could be as large as 10,000 square feet. If pursuing the upper end of that range, library space could be distributed across two branches or combined with an existing branch(es), if necessary.

With respect to geographic distribution, any future branch(es) to be located in the SABE should have regard to catchment areas of the Albion Bolton branch, the Southfields branch and a potential Mayfield West 2 branch if developed. Future library space should maximize geographic accessibility and minimize

²² Ibid. Caledon Public Library, 2016. pp. 23-24. Note that the Master Plan does not assign specific square footage to branch typologies.

travel distances to the surrounding populations, while also having regard for future facility developments where hub potential exists.

The SABE projected population of 183,000 persons by the year 2051 would result in 100,650 to 109,800 square feet of library space, if assuming a service level of 0.55 to 0.6 square feet per capita.

Appendix C

Emergency Services: Fire Services

Supporting Analysis

Appendix C

Emergency Services: Fire Services

Service Level Standards

There are several industry benchmarks used to establish service level standards for fire. For example, NFPA 1710 includes requirements for an “Initial Response” and “Depth of Response”. These standards provide guidance on the number of fire fighters required to respond to an incident. Such standards have been relied upon in the Town of Caledon’s 2018 Master Plan.

- “Initial Response” is defined as the arrival of four fire fighters to a scene.
- “Depth of Response” is defined as the full number of fire fighters initially assigned to an incident.

The NFPA standards required to respond to fires within different types of zones is of particular relevance to the SABE. As shown in Table 12 below, population density is used to determine response time targets. These assumptions were used in the Town’s Fire Master Plan.

Table 12: NFPA Fire Response Standards

Fire Demand Zones	Demographics	Minimum # of Firefighters Responding	Response Time (Turnout + Travel in Minutes)	Performance Objective
Urban Area	>1000 people per square mile	15	9	90%
Suburban Area	500-1000 people per square mile	10	10	80%
Rural Area	<500 people per square mile	6	14	80%
Remote Area	Travel distance + or – 8 miles	4	Dependent on travel distance	90%
Special Risks	TBD by Fire Department	TBD by Fire Department	TBD by Fire Department	90%

Source: NFPA, Town of Caledon 2018 Fire Master Plan, Table 24

Turnout time is defined in the Fire Master Plan as *“the time interval that begins from when the emergency response staff receives the required dispatch notification, and ends at the beginning point of travel time”*. The response time is defined as the turnout time plus the amount of time in minutes for fire fighters to arrive on scene.

For the purposes of modelling future infrastructure needs, the Fire Master Plan used NPFA 1720 Rural and Suburban Demand Zone standards to better understand response coverage in the Town to a 2031 planning horizon. However, the Plan recognized that the Suburban Demand Zone assumption should be closely monitored and perhaps applied to settlement areas other than Bolton as the community grows. Table 13 summarizes the response time performance benchmarks used in the Plan.

Table 13: NFPA Response Time Performance Benchmarks

Response Time Performance Benchmark	Area Applied	Description
NFPA 1720 Rural Demand Zone	Entire Municipality	Striving to achieve a fire suppression deployment benchmark including a minimum of six firefighters responding within a 14 minute response time (turnout + travel time) to 80% of the fire related incidents within the entire Municipality.
NFPA 1720 Suburban Demand Zone	Bolton Rural Service Centre	Striving to achieve a fire suppression deployment benchmark including a minimum of ten firefighters responding within a 10 minute time (turnout + travel time) to 80% of the fire related incidents within the Bolton Rural Service Centre.

Source: NFPA, Town of Caledon 2018 Fire Master Plan, Table 34

Planning for fire suppression requires an understanding of a community’s future built-form. Currently, Town of Caledon is predominately comprised of low density, ground-related units. However, as the Town continues to develop and urbanize in accordance with the requirements of land use planning policies, it is anticipated that the built-form will shift to medium and high-density development such as townhouses and apartments. This shift will result in new response time standards which may influence future infrastructure needs.

Growth-Related Infrastructure Needs

The Town has a significant number of planned capital investments for future fire stations. The Town’s 2019 DC Background Study identified the construction of two new stations as well as expansions to four other existing stations:

- 310 Bolton West (2027-2029) – new station (completed and now open)
- 311 Mayfield West (2023-2026) – new station
- 309 Caledon Village (2021-2022) – 2,400 sq. ft. expansion
- 306 Palgrave (2021-2022) – 2,000 sq. ft. expansion
- 308 Mono Mills (2024) – 2,000 sq. ft. expansion
- 301 Alton (2026) – 2,000 sq. ft. expansion

Two of the stations – 310 Bolton West and 311 Mayfield West – will allow for better depth of response within two of the Town’s major settlement areas, which are adjacent to the FSA. The ability of these stations to provide fire response within a desired standard is subject to future growth in the Town, including intensification within these areas.

Growth related to the SABE will likely necessitate the development of new fire stations and associated infrastructure. The size and location of new facilities will be dependant on the location, density and built-form of development, future improvements to the road network and the ability to achieve the Town’s approved fire response standards. It is expected that the exact scale, design, function, and location of future fire related infrastructure will be determined through additional analysis completed by the Town.

Appendix D
Emergency Services: Paramedic Services
Supporting Analysis

Appendix D

Emergency Services: Paramedic Services

Service Level Standards

Paramedic services are required to report key performance indicators to the Ministry of Health, as required by Regulation 257/00 under the *Land Ambulance Act*. Municipalities must report the response time performance for different categories of patients (based on triage acuity) and average ambulance travel time. Since 2019 data is not yet available, the Region’s 2018 performance is summarized below in Table 14.

In the table below, SCA stands for a Sudden Cardiac Arrest patient, and CTAS stands for Canadian Triage Acuity Scale. Level 1 is the most urgent level (requiring resuscitation) and Level 5 is the least urgent. For each patient type, there is an assigned goal of response time (in minutes), and a target and performance percentage. For instance, the Region aims to respond to each CTAS 1 patient in 8 minutes, 75% of the time. In 2018, the Region did not meet this goal, and only hit the 8 minute target 70% of the time. While the Region did not achieve its targets for the two highest triage levels, it did exceed its target percentages for other types of patients.

Table 14: Region of Peel 2018 Paramedic Response Time Performance

Patient Type	Plan in Minutes	Plan in Percentage	Performance in Percentage
CTAS 1	8	75%	70.1%
CTAS 2	10	90%	83.5%
CTAS 3	13	90%	93.7%
CTAS 4	14	90%	94.7%
CTAS 5	14	90%	93.6%
SCA	6	70%	87.0%

Source: Ministry of Health, [Land Ambulance Program](#).

In addition, the Ministry reports the average travel time for highest priority calls; for the Region in 2018 this was 7 minutes and 5 seconds.

In the Town of Caledon specifically, the average response time for all calls in the first half of 2018 was 10 minutes and 36 seconds, while it was 8:26 and 9:01 in Brampton and Mississauga, respectively.²³ This is due to the wide geographical spread of the Town and the low population density. The Town of Caledon generated approximately 7,000 ambulance calls in 2017, compared to 28,000 in the City of Brampton and 44,200 in the City of Mississauga.²⁴ Of those calls in the Town of Caledon, approximately 14% were

²³ Region of Peel, Council Report for September 13, 2018 Meeting, Divisional Model Update from Nancy Polsinelli (Commissioner of Health Services). <https://www.peelregion.ca/council/agendas/2018/2018-09-13-revised-rc-agenda.pdf>.

²⁴ Region of Peel, Paramedic Changes in Caledon, https://www.peelregion.ca/paramedics/ask/caledon-changes.htm#residents_3-title.

responded to by paramedic services from neighbouring Regions.²⁵ In addition, Caledon has seen a large increase in call volumes in recent years: a 263% increase between 2007 and 2017.²⁶

Growth-Related Infrastructure Needs

The 10-year facility capital plan for paramedic services does not foresee the requirement of additional paramedic stations in Caledon in the near term; however, needs may shift in the longer-term. The Region’s recently released 2020 DC Background Study identifies the need for additional ambulance activities to service growth from 2020-2029, but does not identify the exact location. The Region has noted that Caledon will require a paramedic reporting station once call volume reaches 35,000 calls. As of 2017, the Town’s reported paramedic calls were 7,000 annually.

Table 15 estimates the future paramedic call volume associated with anticipated Town-wide population growth. Based on the Town’s reported 2017 paramedic calls of 7,000 and a population of 70,860, an assumption of 0.10 calls per capita was used to determine the future servicing needs associated with the SABE. Over the 2017-2051 planning period, the Town is expected to grow by 229,143 persons. If the assumption of 0.10 calls per capita remains constant, this would add an additional 22,914 calls meaning that the Town’s existing and future population would likely increase to 29,914 calls per annum by 2051. Of this future call volume, approximately 13,770 calls (46%) would be attributed to growth occurring related to the SABE over the 2031-2051 period. The future estimated annual number of calls is still well below the 35,000 call threshold for a new paramedic reporting station. However, the Region should continue to monitor call volumes annual to determine if reporting station in the Town of Caledon is needed in advance of this date.

Table 15: Estimated Paramedic Future Call Volumes

Assumptions		
7,000	Paramedic calls as of 2017	
70,860	2017 Total Population	
0.10	# of calls/capita	
Town of Caledon		
300,000	2051 Total Town Population	
229,143	Town-wide Population Growth 2017-2051	
22,914	Additional calls associated with growth	
29,914	Existing + Future Calls	
SABE Assessment		
67,700	SABE Total Population Growth 2031-2051	
6,770	Additional calls associated with growth	
13,770	Total Existing + Future Calls	
46%	Percentage of Future Calls Related to SABE	

Currently, there are no paramedic satellite stations located in the FSA, although there are two located in nearby settlement areas (Bolton and Mayfield West). As call volume has increased 263% over the last ten years, it is possible that the Town may need to add another paramedic satellite station before 2051 to respond to servicing needs related to future growth. Future growth associated with SABE is unlikely to trigger the need for a paramedic reporting station in the Town of Caledon by 2051. However, additional

²⁵ September 13, 2018 Council Report.

²⁶ Ibid.

paramedic satellite stations may needed to ensure desired response times are achieved and will need to be determined through further analysis by the Region.

Appendix E School Boards Supporting Analysis

Appendix E School Boards

Service Level Standards

The Ministry of Education has developed a guideline to help accommodate pupils within school facilities.²⁷ The guideline provides a minimum requirement to be used by School Boards when completing accommodation reviews in order to address their specific needs. Accommodation reviews are complex documents that examine current capacity of schools and the projected long-term enrollment. Through these reviews School Boards examine school catchment areas, make decisions regarding underutilized space, decommission or demolish schools no longer in use, among others, all while ensuring that these strategic decisions make the most efficient use of school buildings and funding. As these strategies reflect the unique needs of each School Board, no strategy is the same.

Schools at capacity have enrollment caps in place and must redirect students to other nearby schools. Only one PDSB school in the Town of Caledon currently is actively redirecting students: Southfields Village Public School in Mayfield West, located within the FSA. It is a K-8 elementary school, has 10 portables in use and is forced to redirect all new students to two other elementary schools. The school had 224 more students enrolled than the school’s capacity in 2019. The only other PDSB school in the Town nearing its enrollment cap is Alloa Public School (K-8) in the FSA near Mayfield West, which will be relieved by the opening of a new school in nearby Brampton and the construction of a new school in Mayfield West.

Growth-Related Infrastructure Needs

Capacity in existing schools varies widely, with some schools at nearly double their capacity and others with substantial capacity. In Table 16 below, negative remaining capacity indicates that enrollment is greater than the school’s capacity. It is important to recognize that the table provides a snapshot of current, not future capacity of existing schools.

Table 8: Caledon School Capacity

Type	School Name	Total Capacity	Remaining Capacity	Enrollment as % of Capacity	Location
Catholic Elementary	St. Nicholas	722	(59)	108%	Bolton
	St. John the Baptist	696	19	97%	Bolton
	Holy Family	446	130	71%	Bolton
	St. Cornelius	562	(29)	105%	Caledon East
	St. John Paul II	581	(180)	131%	Bolton
Catholic Secondary	Robert F. Hall	1,293	480	63%	Caledon East
	St. Michael	1,266	134	89%	Bolton
Public Elementary	Alloa	625	(70)	111%	FSA
	SouthFields Village	763	(224)	129%	Mayfield West
	James Grieve	743	520	30%	FSA

²⁷ Ministry of Education. (2018). Pupil Accommodation Strategy. Retrieved from <http://www.edu.gov.on.ca/eng/policyfunding/pupil-accommodation-review-guideline-en.pdf>

Type	School Name	Total Capacity	Remaining Capacity	Enrollment as % of Capacity	Location
	Herb Campbell	671	(75)	111%	Campbell Cross
	Belfountain	199	4	98%	Belfountain
	Alton	245	123	50%	No SA
	Macville	323	(7)	102%	FSA
	Caledon East	254	(47)	119%	Caledon East
	Caledon Central	521	181	65%	No SA
	Ellwood Memorial	504	151	70%	Bolton
	Allan Drive Middle	643	191	70%	Bolton
	James Bolton	596	123	79%	Bolton
	Palgrave	592	137	77%	Palgrave
Public Secondary	Mayfield	1,734	(161)	109%	FSA
	Humberview	1,437	68	95%	Bolton

Note: PDSB schools sourced from PDSB 2019/2020 Planning Documents and DPCDSB from Region of Peel data

The PDSB Annual Planning Document 2019/20 identifies two areas of Caledon as “Growth Areas” in the near-term: Caledon East and Mayfield West. Growth in Caledon East is anticipated to yield approximately 500 new elementary students and 185 secondary students in the medium term (five or more years). The existing elementary school in Caledon East is over capacity, with enrollment exceeding school capacity. As a result, there will be an addition required to the existing Caledon East Public School to accommodate these students. The Board has approved this addition, which will add 368 new pupil spaces, for 2023/2024. However, the catchment area for the existing Caledon East school does not extend far enough south to include any part of the FSA. Any projected growth in the FSA will not be able to be accommodated by the expanded Caledon East school due to the distance.

The Mayfield West area is anticipated to result in nearly 300 elementary students and 100 secondary students within five years. Students at the SouthFields Village elementary school in Mayfield West are already being redirected to other schools due to capacity constraints. Mayfield West is expected to continue growing, which will necessitate the construction of three new schools:

- Mayfield West #2 PS (Elementary), 2023
- Mayfield West #3 PS (Elementary), 2025
- Mayfield West Secondary School, 2029

Of these three proposed schools, only Mayfield West #2 PS has been approved by the Board. This will help relieve the over-capacity issues at SouthFields Village as well as at Alton Public School, which is located nearby in the FSA and currently has enrollment that exceeds its Ministry-rated capacity. The proposed new secondary school will help relieve capacity constraints at the existing Mayfield secondary school, which is located in the FSA, near the Mayfield West settlement area.

The report also flags the Bolton Settlement Area as a long-term growth area. Since it is under appeal at LPAT, the number of new schools required is still to be determined.

In the Catholic school system, no new elementary schools are slated to be built in the next decade. One new secondary school is proposed to be built in 2022/2023 according to the Board’s 2013 Long Term Accommodation Plan; this school would service the Fletcher’s Meadow/Snelgrove/Mayfield area, which

would include parts of the FSA. However, the Board is currently updating their Long Term Facilities Master Plan, which will be completed in Spring 2020, and projections may change based on updated information.²⁸

Anticipated enrollment is informed by pupil yield forecasts, which are calculated based on forecast new dwelling units multiplied by a corresponding pupil yield factor. For example, ground-related dwelling units such as single and semi-detached dwellings have a higher pupil yield than high-density developments such as apartments. These forecasts are used to understand the number of pupils that can be accommodated within existing schools with available capacity, or ones that need to be accommodated within new sites. Assumptions must also be made regarding enrollment between the Public and Catholic School Boards and relative catchment areas. Consideration must also be given to “freed-up” capacity as students progress from elementary to secondary school grades over time.

Table 17 demonstrates the anticipated growth in school aged children in Caledon over the 2016-2051 and 2031-2051 planning period. Elementary school-age children are considered to be 4-13 years, whereas secondary school-age children range from 14-18 years. Over the 2016-2051 planning period, the number of elementary school-age children are expected to increase dramatically from 8,500 to 36,580 (increase of 25,090). Over this same period, secondary school age-children will increase from 5,990 to 18,846 (increase of 14,486). In contrast, over the 2031-2051 planning period growth for the 4-13 cohort is 12,000 persons and the 14-18 cohort is 6,061 persons.

Table 17: School Age Forecast

Age	2016	2031	2051	Growth 2016-2051	Growth 2031-2051
4-13	8,500	11,490	36,580	28,080	25,090
14-18	5,990	4,360	18,846	12,856	14,486

²⁸ Long Term Facilities Master Plan and Program Strategy 2019-2024 Update, Report to Administration and Finance Committee Meeting of DPCDSB, January 7, 2020.

<https://www.dpcdsb.org/Documents/January%207%202020%20AF%20Agenda.pdf>