Outlook

Mayfield West Inquiry

From Jacques, Steve <steve.jacques@peelregion.ca>
Date Tue 20-Oct-2026 9:40 PM
To Dave Sheen <Dave.Sheen@caledon.ca>; Christina Early <Christina.Early@caledon.ca>
Cc Storti, Elizabeth <elizabeth.storti@peelregion.ca>; Vyas, Archana <archana.vyas@peelregion.ca>; Jacques, Steve <steve.jacques@peelregion.ca>

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Dear Councillor Sheen and Councillor Early,

Thank you for reaching out. Below is a summary of the affordable housing projects in Mayfield West Phase 2, including background on the planning framework and the status of the sites you requested.

1. What is planned in Mayfield West Phase 2

Pattulo Apartments is an affordable housing development under construction on a 0.71-hectare Region-owned site. Once completed, it will provide 80 affordable rental units, including 20 supportive units, with a mix of housing options for singles, seniors, and families.

At this time, Pattulo Apartments is the only funded affordable housing project within this area.

The project addresses a critical housing need in Caledon, a community of approximately 93,000 residents, including 15% seniors aged 65 and over. With only 224 private rental apartment units currently available, Pattulo Apartments will significantly expand the local rental housing supply and provide more affordable housing options for a range of households.

The project also helps to meet one of the key goals of the Town Official Plan (February 2026 Consolidation) which is to achieve a diverse mix and range of housing options that respond to the evolving needs of the community (Policy 2.2.3). More specifically, Mayfield West Phase 2 Secondary Plan seeks to provide a broad range and mix of housing forms and tenures, including affordable housing options, to accommodate residents at different stages of life and income levels.

Also, since July 1, 2024, the Town has been responsible for interpreting and implementing the Region of Peel Official Plan in Caledon. The Region of Peel Official Plan (June 2024 Consolidation) includes a target that 30% of all new housing units be affordable, to help meet local housing needs (Policy 5.9.2). With 16.6% of Caledon households classified as low income, there is a clear need for more affordable housing options. The proposed affordable housing in Mayfield West supports both Regional and Town Official Plan objectives by expanding the supply of affordable rental housing and contributing to a broader range and mix of housing.

2. How the Pattulo project came about

The Pattulo site was conveyed gratuitously to the Region through the Mayfield West development process specifically for affordable housing, with the appropriate zoning already in place. The land parcel was transferred with the necessary zoning already in place to support this intended use. Consequently, the Region did not need to introduce a new land use designation or pursue rezoning in connection with the project. Development activities therefore advanced through the Town's Site Plan Approval process.

Given that the lands were already designated and zoned for affordable housing, no additional broad-based community consultation was required. Peel staff submitted a site plan application in March 2025 and subsequently sought a minor variance. The minor variance application was publicly circulated and approved in December 2025, with no appeals filed. The Town staff would be best positioned to provide details regarding the public consultation and notification undertaken as part of the original Mayfield West Secondary Plan and subdivision approval processes.

The Pattulo project has also been identified and reported to Regional Council through the revised Peel Community Housing Development Program.

3. Site near Rock Face Terrace

The site located near Rock Face Terrace is proposed for a potential affordable rental housing development. The lands were conveyed to the Region gratuitously from the landowners' group as part of the Mayfield West Secondary Plan Phase II approvals process and were subsequently secured through a formal agreement for affordable housing purposes.

At present, no capital funding has been allocated nor are there active plans for development of the site. The site is currently zoned to permit a six-storey multi-residential development.

4. Dougall Avenue / South Fields Village

The subject property is currently vacant, owned by the Region of Peel, and measures approximately 0.81 hectares (2.01 acres). The site is designated "Mixed Density Residential," which permits townhouse-style development. With the support of a planning consultant, work is underway to secure the necessary Official Plan and Zoning By-law Amendments to facilitate the future development of a three-storey apartment building containing approximately 50 affordable rental units for families. Currently, there is no capital funding allocated for this site.

The Region, as a matter of practice, undertakes to make regionally owned lands development ready, which means ensuring that the lands are planning compliant and any geotechnical work is completed. This is to ensure that regional lands are ready when capital programs become available through senior orders of government and or from Regional Council.

I trust this information helps. If there are any further questions, do not hesitate to reach out.
Thank you,
Steve

Steve Jacques MScPl, MCIP, RPP
Commissioner Human Services
Region of Peel