



February 3, 2020

WSP File No. 19M-00294-0

Town of Caledon File No. 21T-19001, POPA 19-04 & RZ 19-05

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Town of Caledon
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Dear Ms. Lee-Yates,

**Subject: 13233 & 13247 Nunnville Road
Public Comment Summary**

The Town of Caledon has requested, as part of the second submission, that WSP provide a summary of responses to the comments raised at the Public Meeting and other written comments received with regards to the proposed development at 13233 and 13247 Nunnville Road (Subject Site) in Caledon. The proposed development includes a total of 29 single-detached dwellings fronting onto a local street terminating as a looped cul-de-sac.

In accordance with the Planning Act, a Notice of Application was mailed to all landowners within 120 m (394 ft.) of the Subject Site. In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on August 29, 2019 and signage is posted on the Subject Site. A Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on October 24, 2019 and posted on the Town's website. A public meeting was held on November 19, 2019.

The following is a summary of key topics identified from the public comments and WSP's response.

Parking

Issue: Residents were concerned about the lack of parking provided on the Subject Site, specifically with regards to the proposed single-car garage units. Available on-street parking was also a concern for visitors and during the winter months, when on-street parking is not permitted.

Response: The number of units with a single-car garage has been reduced since the first submission from 19 units to 6 units. The 6 units remaining with a single-car garage will accommodate two parking spaces, (1) in the driveway and (1) in the garage. This satisfies the Town of Caledon's zoning requirement of two parking spaces per detached dwelling unit. The other 23 units will have double-car garages which accommodate up to four parking spaces. The road right-of-way is almost double the width of the adjacent development (Bateman Lane) and can provide 13 on-street parking spaces.

In summary, the proposed development provides 104 private parking spaces and 13 on-street parking spaces for a total of 117 parking spaces. This total satisfies the Town's zoning requirements and provides sufficient parking for visitors.

Traffic

Issue: Residents were concerned about the traffic impact and road safety on Nunnville Road. Congestion fears were raised about the Albion Vaughan Road / Nunnville Road intersection and concerns were brought up about the possibility of reopening Hubert Corless Drive for vehicular access onto Nunnville Road.

Response: A Traffic Impact Study conducted by Crozier Consulting Engineers, dated January 2020, concluded that the proposed development will have a minimal impact on the existing road system. An increase in traffic volume can be accommodated without signalization of the Albion Vaughan Road / Nunnville Road intersection. In preparation for the public meeting held November 19, 2019, a traffic analysis was completed comparing the intersection of Albion Vaughan Road / Dovaston Gate, south of the Subject Site, to Albion Vaughan Road / Nunnville Road. This analysis illustrated that after the proposed development is in place, the traffic level of service is projected to operate better than the existing level of service at the Albion Vaughan Road / Dovaston Gate intersection.

An assessment of the existing sightlines at the Albion Vaughan Road / Nunnville Road intersection was completed to respond to the queries brought forth by the residents on Nunnville Road. Per a site visit dated December 11, 2019, it was confirmed that the intersection has over 170 meters of unobstructed sightlines, which satisfies the minimum requirements for vehicles to make turns onto Albion Vaughan Road from Nunnville Road based on the Transportation Association of Canada Geometric Design Guide.

A 1.5m-wide sidewalk (in compliance with AODA standards) will be provided on the north side of proposed development to improve road safety. It is not intended for Hubert Corless Drive to be reopened for vehicular access with this proposed development.

Neighbourhood Character

Issue: Residents were concerned that the proposed development would detract from the privacy, quiet, tranquility, and overall neighbourhood character of the existing homes. Noise, light pollution, and inconsistency with existing homes on Nunnville Road were also identified as concerns.

Response: The number of units have been reduced from 35 to 29 lots since the first submission. In addition, the unit composition has changed to the majority of 23 lots being 13 metres (43 feet) and only 6 lots being 9 metres (30 feet). The different lot sizes will help to develop a diverse mix of housing that accommodates a variety of residents, such as first-time homeowners through the availability of smaller units or multi-generational households with the option of the larger units. This unit and composition change helps to better reflect the character and built form of the existing neighbourhood, while continuing to support the achievement of the Provincial Growth Plan intensification targets.

It was acknowledged by the Town of Caledon in the Public Meeting Information Report, dated November 19, 2019, that the Subject Site is currently underutilized with two existing dwellings. In keeping with the intent of the Town of Caledon Official Plan, the proposed subdivision will assist the Town in meeting its intensification targets. There is also currently population available in the Official Plan's population allocations for the South Albion-Bolton Rural Service Centre for the number of units proposed.

The architectural style of the proposed dwellings will be of traditional design that are consistent with the look and character of the surrounding neighbourhood. Corner lot dwellings will have upgraded articulated façades and enhanced landscaping as they are highly visible from the public realm. Privacy fencing will also be provided on the corner lots within the proposed development. Noise fencing will be required for the lots backing onto Albion Vaughan Road. The public realm is also addressed through minimizing the presence of the garage, providing trees, street lights and a sidewalk along one side of the street.



Environment

Issue: Residents were concerned about flooding and erosion impacts from the proposed development and requested that comments from the Toronto and Region Conservation Authority (TRCA) regarding stormwater quality control and buffer zones be addressed.

Response: All drainage from the proposed development is directed east towards the existing ditch adjacent to Albion Vaughan Road. No stormwater drainage is directed towards Nunnville Road and therefore there will be no opportunity for flooding or erosion impacts to existing residents. Refer to the Functional Servicing Report prepared by Crozier and Associates, dated January 24, 2020, for more details.

The valley corridor and associated 10-metre buffer, as shown on the draft plan of subdivision, will be placed into public ownership and dedicated to the TRCA. On October 21, 2019, TRCA confirmed that appropriate buffers have been provided in the proposed development.

Infrastructure

Issue: Residents were concerned that current infrastructure, such as water and sewage, cannot support the proposed development. Concerns were also raised about impacts to the existing wells in the area and water quality from the construction of the proposed development.

Response: The Region of Peel has confirmed that current water and sanitary sewer capacity is available to service the proposed development. A Hydrogeological Impact Assessment conducted by Soil Engineers Ltd., dated January 2020, indicated that there is a water well located outside of the development plan boundary and inside the zone of influence. The assessment concluded that this well is screened at a depth that is far below the proposed servicing invert elevations. As such, interference as a result of construction is not anticipated to be a concern. However, should a future well canvassing program determine that the well is still being used and there is a requirement to monitor it as a condition of approval, the well owner will be requested to participate in a monitoring program prior to, during, and after servicing of the Subject Site.

Pedestrian Walkway

Issue: Residents were concerned about safety and maintenance on the walking path connecting Nunnville Road to Old King Road.

Response: The proposed development has no impact on this walkway and no changes to the walkway are proposed as a result of the development.

We look forward to working with Town staff in the processing of this resubmission. Should you have any questions, please contact me at (289) 982-4013 or by email at Chad.John-Baptiste@wsp.com

Yours sincerely,

Chad B. John-Baptiste, MCIP, RPP
Director, Planning – Ontario

cc: Salvatore (Sam) Morra, P.Eng. – Bolton Midtown Developments Inc.

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