

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

December 7, 2023
File #11064

**Dear Tanjot Bal, Senior Planner
Development and Design**

Introduction

Weston Consulting is the planning consultant for Normaple Development Ltd. and The Alton Development Inc. (part of Seaton Group), the legally registered and beneficial owner respectively of the property located at 14 Agnes Street, (as per Google Maps) in the Town of Caledon (herein referred to as the “subject lands”). The owner is proposing to develop the subject lands with 67 bungalow and two storey townhouse units within 14 condominium blocks. The proposed development looks to create an attractive, ecologically sensitive infill development that incorporates Low Impact Development (LID) design principles and technologies.

Applications were submitted on March 23, 2023 to the Town of Caledon for a Zoning By-law Amendment and Draft Plan of Subdivision to permit the proposed development on the subject lands with Plan of Condominium and Site Plan Approval applications to follow. We have received comments on the above-mentioned submission in July of 2023.

The current Zoning By-law permission for *Building Area* in the Residential Townhouse (RT) Zone is 30%. This addendum is being provided in support of the request to increase the *Building Area* to 40%.

Zoning By-law Amendment

Provincial and municipal policies permit and encourage a mix of unit types, and the development proposal provides for a townhouse typology in an area dominated by single detached dwellings. Through the design, this typology is compatible with the surrounding residential developments, as it has regard for yard setbacks and heights that are generally in keeping with the surrounding character. The development contemplates a minimum front yard setback of 6.0 metres to the garage, and 4.0 metres to the building face, which provides for a compact urban form and heightened streetscape. The development contemplates a minimum rear yard setback of 9.0 metres, an interior side yard setback of 1.5 metres between blocks and a maximum height of up to 10.5 metres, which are the same standards that apply to the abutting RR Zone.

A *Building Area* of 40% is requested to provide for an adequate building envelope and sufficient sized dwelling with sufficient setbacks, considering the size of the proposed lots, whereby the minimum is 325 square metres (inclusive of garages), the predominant height being maintained at one and two storeys and with many units having main floor principal bedrooms. When calculated, 40% of 325 square metres equals 130 square metres (1399 square feet) and 30% of 325 square metres equals 97.5 square metres (1049 square feet), a difference of 32.5 square metres (350 square feet).

Overall, a difference of 32.5 square metres (350 square feet) is negligible and not discernible from the street. Furthermore, the request for 40% is not uncommon, rather it is lower than those found throughout various municipalities and lower than that of previously approved applications within the Town of Caledon. Previously approved applications for the RT Zone have been granted up to 56% and the most recent applications remove this standard entirely (see Attachment 1). The finished floor areas of the proposed dwelling units will range between approximately 160 square meters (1,700 square feet) and 225 square meters (2,400 square feet) which contributes to an appropriate level of intensification and achieves a compact built form within the existing settlement area of the Town. This built form provides additional housing options and opportunities for current and future residents. The proposed development contributes to the creation of a healthy, livable, and safe community by introducing gentle residential intensification at a density that will efficiently utilize land, resources, drainage and sanitary systems and by implementing stormwater management best practices.

Conclusion

It is our opinion that the requested additional 10% in *Building Area*, is appropriate, based on our review of the existing site context and overall design. This increase will allow for the provision of sufficient sized dwelling units, represents only 130 square metre (350 square feet) of additional living area which is not discernable from the street and is well below the previously approved *Building Area* maximums in the municipality.

We trust that the above provides clarity and ample justification to permit the request.

Should you have any questions please contact the undersigned at 905.738.8080 extension 290.

Yours truly,

Weston Consulting

Per:



Paul Tobia, BURPI, MCIP, RPP
Senior Planner

cc. Normaple Development Ltd.
The Alton Development Inc.

Attachment 1

Zone Category	Exception	Building Area (Maximum)
RT	667 (By-law 2022-049)	n/a
RT	665 (By-law 2022-49)	n/a
RT	663 (By-law 2022-50)	n/a
RT	638 (By-law 2020-098)	n/a
RT	94 (By-law 96-29)	50%
RT	91 (By-law 95-85) (By-law 2020-072)	56%
RT	86 (By-law 95-48)	50%
RT	77 (By-law 92-53 amending 89-103)	40%
RT	70 (By-law 94-12)	50%
RT	67 (By-law 94-13)	50%
RT	66 (By-law 94-7)	50%
RT	59 (By-law 91-122)	50%