

PLURIBUS  
MID-RISE & TOWN SQUARE



PLANNING JUSTIFICATION REPORT  
ADDENDUM

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POPA 18-01, RZ 18-03, SPA 18-06

JUNE 2020





# Table of Contents

<b>1.0</b>	<b>Background</b>	<b>2</b>
<b>2.0</b>	<b>Development Proposal</b>	<b>4</b>
2.1	Official Plan Amendment	7
2.2	Zoning By-law Amendment	7
<b>3.0</b>	<b>Planning Context Overview</b>	<b>11</b>
3.1	Provincial Policy Statement, 2020	15
3.2	Growth Plan for Greater Golden Horseshoe, 2019	16
3.3	Town of Caledon Official Plan, 2018	16
3.3.1	Residential Intensification	17
3.3.2	Population Allocation	21
3.3.3	Housing Study	22
3.3.4	Caledon East Secondary Plan	22
3.3.5	Town of Caledon Zoning By-law 2006-50	22
3.4	Greenbelt Plan/Oak Ridges Moraine Conservation Plan, 2017	23
3.5	Region of Peel Official Plan, 2016	23
3.5.1	ROP Section 5.8 - Housing	23
3.5.2	Housing and Homeless Plan, 2018-2028	24
3.5.3	Healthy Development Assessment	25
<b>4.0</b>	<b>Supporting Technical Studies</b>	<b>26</b>
4.1	Urban Design Brief	27
4.2	Functional Servicing and Stormwater Management Report	27
4.3	Traffic Impact Study Addendum	27
4.4	Noise Impact Study Addendum	28
4.5	Phase 1 ESA	28
<b>5.0</b>	<b>Conclusion</b>	<b>29</b>
Figure 1	2020 Colored Site Plan	
Figure 2:	Conceptual Rendering - Public Square, Southwest View	
Figure 3:	Conceptual Rendering - Old Church Road, South View	
Figure 4:	Soft Services in Caledon East, within < 2km of Subject Lands	
Table 1:	Official Plan Analysis	
Table 2:	Zoning Analysis	
Table 3:	Survey of Soft Services in Caledon East, near Subject Lands	
Table 4:	Comparison of Unit Distribution from 2019 Site Plan to 2020 Site Plan	
Appendix A:	Draft Official Plan Amendment	
Appendix B:	Draft Zoning By-law Amendment	
Appendix C:	Healthy Development Assessment	

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Parts 1-2

# Background & Proposal

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## 1.0 Background

This Planning Justification Report Addendum is prepared on behalf of Pluribus Corp. ("the Applicant") in support of a revised Official Plan Amendment, Zoning By-law Amendment and Site Plan Application on the approx. 0.59 ha (1.45 ac) of land legally described as West Half of Lot 21, Concession 2, (former Township of Albion) in Town of Caledon, identified as Block 164 on Plan 43M-1840 ("Subject Lands"). The Subject Lands are located at the north east corner of Old Church Road and Atchison Drive as shown on Figure 1 – Site Context. In May 2018, a concurrent Official Plan Amendment, Zoning By-law Amendment and Site Plan Application ("OPA", "ZBA", "SPA", and collectively "Application") was submitted by Paul King on behalf of Pluribus Corp.

The agencies provided comments thereon in October 2018 and the Applicant and its consultants engaged in consultations with the agencies in order to better understand and address their concerns.

A revised submission was made to the Town of Caledon in May 2019. In June 2019, a public meeting was held under the Planning Act to present the revised Application to Council and the community.

The agencies provided subsequent comments to the May 2019 submission in September 2019. The Site Plan and supporting studies have been revised again to reflect the consultation with Town staff regarding architectural and landscape design, adequate

parking provision, and the mixed-use functionality of the residential, commercial and open space area.

The purpose of this Addendum is to:

1. Review and confirm that the Planning Justification Report (PJR) by Paul King remains applicable to the 2020 Site Plan;
2. Respond to agency comments on the 2019 submission;
3. Assess the planning merits of the 2020 Site Plan in light of the updated planning policy framework; and
4. Summarize the revised supporting technical reports.

This Addendum should be read together with the 2019 Planning Justification Report (PJR) by Paul King.

In addition to this Addendum, the following studies and materials have been prepared to support the 2020 SPA submission:

- Agency and Public Comments Response Matrix (MDTR Group, June 2020)
- Draft Official Plan Amendment (MDTR Group, June 2020)
- Draft Zoning By-law Amendment (MDTR Group, June 2020)
- Healthy Development Assessment (MDTR Group, June 2020)
- Site Plan Package (MDTR Group, June 23, 2020)



- A101 – Site Plan & Statistics
- A201 – P1 Parking Plan
- A301 – Ground Floor Plan
- A302 – Second Floor Plan
- A303 – Third Floor Plan
- A304 – Fourth Floor Plan
- A305 – Fifth Floor Plan
- A306 – Roof Plan
- A401 – South & West Elevations
- A402 – North & East Elevations
- A403 – Public Square Elevation
- A404 – Elevation 01 (Materials)
- A406 – North West View
- A407 – North East View
- A501 – Building Section
- A601 – Shadow Study As of Right December-June
- A602 – Shadow Study Proposed December-June
- A603 – Shadow Study As of Right March-September
- A604 – Shadow Study Proposed March-September
- Urban Design Brief (Architecture Unfolded, revised June 2020)
- Functional Servicing and Stormwater Management Report (Stantec Consulting Ltd., revised June 2020)
- Grading Plan (Stantec Consulting Ltd., revised June 2020)
- Site Servicing Plan (Stantec Consulting Ltd., revised June 2020)
- Construction Management Plan (Stantec Consulting Ltd., revised June 2020)
- Erosion Sediment Control Plans (Stantec Consulting Ltd., revised June 2020)
- Engineering Cost Estimate (Stantec Consulting Ltd., revised June 2020)
- Lighting Plan (RTG Systems Inc., revised June 25, 2020)
- Light Trespass Plan (RTG Systems Inc., revised June 25, 2020)
- Photometrics Plan (RTG Systems Inc., revised June 25, 2020)
- Transportation Impact Study Reliance Letter (Nextrans Consulting Engineers, revised June 2020)
- Landscape Plan L1-01 – Landscape Plan, Details and Specifications (BTI, dated June 24, 2020)
- Landscape Plan L1-02 – Enlargement: Town Square Landscape Plan
- Landscape Plan L2-01 – Sections (BTI, dated June 24, 2020)
- Landscape Plan L3-01 – Details (BTI, dated June 24, 2020)
- Landscape Cost Estimate (BTI, dated June 24, 2020)
- Noise Impact Study Reliance Letter (Swallow Thornton Tomasetti, dated June 26, 2020)
- Phase 1 Environmental Site Assessment (prepared by G2S Environmental Consulting Inc., dated January 3, 2019)
- Registered Plan of Subdivision 43M-1840
- Reference Plan 43R-35150 (Easements and PINS)



## 2.0 Development Proposal

The 2020 Site Plan submission of the Pluribus Mid-rise and Town Square development proposes a mixed-use residential and commercial mid-rise building, a privately-owned publicly accessible open space area, underground parking and surface parking. The proposed development is shown on Figure 2 – Colored Site Plan.

The mid-rise building is 5 storeys (approx. building height 18.9 m) with 83 condominium dwelling units and 650 m<sup>2</sup> (6,997 ft<sup>2</sup>) GFA of ground floor retail, service and office space. The unit distribution is projected to be as follows:

- 13 – 1 bedroom (average 625 ft<sup>2</sup>)
- 38 – 1 bedroom plus den (average 695 ft<sup>2</sup>)
- 16 – 2 bedroom (average 875 ft<sup>2</sup>)
- 11 – 2 bedroom plus den (average 999 ft<sup>2</sup>)
- 5 – 3 bedroom (average 1,000 ft<sup>2</sup>)

The open space area is 1,000 m<sup>2</sup> and designed to function as a public Town/private square (Town Square) adjunct to the building.

135 parking spaces are proposed in a one-level underground parking garage and 34 parking spaces are proposed in the surface parking area on the north end of the property.

The key changes introduced by the 2020 Site Plan are:

1. Enhanced architectural design,

including improved façade treatments, centralized double-accessed atrium, increased step backs on fourth and fifth storeys, and expanded balconies and terraces; Respond to agency comments on the 2019 submission;

2. New animated square design that accommodates decorative lighting, green space, roofed shelter, seating and retail patios to facilitate programming;
3. A more diversified unit mix; increasing 2-Bedroom, 2Bedroom+Den and 3-Bedroom units overall by almost 50% since the original 2018 submission;
4. Compliance with Town parking requirements; and
5. Reduction of total unit count by 4 dwelling units from the 2019 Submission.







*Figure 2. Conceptual Rendering - Public Square, Southwest View*



*Figure 3. Conceptual Rendering - Old Church Road, South View*





## 2.1 Official Plan Amendment

The Subject Lands are designated Rural Service Centre of Caledon East as shown on Official Plan Schedule A—Town Structure and Special Use Area C: Community Focus Area in the Caledon East Secondary Plan. Under this designation, the Subject Lands may be used for a mix of uses, including residential, office, personal service commercial, institutional and a town square.

The proposal is to amend the Official Plan to add site-specific provisions to:

1. Permit the additional height
2. Include a maximum residential density as requested by Town staff and
3. Allow for underground parking.

The proposal has been revised from the 2019 submission to maintain the as-of-right permitted 650 m<sup>2</sup> commercial GFA in accordance with the OP.

The Draft Official Plan Amendment has been included as Appendix A. Table 1 below illustrates the site-specific exceptions proposed to facilitate the development of the lands.

Space Exception (OS- 505) by the current consolidated version of By-law 2006-50. The Subject Lands are identified on Map 36b of By-law 2006-50.

The proposed site-specific provisions are to permit the design of the Site Plan as shown in Figure 2 and expand the permitted commercial uses. Table 2 below summarizes the exceptions proposed to provide relief from a number of Zoning By-law regulations to facilitate the proposed development.

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## 2.2 Zoning By-law Amendment

The Subject Lands are zoned Village Commercial Exception 507 (CV-507) and Open

*Table 1. OP Analysis – Section 7.7.8.5 Special Use Area C: Community Focus Area*

<b>Section</b>	<b>Provision</b>	<b>Permitted/Comment</b>	<b>Proposed</b>
7.7.8.5.2	Height	3 storeys	5 storeys
7.7.8.5.2	Residential Density	Inclusion of maximum residential density requested by Town comments letter, dated October 2018 (Item 9a).	147 units per hectare, subject to parking supply achievable on-site in accordance with Town requirements
7.7.8.5.3	Height	4 storeys	Removal of height in provision, as per direction from Town comments letter, dated October 2018 (Item 9b).

*Table 2. Zoning Analysis – By-law 2006-50 Analysis (continued on following page)*

<b>Provision</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>CV-507 Zone (Section 13.1.1)</b>		
Permitted Uses	<ul style="list-style-type: none"> <li>• Business Office</li> <li>• Clinic</li> <li>• Dry Cleaning or Laundry Outlet</li> <li>• Dwelling Unit</li> <li>• Financial Institution</li> <li>• Personal Service Shop</li> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Sales, Service &amp; Repair Shop</li> <li>• Video Outlet/Rental Store</li> </ul>	<i>In addition to permitted uses as-of-right:</i> <ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Artist Studio &amp; Gallery</li> <li>• Bakery</li> <li>• Building, Mixed use</li> <li>• Retail Store, Accessory</li> </ul>
Building Setbacks	(a) Old Church Road – min. 4.5m (b) Atchison Drive – min. 4.5m (c) OS zone boundary – min. 1.2m, max. 3m (d) Any other lot line – 10m	<i>Reduced building setbacks as follows:</i> (a) Old Church Road – min. 0.7m, max. 1.2m (b) Atchison Drive – min. 2.5m (c) OS zone boundary – min. 0m, max. 1.2m (d) Any other lot line – 7m
Building Height	Maximum 11m	Maximum 18.9m



Table 2. Zoning Analysis – By-law 2006-50 Analysis (continued)

Provision	Permitted/Required	Proposed
CV-507 Zone (Section 13.1.1)		
Dwelling Units per Lot	Maximum 12	Maximum dwelling units per lot to be based on the number of parking spaces that can be provided on-site in accordance with parking rate set out below.
Planting Strip Location	A planting strip shall be required along all lot lines adjacent to a street line and along all lot lines adjacent to a residential use.	A planting strip shall be required along all lot lines adjacent to a street line and residential use, except where: <ul style="list-style-type: none"> <li>any part of a yard that is subject to an easement</li> <li>any part of an air ventilation system, sidewalk or bicycle parking are located</li> <li>OS zone boundary</li> </ul>
Parking Spaces	(a) Residential uses – 2 for each dwelling unit (b) Non-residential uses – 1 space for each 20 m <sup>2</sup> of net floor area or portion thereof	(a) Residential uses – 1.5 per dwelling unit for residents and 0.25 per dwelling unit for visitors (b) Non-residential uses – 1 space per 30 m <sup>2</sup> of net floor area or portion thereof
Parking Space Size	The minimum unobstructed size of a parking space, whether inside a garage or outside, shall be 2.75m in width and 6m in length.	(a) Minimum unobstructed size of a parking space outside a garage shall be 2.75m x 6m (b) Minimum unobstructed size of a parking space inside a garage shall be 2.6m x 5.8m (c) A parking space shall be measured inclusive of painted lines
Location Restrictions	Dwelling units shall only be permitted on floors above the first storey.	A maximum of 1,100 m <sup>2</sup> of GFA of first storey shall be used for residential purposes, including dwelling units.
Retail Store Restrictions	Retail store shall not include the sale of any animals.	For the purpose of this zone, retail uses shall include the sale of any animals.
Fencing Restrictions	(b) no other fencing shall be permitted with the exception of decorative fencing associated with a restaurant patio. For the purpose of this zone, decorative shall mean a vision through fence which does not exceed 1.2m in height.	Additional fencing provision added to permit privacy fencing for ground floor dwelling units: (b) For the purpose of this zone, privacy screens are only permitted between adjoining patios/decks and between a patio/deck and adjacent parking or loading area. Privacy screens shall not exceed a maximum height of 1.8m and shall not protrude more than 3m from the main wall of the building.
Sight Triangle	-	Added as per Town staff comments, 15m x 15m sight triangle

Table 2. Zoning Analysis – By-law 2006-50 Analysis (continued)

OS Zone (Section 12)		
Lot Frontage	Minimum 9m	Minimum 8.5m
Building Area	Greater of 10% or 20m <sup>2</sup>	Maximum 35m <sup>2</sup>
All Yards	Minimum 7.5m	Minimum 2.5m
Accessory Outside Display or Sales	-	Accessory Outside Display or Sales uses shall be limited to 25% of the gross floor area of an associated permitted CV-XXXX use.
Restaurant Patio	-	(a) <i>Restaurant patios</i> shall be limited to 40% of the net floor area of an associated permitted CV-XXX use. (b) <i>Restaurant patios</i> shall be permitted to encroach 6m into any required yard measured horizontally from the OS zone boundary
Parking (Section 5.2.3)	5 parking spaces per hectare or portion thereof	No parking required
Permitted Encroachments	-	(a) For the purpose of this zone, all buildings and decks with the exception of restaurant patios shall be permitted in any required yard (b) For the purpose of this zone, <i>canopies</i> related to an associated permitted CV-XXX use shall be permitted to encroach 2m into any required yard (c) For the purpose of this zone, <i>ornamental lights</i> shall be permitted to encroach 2m into any required yard
Fencing	-	No other fencing permitted except decorative fencing associated with restaurant patio. Decorative shall mean a vision through fence which does not exceed 1.2m in height.



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## Part 3

# Policy Context

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## 3.0 Planning Context

The 2020 Site Plan is consistent with and conforms to the applicable provincial and municipal planning regulatory framework. We are further of the opinion that the planning rationale in the PJR by Paul King continues to be applicable to the 2020 Site Plan.

Further analysis with respect to the changes introduced by the 2020 Site Plan and the relevance of planning policies updated since the PJR by Paul King, are discussed below.

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### 3.1 Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The updated PPS came into effect on May 1, 2020, applying to planning decisions made on or after that date. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

With the update, general policies remain substantially the same, however there are some significant changes, namely supporting the following goals:

- Increasing Housing Supply and Mix
- Supporting Economic Growth
- Protecting the Environment and Public Safety

- Supporting Rural, Northern & Indigenous Communities
- Protecting Cultural Heritage

The PPS 2020 was reviewed in detail and, in addition to the PJR by Paul King, the following comments should be noted:

#### Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Policy 1.1.1 identifies a number of ways in which healthy, livable and safe communities are sustained:

- Accommodating appropriate market-based range and mix of residential types, recreation, park and open space to meet long-term needs;
- Promoting integration of land use planning, growth management and infrastructure planning to achieve cost-effective development patterns and standards to minimize land consumption and servicing costs; and
- Preparing for the regional and local impacts of a changing climate.

Policy 1.1.2 requires that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. This is an increase from the 20-year time horizon required by PPS, 2014. Within settlement areas,



sufficient land shall be made available through intensification and redevelopment.

*The proposed development provides a diverse form of housing through residential infill development that is an efficient use of land appropriate to its context, and directs growth within the Caledon East Settlement Area.*

*The Town OP identifies Caledon East as one of three Rural Service Centres, an area designated for a focus of growth and service provision in the central part of the Town (Policy 5.10.4.4.1). The OP policies aim to achieve compact and efficient urban forms, optimize the use of existing infrastructure and services, increase the availability and diversity of housing and business opportunities and create mixed-use, transit-supportive, pedestrian-friendly urban environments through intensification (Section 4.2.1.2.1, 7.7.2)*

#### Section 1.4 - Housing

"Housing Options" is a new defined term in PPS, 2020, which is defined as a range of housing types such as but not limited to single-detached among other forms of housing listed.

Policy 1.4.1 requires planning authorities to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and if necessary, lands are to be designated and available for residential development. This is an increase from a minimum of 10 years required by PPS, 2014.

Through Policy 1.4.3, the PPS sets out that

planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based housing needs of current and future residents of the regional market, by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements.

*The proposed development contributes to the range of housing types offered in Caledon, providing a housing form currently not readily available while accommodating the projected population growth in Caledon East. It is anticipated that the proposed development will certainly appeal to diverse segments of the market including new homebuyers and people seeking to downsize and/or age in place, and thus meet expected future regional housing needs.*

#### Section 1.5 - Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 seeks to promote healthy, active communities by:

- Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and
- 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.

*The proposed public space will create an inviting social gathering place located at the focal point of Caledon East across Town Hall. The design of the town square integrates landscaped features with the backdrop of the proposed high-quality built-form to create a new community node destination, encouraging active pedestrian transportation and improving community connectivity. The proposed development therefore will contribute to creating an enhanced public realm and quality of life in Caledon East as a whole and embodies the principle of a complete community.*

#### Section 1.6 - Infrastructure & Public Service Facilities

The PPS establishes that planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning to ensure they are financially viable over their life cycle, available to accommodating current and projected needs, and provided in an efficient manner that prepares for the impacts of climate change. Policy 1.6.4 provides that infrastructure and public service facilities shall be located to ensure the protection of public health and safety.

Through Policy 1.6.6.1, the PPS states that municipal sewage and water services shall accommodate forecasted growth through efficient use and optimization of existing services, and that municipal services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Policy 1.6.6.2 states that within

settlement areas with existing municipal services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.

Policy 1.6.6.7 speaks to effective management of stormwater, which shall be integrated with planning for sewage and water service to ensure that systems are optimized, feasible and financially viable over the long term to minimize erosion and changes in water balance.

*The Pluribus Mid-rise and Town Square brings appropriate intensification that is compatible with the surrounding single-family and low density multi-family residential area. The proposed intensification (new density approx. 141 units per hectare) can be supported by existing infrastructure on the abutting intersection and therefore achieves the desired optimization of existing services. The revised FSR by Stantec Consulting discusses the details of the development's servicing needs that can be supported by existing infrastructure, summarized in Section 4.1 of this report.*

#### Section 1.7 - Long Term Economic Prosperity

The PPS identifies that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of communities (Section 1.1.3). Policy 1.7.1 prescribes various approaches to support long-term economic prosperity:

- Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and

range of housing options for a diverse workforce;

- Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- Encouraging a sense of place, by promoting well-designed built form and by conserving features that help define character;
- Promoting energy conservation and providing opportunities for increased energy supply; and
- Minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature.

*The Pluribus Mid-rise and Town Square will bring considerable direct and indirect economic growth to Caledon East in the form of:*

- *A new housing type that contributes to a range of housing options through sustainable infill development of the Caledon East Settlement Area that will reflect a high-quality built form;*
- *New community amenities that will encourage a sense of place; and*
- *New business opportunities through the addition of 650 m<sup>2</sup> of commercial GFA.*

### Section 1.8 - Energy Conservation, Air Quality & Climate Change

The PPS requires that planning authorities support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and

development patterns. The PPS identifies a number of sustainable land use and development patterns, including promoting design and orientation which maximizes energy efficiency and conservation, considering the mitigating effects of vegetation and green infrastructure and maximizing vegetation within settlement areas, where feasible.

*The Pluribus development minimizes its ecological footprint through its sustainable, compact built-form, a density that is active transportation supportive as well as transit-supportive for future planned services. A number of trees are proposed as part of the town square to provide shade and at the property boundary to mitigate visual impact, which will increase the vegetative cover of the currently vacant parcel.*

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## **3.2 Growth Plan, 2019**

In May 2019, a revised Growth Plan for the Greater Golden Horseshoe ("Growth Plan") came into effect. The Plan provides a growth strategy for the region to develop strong and prosperous communities. The guiding principles include supporting the achievement of complete communities, making efficient use of infrastructure and supporting a range and mix of housing options. A residential population of 1,970,000 and employment population of 970,000 has been projected for Peel Region for the year 2041.



Further to the 2019 PJR, our commentary follows:

### Section 2.2 – Policies for Where and How to Grow

The proposed development continues to meet the objectives of Section 2.2.1, Section 2.2.5, and Policy 2.2.6.2 and of the Plan by directing growth to the Caledon East Settlement Area through compatible infill development that diversifies the overall housing stock and increases commercial activity in Caledon. The Subject Lands are located within the 2021 settlement boundary and adjacent to a Delineated Built-up Area. The proposal will allow for market-driven housing options and growth that will ultimately contribute to achieving the Plan's minimum intensification targets.

### Section 3.2 – Policies for Infrastructure to Support Growth

The revised proposal achieves the minimum intensification and density targets of the Plan set out in Policy 3.2.6 and makes efficient use of existing infrastructure, including an integrated treatment approach to minimize stormwater flows that optimizes use of off-site controls.

### Section 4.2 – Policies for Protecting What is Valuable

There are no identified natural heritage features on the Subject Lands, thus the proposed development continues to support the policies

of this section, including climate change, by directing growth in an urban area.

The development also supports the policies of subsection 4.2.5 with the proposed publicly-accessible town square.

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## **3.3 Town of Caledon Official Plan, 2018 Consolidation**

The Town Official Plan implements provincial and regional policies contained in the PPS, Growth Plan, NEP and Region of Peel Official Plan. The Town is in the process of updating its Official Plan (OP) to a time horizon of 2041 and to conform with the provincial and regional plans.

Further to the 2019 PJR, our commentary addresses the Town comments letter dated September 9, 2019, which requested justification on:

- How residential intensification policy 5.10.3.14 of the Official Plan is being addressed;
- Proposed population; and
- Demand for proposed housing types.

### **3.3.1 Residential Intensification**

Policy 5.10.3.14 of the OP states that residential intensification will generally be permitted in settlements where:

- a) The site or building can

accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community: 5.10.3.14 of the Official Plan is being addressed;

- b) The existing and planned services in the community can support the additional households; and
- c) The potential demand for the type(s) of housing proposed can be demonstrated, basing on the housing needs of the municipality as identified through an appropriate housing study.

*There are no natural heritage features designated as part of the Region of Peel Greenlands System or Oak Ridges Moraine Conservation Plan on the Subject Lands.*

*The Subject Lands are located within the Caledon East Rural Service Centre which is to be a compact, well-integrated community on full piped water and sewer services and designated as primary growth areas, focus of majority of new residential and commercial growth.*

*The updated FSR by Stantec (June 2020) concludes that the proposed development can be serviced with municipal water supply and sanitary drainage by existing services located on Atchison Drive. Water balance can be met with lot level infiltration controls. Major and minor system drainage will mimic existing conditions.*

### **3.3.2 Population Allocation**

Policy 4.2.6.2 establishes the 2031 population allocation for Caledon East as 8,412 people. The Town comments letter to the 2019 submission noted that population is currently available within Caledon East for the previous proposal at 87 dwelling units; however, further justification was requested with respect to OP Policy 5.10.3.14.

*The proposed population of the Pluribus development is justifiable:*

- *The 2020 Site Plan has reduced the number of dwelling units by 4 since the 2019 submission. The Town comments letter to the 2019 submission bases population calculation for the proposed development on 3.15 ppu, however, we note that the Town's 2019 DC Background Study (Schedule 8a and 8b, "all density types") provides lower ppu values. The Regional average ppu for a range of 1-bedroom to 4-bedroom apartments is 2.42 and the Town's average ppu for all density types is 2.18. On this basis, conservatively speaking, the proposed development provides for a total population of 201 (83 units at 3.24 ppu). This reflects a minor reduction of 10 people, and thus, population availability as noted by the Town would continue to remain applicable.*
- *As discussed previously in Section 3.3.1 of this report, the proposed intensification can be supported*

*by existing municipal water and wastewater services further to Policy 5.10.3.14.*

- *A review of the availability of soft services to support the additional population was undertaken. A range of soft services are available to the Pluribus community within 2km which is considered less than a 5 minute drive, as identified in Figure 6 and Table 3 below.*



*Table 3. Survey of Soft Services in Caledon East, within < 2km of Subject Lands*

No.	Amenity	Approx. Distance from Subject Lands
<i>Community Services</i>		
1	Town Hall	35.5 m
2	Robert F. Catholic Secondary School	> 800 m
3	Caledon East Public School	1.3 km
4	Caledon East United Church	~730 m
5	OPP Caledon Detachment	~415 m
6	Caledon Fire Station	~600 m
<i>Recreation</i>		
7	Caledon YMCA St. Cornelius	260 m
8	East Soccer Complex	255 m
9	Caledon East Arena	100 m
10	Caledon Community Park	410 m
11	Caledon East Children's Place	780 m
<i>Commercial</i>		
12	Main Street Ice Cream	920 m
13	Pizza Express	930 m
14	LCBO	910 m
15	Toms Family Restaurant	< 900 m
16	Foodland	> 1 km
17	Gabes County Bake Shoppe	870 m
<i>Medical Services</i>		
18	Caledon Medical Centre	880 m
19	Core Solutions Physiotherapy	900 m

Figure 4. Soft Services in Caledon East, within < 2km of Subject Lands



### 3.3.3 Housing Study

The Town comments letter noted that Caledon will need housing to accommodate new and/or younger families and an older population that is downsizing their homes. Staff requested a rationale that supports the demand for the proposed housing type mix.

The Town's Housing Study prepared by SHS Consulting (2017) was reviewed to form the basis of our rationale. The key findings of this study include:

#### Housing Demand Analysis

- Caledon is identified as experiencing the highest rate of population increase in Peel Region, with an expected 62.4% growth in the next 15 years (p. 7).
- Aging population is a trend that impacts all local municipalities; older households is on the rise and need for housing options to facilitate aging in place is increasing (p. 8, 28)
- One-person households saw the highest rate of increase from 2001 to 2016 showing an increase of 54.7% (p. 13).
- Data suggests that the need in Caledon is more focused on families and couples, including older couples who may need options to facilitate aging at home and need for families and smaller households including persons living alone (p. 14).

#### Housing Supply & Housing Affordability Analysis

- House prices in Caledon are increasing and homeownership is becoming unaffordable to households with low and moderate incomes (p. 36, 65).
  - In 2017, average price for dwelling types are \$988,237. The most "affordable" housing type was townhomes, which had average price of \$629,120.
  - In 2017, \$420,362 was determined as affordable ownership threshold for Peel Region while affordable rental housing threshold is \$1,517.

#### Housing Gaps in Caledon

- Currently too focused on single-detached homes, there is a need for diverse housing options (p. 72).
  - Seniors, persons with disabilities and smaller households have limited options.
  - Need housing suitable for people living alone.
  - Limited options for low and moderate incomes in Caledon.

#### Housing Strategy - Future Caledon

- Liveability in Caledon means an inclusive community with a continuum of housing options and residents can live in Town throughout their lifetime.



- More modest homes built for diverse range of people.
- Meet needs of moderate income families and individuals.
- Development process is more transparent and streamlined; Town staff and developers work collaboratively and share ownership of success of projects.

The Pluribus mixed-use development addresses the current housing gap by providing housing suitable for single households and moderate income households in Caledon as noted in the SHS Housing Study (2017).

The mixed-use development provides a diverse housing option for a diverse demographic, including seniors who wish to age in place, young families and smaller households such as young couples and singles. Further, the proposed density allows for the development to be closer to the market affordable range identified in the SHS Housing Study (2017), to make home ownership still accessible to lower and moderate income households .

The new Site Plan introduces 3-bedroom units and more 2-bedroom units to replace many of the previously proposed 1 bedroom plus den units, with the overall share of larger units representing 40%. The revised unit mix is an improvement as it balances the proposed distribution to provide for the changing household size in Caledon and on both ends of the continuum.

A comparison of the proposed unit distribution from 2019 versus 2020 Site Plans is provided in Table 4 below.

**Table 4.** Comparison of Unit Distribution from 2019 Site Plan and 2020 Site Plan.

<i>Site Plan Version</i>	<i>1-B</i>	<i>1-B+D</i>	<i>2-B</i>	<i>2-B+D</i>	<i>3-B</i>
2019	11	52	12	12	0
2020	13	38	16	11	5
Net Difference	+2	-14	+4	-1	+5

### 3.3.4 Caledon East Secondary Plan

We are of the opinion that the 2019 PJR by Paul King provides a comprehensive review of the Caledon East Secondary Plan and that the conclusions of the 2019 PJR remain applicable.

### 3.3.5 Town of Caledon Zoning By-law 2006-50

As detailed previously in Table 2, the revised Draft Zoning By-law seeks a number of site-specific provisions to implement the 2020 Site Plan, with respect to the structural envelope, site access, circulation and parking requirements. The Draft Zoning Amendment is provided as Appendix B.

The revisions proposed to the Special Standards include:

#### CV-507 Zone

- The building area and building setbacks of the CV-507 zone have been revised to a proposed maximum of 40%.
- The building separation standard is eliminated. There is only one building proposed on the subject property.
- The maximum building height standard

is 18.9m. The increased building height is required to permit the 5-storey building proposal.

- The maximum gross floor area for combined non-residential uses is retained as 650 m<sup>2</sup>. The non-residential floor area continues to be located at the ground floor with frontage and access to the town square component of the proposal.
- The minimum parking space requirement is revised as per discussion with the Town:
  - 1.5 space per dwelling unit for residents and 0.25 space per dwelling unit for visitors
  - 1 per 30 m<sup>2</sup> of commercial net floor area
- The CV-507 zone restricts floors above the ground floor (first floor) to residential units only. The proposed zoning permits a limited amount of residential floor space on the ground floor for dwelling units on the north side of the building. These units do not have frontage on the town square. Each of the units will include its own private ground related patio amenity space.

#### OS-505 Zone

- The zone standard allows for accessory outside display and restaurant patios associated with the CV-XXX zone. The intent is to allow limited commercial activity to attract pedestrian use of the town square and contribute to its function as a public gathering space.
- The maximum building area standard has been increased to 35 m<sup>2</sup> to permit the proposed roofed shelter that will be used for various programming and passive use by the public.

### ***3.4 Greenbelt Plan/Oak Ridges Moraine Conservation Plan, 2017***

Caledon East is identified as a Settlement Area in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan (ORMCP). The conclusions of the 2019 PJR by Paul King with regards to ORMCP remain applicable to the 2020 Site Plan.

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### ***3.5 Region of Peel Official Plan, 2018 Consolidation***

The Regional Official Plan (ROP) provides direction to the area municipalities in the implementation of their local OP.

Further to the 2019 PJR, we have reviewed the following policies and provided related commentary, as requested by Town staff in their comments letter of September 9, 2019 (the Region did not have further comments on the PJR):

- ROP Section 5.8 Housing
- Emerging affordable and accessible housing policies within Peel Region's Housing and Homeless Plan.

#### ***3.5.1 ROP Section 5.8 - Housing***

The ROP policies outline various objectives that form the vision for the Regional housing strategy:

- Provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel (5.8.1.1)
- Foster the availability of housing for all income groups, including those with special needs (5.8.1.2);
- Maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and lands (5.8.2);
- Encourage area municipalities to establish policies in their OP which support residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure and cost-effective development standards for new residential development, redevelopment and intensification (5.8.2.2);
- Increase the supply of affordable rental and affordable ownership housing (5.8.3);
- Promote energy conservation and technologies that lead to energy efficient housing in new residential development (5.8.5);
- Make available housing for Peel's diverse populations and residents with special needs including provision of accessible housing and appropriate support services (5.8.6).

Table 4 of the Plan provides the annual minimum new housing unit targets in Peel as follows:

- 17% social housing
- 3% affordable rental
- 35% market rental and affordable ownership
- 45% market ownership

*The proposed development is a diverse housing option that is currently not offered in Caledon East. Through appropriate intensification in an area with existing infrastructure, the mixed-use development promotes sustainable compact built-form and will create opportunities to sustain middle income home ownership that is more affordable.*

*As shown on the new Site Plan, almost 20% of the proposed units are designed to be accessible.*

### **3.5.2 Housing & Homeless Plan, 2018-2028**

The Region's Housing and Homelessness Plan establishes the following housing targets:

- 7,500 new units
  - 1,000 for low income
  - 1,000 for middle income
  - 5,500 for middle income or greater
- 25% of all new housing development is rental
- 50% of all new housing development is medium or high density



The Plan identifies key areas that are in need of change, including addressing the housing needs of low and middle-income households, adopting a new approach to development and leveraging private housing stock.

The Plan provides strategic direction for implementing its objectives, which speak to the following areas:

- ensure efficient use of existing infrastructure
- create densities that support transit and affordable housing
- minimize financial impact to residents and businesses
- protect environmental and agricultural resources
- develop a long-term employment strategy

*As noted above, the greatest share of the Region's housing target is the middle-income category. The mixed-use development will certainly assist in meeting this bracket's targets together with the 50% target for new development to be medium or high density. As discussed previously, the proposed development will be an efficient use of existing infrastructure and will provide various new business opportunities to Caledon East.*

Appendix C to this report. The Town Square supports many of the Regional healthy community goals, achieving a gold rating of 80%.

### **3.5.3 Healthy Communities**

A revised Healthy Development Assessment has been undertaken and is included in

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## Part 4

# Supporting Studies

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## 4.0 Summary of Technical Studies

### 4.1 Functional Servicing Report

The revised FSR by Stantec (dated June 23, 2020) concludes that:

- The proposed overall grading design for the development can be achieved using conventional design standards;
- Quantity and quality control of the proposed development are provided by the existing off-site SWM pond and on-site quantity control storage to address 100-year post to 5-year post development conditions;
- Water balance is satisfied with lot level infiltration controls ;
- Major and minor system drainage will mimic existing conditions;
- The proposed development can be permanently serviced for sanitary drainage by the existing sanitary manhole provided; and
- The proposed development can be serviced with municipal water supply from the existing watermain located on the west side of Atchison Drive.

### 4.2 Urban Design Brief

Architecture Unfolded has revised the UDB to conform with the 2020 Site Plan and address Town comments with regards to shadow impacts and square design. MBPD, the Urban Design Peer Reviewer, had no further comments to the 2019 submission of the UDB.

Architecture Unfolded concludes that the shadow impacts to surrounding properties will be minimal. Shadows from the proposed development will largely be cast on the proposed surface parking lot north of the building.

The mixed-use development will enhance the streetscape of Old Church with traditionally inspired modern architecture compatible with the context of Caledon East while offering at the same time an attractive publicly accessible square to articulate the intersection. The proposed design of the square includes a shelter structure, green space and special paved area integrated with retail patios that create opportunities for temporary community art exhibitions and displays thus promoting local activities within the square.

The architectural control design review process by the Town's Control Architect will ensure implementation of these design principles.

### 4.3 Traffic Impact Study

The reliance letter issued by Nextrans Consulting (dated June 24, 2020) states that the conclusions of the 2019 TIS Addendum remain applicable, in that the proposed development will operate at excellent levels of service in access and Atchison Dr/Old Church Rd intersection and provide adequate parking in compliance with Town requirements.



#### **4.4 Noise Impact Study Addendum**

The reliance letter issued by Swallow Thorton Tomasetti states that the 2020 Site Plan presents no issues from a noise perspective. The findings have remained largely unchanged, and the letter maintains recommendations of limited standard noise clauses to be included in the development agreement.

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#### **4.5 Phase 1 ESA**

The findings of the ESA prepared by GS2 Environmental provided in the 2019 Submission remain applicable to the 2020 Site Plan.

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## Part 5

# Conclusion

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## 5.0 Conclusion

Through the preparation of this PJR Addendum, the 2019 PJR has been reviewed and this report supports the conclusions reached in the 2019 report and find them to remain applicable to the revised Site Plan (June 2020). The site plan has undergone a number of design changes to the structural envelope and the supporting technical studies conclude that the proposed development will not have a negative impact on the surrounding context of Caledon East.

The proposed unit count is justified and supportable by the population allocation and adequate servicing. The applicable policies do not restrict the number of units to be contained within a proposed infill development. This Addendum has made reference to the various studies which prove respect for local site conditions.

The proposed development represents good planning and is in the public interest. The currently underutilized site will be intensified with a high-quality, sustainable development,

to deliver many benefits to the existing community. The proposed development supports projected growth and delivers the growth planned for the Caledon East Settlement Area.

The 2020 Site Plan constitutes good planning, is in the public interest and is consistent with and conforms with the PPS (2020), Growth Plan (2019), Town of Caledon Official Plan, Region of Peel Official and Oak Ridges Moraine Conservation Plan.

Respectfully submitted,

**MDTR GROUP**



**Nicole Yang, BES**

Planner & Development Associate

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## Appendix A

# Draft Official Plan Amendment

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**AMENDMENT NO. XXX**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2019 - XX**

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this \_\_ day of \_\_\_\_, 2019.

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Allan Thompson, Mayor

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Laura Hall, Clerk

## **THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text constitutes Amendment No. XXX of the Town of Caledon Official Plan.

## **AMENDMENT NO. XXX**

### **OF THE TOWN OF CALEDON OFFICIAL PLAN**

#### **PART A - THE PREAMBLE**

##### **Purpose of the Amendment:**

The purpose of this Amendment is to amend the Caledon East Secondary Plan by amending Section 7.7.8.5 Special Use Area C: Community Focus Area to permit residential and commercial uses in a mixed use, multi-storey building.

##### **Location:**

The lands subject to this Amendment, are legally known as Block 164, Registered Plan 43M-1840. The lands are located at the intersection of Old Church Road and Atchison Drive in the Rural Settlement Area of Caledon East.

##### **Basis:**

The basis for this Amendment is contained in Planning Report PD xxxx-xx as adopted by Council on xxxx. The applicant, Pluribus Corp. has requested an amendment to the Town of Caledon Official Plan to permit Residential/ Commercial and Open Space uses in the Special Use Area C: Community Focus Area in order to facilitate the construction of a 5 storey, 87 unit residential building with 650 square metres of ground floor commercial gross floor area, a 1,000 square metre open space town square, underground parking, and a surface parking area. In support of the application, the applicant submitted the following reports:

- Archaeological Report
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Hydrogeological Assessment
- Noise Impact Study
- Phase 1 Environmental Site Assessment
- Planning Justification Report



- Traffic Impact Study
- Urban Design Brief with Shadow Impact Analysis

The proposed amendment to the Official Plan to permit the mixed use 5 storey building within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan.

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. XXX of the Town of Caledon Official Plan.

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.8.5.2 is amended to read:

The permitted uses within this area include a mixed-use building with a maximum residential density of 150 units per gross hectare, subject to the on-site parking supply that can be provided in accordance with Town requirements, and a permitted height of five stories, subject to the Community Design and Architectural Control Guidelines. The mixed-use building may contain retail, office, personal service commercial uses, institutional uses and residential uses. A maximum total gross floor area of 650 square metres of retail commercial use is permitted within Special Use Area C, abutting the intersection of Old Church Road and Atchison Drive.

- Section 7.7.8.5.3 is amended to read:

The mixed use building shall enclose a publicly accessible landscaped open space area of 0.1 hectares (0.25 acres) in size.

### **Implementation and Interpretation**

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

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Appendix B

# Draft Zoning By-law Amendment

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**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2020-\_\_**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to Block 164, Plan 43M-1840  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 0 Atchison Drive

**WHEREAS** Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use and standards that apply to Block 164, Plan 43M-1840 Town of Caledon, Regional Municipality of Peel.

**NOW THEREFORE** the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
CV	XXX  (# to be provided by Planning Staff)	<ul style="list-style-type: none"> <li>-Art Gallery</li> <li>-Artist Studio &amp; Gallery</li> <li>-Bakery</li> <li>-Building, Mixed Use</li> <li>-Business Office</li> <li>-Clinic</li> <li>-Dry Cleaning or Laundry Outlet</li> <li>-Financial Institution</li> <li>-Personal Service Shop</li> <li>-Restaurant</li> <li>-Retail Store</li> <li>-Retail Store, Accessory</li> <li>-Sales, Service &amp; Repair Shop</li> </ul>	<p><b>Lot Area</b> (minimum) 4,500m<sup>2</sup></p> <p><b>Lot Frontage</b> (minimum) 9m</p> <p><b>Building Area</b> (maximum) 40%</p> <p><b>Building Setbacks</b></p> <p>(a) from Old Church Road (minimum) 0.7m (maximum) 1.2m</p> <p>(b) from Atchison Drive (minimum) 2.5m</p> <p>(c) from any OS zone boundary (minimum) 0m (maximum) 1.2m</p> <p>(d) from any other lot line 7m</p> <p><b>Building Height</b> (maximum) 19m</p> <p><b>Gross Floor Area</b> (maximum)</p> <p>(a) combined non-residential uses 650m<sup>2</sup> (b) individual non-residential uses 185m<sup>2</sup></p> <p><b>Dwelling Units per Lot</b> The maximum number of dwelling units permitted per lot shall be in accordance with</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>the parking provisions of this by-law</p> <p><b>Planting Strip Width</b> (minimum)</p> <p>(a) along a <i>front lot line</i> nil</p> <p>(b) along an <i>interior side lot line</i> or <i>rear lot line</i> abutting a <i>lot</i> containing a residential use 3m</p> <p>(c) along an <i>exterior side lot line</i> where parking is provided 3m</p> <p>(d) along any OS zone boundary nil</p> <p><b>Planting Strip Location</b> A planting strip shall not be permitted in any part of a yard that is subject to an easement and where any part of an air ventilation system, sidewalk or bicycle parking are located.</p> <p><b>Parking Spaces</b> (minimum)</p> <p>(a) <i>Building, Apartment</i> 1.5 spaces per <i>dwelling unit</i> and 0.25 spaces per <i>dwelling unit</i> for visitors in a designated parking area</p> <p>(b) <i>Non-residential uses</i> 1 space per 30m<sup>2</sup> of <i>net floor area</i> or portion thereof</p> <p><b>Parking Space Setback</b> (minimum) 3m</p> <p><b>Parking Space Size</b></p> <p>(a) The minimum unobstructed size of a <i>parking space</i> outside a <i>garage</i> shall be 2.75m x 6m</p> <p>(b) The minimum unobstructed size of a <i>parking space</i> inside a <i>garage</i> shall be 2.6m x 5.8m</p> <p>(c) For the purpose of this zone, the width and length of a parking space shall be measured <i>inclusive</i> of the width or length of any painted lines marking such parking space</p> <p><b>Driveway Setback</b></p> <p>(a) From a lot line abutting a <i>residential zone</i> 3m</p> <p><b>Delivery Spaces</b> (minimum) 1 per lot</p> <p><b>Delivery Space Setbacks</b> (minimum)</p> <p>(a) To any residential boundary 3m</p> <p>(b) To any street line 3m</p> <p><b>Location Restrictions</b></p> <p>(a) For the purpose of this zone, all commercial</p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>uses shall only be permitted on the ground floor.</p> <p>(b) A maximum of 1,100m<sup>2</sup> of the gross floor area of the ground floor shall be used for residential purposes, including dwelling units.</p> <p>(c) Only dwelling units shall be permitted on storeys above the ground floor.</p> <p>(d) Entrances and lobbies used to service those uses listed in b and c above shall be permitted on the ground floor.</p> <p>(e) For the purpose of this zone, <i>canopies</i> related to those uses listed in b and c above shall be permitted to encroach 2m into an <i>exterior side yard</i> and any <i>required yard</i> from any <i>OS boundary</i>.</p> <p>(f) For the purpose of this zone, a <i>restaurant patio</i> shall be permitted in any <i>required front yard</i> and any required <i>interior side yard</i> abutting an OS zone with the exception of any part of a required yard subject to an easement.</p> <p>(g) For the purpose of this zone, lighting shall be permitted to project 0.6m from the main wall of the building.</p> <p><b>Accessory Buildings</b> For the purpose of this zone, <i>accessory buildings</i> shall not be permitted in any yard.</p> <p><b>Retail Store Restrictions</b> For the purpose of this zone, retail uses shall include the sale of any animals.</p> <p><b>Fencing Restrictions</b></p> <p>(a) Any fencing adjacent to a <i>lot</i> containing a residential use must be a minimum of 1.8m in height.</p> <p>(b) For the purpose of this zone, <i>privacy screens</i> are only permitted between adjoining patios/decks and between a patio/deck and adjacent parking or loading area. Privacy screens shall not exceed a maximum height of 1.8m and shall not protrude more than 3m from the main wall of the building.</p> <p>(c) No other fencing shall be permitted with the exception of decorative fencing associated with a <i>restaurant patio</i>. For the purpose of this <i>zone</i>, decorative shall mean a vision through fence which does not exceed 1.2m in height.</p> <p><b>Use of Yards</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Notwithstanding any other provision of this by-law, no <i>building</i> or <i>structure</i> or part thereof and no vegetation or part thereof and no fence, sidewalk or walkway or part thereof shall be located in any part of any yard that is subject to an easement.</p> <p><b>Sight Triangles</b> The distance from the point of intersection of the <i>street lines</i> and forming the <i>sight triangle</i> shall be 15 metres.</p> <p><b>Landscaping Area</b> (minimum) 20%</p>
OS	YYY	-Park, Private -Outside Display, Sales or Patio, Accessory	<p><b>Lot Area</b> (minimum) 1,000 m<sup>2</sup></p> <p><b>Lot Frontage</b> (minimum) 8.5m</p> <p><b>Building Area</b> (maximum) 35m<sup>2</sup></p> <p><b>Building Separation</b> (minimum) 3m</p> <p><b>Building Height</b> (maximum) 10.5m</p> <p><b>All Yards</b> (minimum) 2.5 m</p> <p><b>Driveway Setback</b> (a) Fully serviced lot: except that, where a side lot line abuts a residential zone, the minimum driveway setback shall be 3m.</p> <p><b>Accessory Outside Display or Sales Restrictions</b> Accessory Outside Display or Sales uses shall be limited to 25% of the gross floor area of an associated permitted CV-XXXX use.</p> <p><b>Restaurant Patio Restrictions</b> (a) <i>Restaurant patios</i> shall be limited to 40% of the net floor area of an associated permitted CV-XXX use. (b) <i>Restaurant patios</i> shall be permitted to encroach 6m into any required yard measured horizontally from the OS zone boundary</p> <p><b>Parking</b> For the purpose of this zone, Section 5.2.3 of the By-law shall not apply and no parking shall be required.</p> <p><b>Location Restrictions</b> (h) For the purpose of this zone, all buildings and decks with the exception of</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>restaurant patios shall be permitted in any required yard</p> <p>(i) For the purpose of this zone, <i>canopies</i> related to an associated permitted CV-XXX use shall be permitted to encroach 2m into any required yard</p> <p>(j) For the purpose of this zone, <i>ornamental lights</i> shall be permitted to encroach 2m into any required yard.</p> <p>(k) For the purpose of this zone, lighting shall be permitted to project 0.6m from the main wall of the associated CV-XXX use.</p> <p><b>Fencing Restrictions</b></p> <p>(a) No other fencing shall be permitted with the exception of decorative fencing associated with a <i>restaurant patio</i>. For the purpose of this zone, decorative shall mean a vision through fence which does not exceed 1.2m in height.</p> <p><b>Landscaping Area</b> (minimum) 50%</p>

2. Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Block 164, Plan 43M-1840, Town of Caledon, Regional Municipality of Peel, from Village Commercial-Exception 507 (CV-507) and Open Space-Exception 505 (OS-505) to Village Commercial-Exception XXX (CV-XXX) and Open Space-Exception YYY (OS-YYY) in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2020.

\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Amanda Fusco, Acting Town Clerk

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## Appendix C

# Healthy Development Assessment

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## Application Submitted

Site Plan Control

OP/Zoning By-law Amendment

Draft Plan of Subdivision

Block Plan

Secondary Plan

### Office Use Only

Municipality:

Brampton

Caledon

Mississauga

Date Received: \_\_\_\_\_

Planner: \_\_\_\_\_

Application No.: \_\_\_\_\_

Is this HDA revised from an earlier submission?

Yes

No

## Property and Applicant

Address of Subject Land (Street Number/Name): \_\_\_\_\_

### Applicant

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Registered Owner: \_\_\_\_\_

### Proposal Description

Gross Floor Area: \_\_\_\_\_

Number of Storeys: \_\_\_\_\_

Number of Units: \_\_\_\_\_

**Project Summary** (describe how the project contributes to a healthy community)

## PEEL HEALTHY DEVELOPMENT ASSESSMENT (SMALL-SCALE)

Please indicate where and how a standard is met or exceeded in the Demonstration of Standard column with reference to a policy, plan, map or illustration of some kind in the Document/Policy Reference column. Please also tabulate points in the Score column based on whether the development proposal meets or does not meet a community design standard. For further instruction, refer to "How to Use this User Guide" on pages 2 and 3.

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
<b>SERVICE PROXIMITY</b>				
Transit				
1. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop.			2	
2. Areas within 400m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets.			1	
3. Access to transit from the proposed development is safe, attractive and direct for pedestrians.			n/a	
Neighbourhood Community and Retail Services				
4. 100% of the proposed dwelling units are within 800m of an existing or planned elementary school.			1	
5. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school.			1	
6. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space.			2	

Jun 29, 2020

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
7. At least 75% of the proposed dwelling units are within 800m of 5,000m <sup>2</sup> of personal service and commercial retail space, comprising a mix of uses such as a grocery store, pharmacy, bank, coffee, shop, restaurant, dry cleaner and hair salon.			2	
<b>LAND USE MIX</b>				
8. <i>Employment lands</i> include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement.			2	
9. Retail uses on the ground floor are provided in multi-unit and mixed-use buildings.			2	
<b>STREETSCAPE CHARACTERISTICS</b>				
Pedestrian Amenities				
10. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets.			1	
Cycling Amenities				
11. 90% of the residential dwelling units are within 400m of a continuous and connected bike network.			2	
Lighting				
12. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking			1	

Jun 29, 2020

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
areas, relate to the pedestrian and are limited to a height of 4.6m.				
<b>EFFICIENT PARKING</b>				
13. Where Zoning By-laws permit, provide reduced automobile parking ratios for: <ul style="list-style-type: none"> <li>• buildings and other facilities within 400m of a higher order transit stops; and,</li> <li>• apartments/condominiums offering car share parking spaces.</li> </ul>			1	
14. Efficient use of parking is promoted by identifying systems for sharing parking spaces by two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele).			1	
15. Provide preferential parking for car pool and car share vehicles.			1	
16. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit stop.			1	
17. Medium to high density residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks.			2	
18. For institutional and employment uses, parking is				

Jun 29, 2020

Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
located away from the street to the rear or to the side, or is located underground.				
19. Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design: <ul style="list-style-type: none"> <li>• pedestrian access, connectivity and circulation</li> <li>• tree planting</li> <li>• landscaping</li> <li>• stormwater management</li> <li>• porous/permeable surfaces</li> <li>• Light-coloured materials instead of black asphalt</li> </ul>			1	
20. The development must meet or exceed the higher of: <ol style="list-style-type: none"> <li>Local bicycle parking requirements (provided in local Zoning By-laws or bicycle master plans); or</li> <li>The Minimum Bicycle Parking Standards outlined on page 10 of the User Guide.</li> </ol>			1	



# HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

<b>SERVICE PROXIMITY</b>	<b>/8</b>
Transit proximity	/2
Major Transit Station Area targets	/1
Safe & comfortable transit access	N/A
Proximity to elementary school	/1
Proximity to secondary school	/1
Proximity to park, square or natural space	/2
Proximity to commercial retail	/2

<b>LAND USE MIX</b>	<b>/2</b>
Employment Lands	/2
Retail uses on ground floor	/2

<b>STREETSCAPE CHARACTERISTICS</b>	<b>/4</b>
Street trees	/1
Cycling Amenities	/2
Public outdoor lighting	/1

<b>EFFICIENT PARKING</b>	<b>/6</b>
Provide for reduced parking ratios	/1
Identify systems for shared parking spaces	/1
Car pool and car share	/1
Unbundled parking	/1
Parking location	/2
(Tick correct box) <input type="checkbox"/> Residential	
<input type="checkbox"/> Other	
Above-ground parking design	/1
Bicycle parking	/1

<b>TOTAL*:</b>	<b>/20</b>
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<b>GOLD:</b>	<b>80-100%</b>
SILVER:	70-79%
BRONZE:	60-69%
PASS:	50-59%

\*Should certain standards not apply, the total score will be reduced accordingly.





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