

AMENDMENT NO. 260
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-XX

A By-law to adopt Amendment No. 260 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 deems it expedient to amend the Town of Caledon Official Plan;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

1. Amendment No. 260 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this 24th day of November, 2020.

Allan Thompson, Mayor

Laura Hall, Town 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. 260 of the Town of Caledon Official Plan.

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AMENDMENT NO. 260

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Section 7.7 Caledon East Secondary Plan of the Town of Caledon Official Plan by amending Sections 7.7.8.5.2 and 7.7.8.5.3 as they pertain to Special Use Area C: Community Focus Area, to permit residential and commercial uses in a mixed use, multi-storey building with an increased height and density.

Location:

The lands subject to this Amendment, are legally described as Block 164, Registered Plan 43M-1840 and comprise an area of 0.59 ha (1.45 ac). The lands are located at the north-east corner of Old Church Road and Atchison Drive in the Rural Service Centre of Caledon East.

Basis:

The basis for this Amendment is contained in Staff Report 2020-0324 as adopted by Planning and Development Committee on November 17, 2020 and ratified by Council on November 24, 2020. The applicant, Pluribus Corp. has requested an amendment to the Town of Caledon Official Plan to amend the policies of Special Use Area C: Community Focus Area within the Rural Service Centre of Caledon East to permit residential and commercial uses in a mixed-use building. The amendment will facilitate the construction of a 5 storey, 87 unit residential building (dependent on compliance with the parking requirements) with 650 m² (6,996.54 ft²) of ground floor commercial gross floor area, an open space town square, underground parking, and a surface parking area.

The subject property is located within the settlement boundary of the Rural Service Centre of Caledon East and is designated Special Use Area C: Community Focus Area on Schedule "D" Caledon East Land Use Plan. The property is also designated Rural Settlement (a component of Countryside Area) on Schedule "P" Oak Ridges Moraine Conservation Plan Land Use Designations and High Aquifer Vulnerability on Schedule "P-1" Oak Ridges Moraine Conservation Plan Aquifer Vulnerability Areas.

The existing policies of the Special Use Area C: Community Focus Area explain that the purpose is to strengthen the Old Church Road corridor by providing a "town square" as a public gathering place and to complement the existing Town Administrative Centre and surrounding open space. This area will provide multiple housing in close proximity to community facilities and services, opportunities for the creation of new community facilities in partnership with the school boards and the private sectors, and opportunities for employment uses. The permitted uses within this area include a mixed-use building or buildings with a maximum height of three stories, subject to the Community Design and Architectural Design Guidelines. The mixed-use building or building may contain office and personal service commercial uses, institutional uses and residential uses. A maximum total gross floor area of 650 m² of retail commercial use is permitted within the Area abutting the intersection of Old Church Road and the main internal subdivision street (Atchison Drive). The mixed-use building or buildings shall enclose a landscaped public open space area at least 0.1 ha (0.25 ac) in size. The maximum building height is 4 stories. The streetscaping standards outlined in the Caledon East Streetscape Concept shall apply to the Old Church Road frontage of Special Use Area D.

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment and Site Plan applications, including various technical studies in support of the applications. The Official Plan Amendment proposes to amend the building height to be a maximum of 5 stories, will permit retail uses and will introduce 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. The applications have been circulated to internal departments and external agencies, resident meetings and a public meeting pursuant to the *Planning Act* was held on June 18, 2019. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan and the objectives of the Official Plan.

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PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 260 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 deleted and replaced with the following:

“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, with a maximum 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.”

2. Section 7.7.8.5.3 is amended by removing “The maximum building height is 4 stories”.

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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