

February 22, 2024

GSAI File: 984-003

Mr. Adam Wendland
Acting, Manager
Development and Design
Planning Department
Town of Caledon
6311 Old Church Road
Caledon East, ON L7C 1J6

RE: Standard Draft Plan of Condominium Application
Cedargrove Developments Inc.
0 Kennedy Road, Town of Caledon
Town File No. 21CDM-24001C

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Cedargrove Developments Inc. (the 'Owner') of the lands municipally known as 0 Kennedy Road, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Draft Plan of Condominium Application to implement the last phase of mixed-use development on the Site.

In support of this Application, please find attached the following:

- A copy of the signed Draft Plan of Condominium Application Form;
- A copy of the Concept Plan;
- A copy of the Boundary Plan of Survey, prepared by R-Pe Surveying Ltd., dated October 2, 2019;
- A copy of the Draft Plan of Condominium, prepared by R-Pe Surveying Ltd., dated May 12, 2021;
- A copy of the Draft Condominium Declaration, dated April 20, 2021; and,
- A copy of the Condominium Disclosure Statement, dated May 19, 2021.

Payment of full fees will be provided prior to circulation.

SITE CONTEXT

The Subject Lands are an assembly of Parcels of Tied Land (POTLs), generally located in the southwestern quadrant of Kennedy Road and Dougall Avenue. The Subject Lands have an overall area of 2.64 hectares. For clarity, the Subject Lands are subject to an ongoing mixed-use development that when complete, will provide for a mixture of residential and non-residential uses across various development blocks. This Application is to facilitate a Standard Condominium to be registered for the third and final phase of the

overall development. The lands which are subject to this Plan of Condominium application are those coloured blue on the accompanying Concept Plan. Collectively, these lands are legally described as follows:

Part Block 96, Plan 43M2000; Town of Caledon;

Part Block 97, Plan 43M2000; Town of Caledon;

Part Block 98, Plan 43M2000; Town of Caledon.

The above-noted lands have the following Assessment Roll Numbers and PINs:

LEGAL DESCRIPTION	ASSESSMENT ROLL NUMBER (ARN)	PIN
Part Block 96, Plan 43M2000, Town of Caledon	212413000619991	142357197
Part Block 97, Plan 43M2000, Town of Caledon	212413000619979	142357206
Part Block 97, Plan 43M2000, Town of Caledon	212413000619978	142357205
Part Block 97, Plan 43M2000, Town of Caledon	212413000619987	142357214
Part Block 97, Plan 43M2000, Town of Caledon	212413000619977	142357204
Part Block 98, Plan 43M2000, Town of Caledon	212413000618927	142357130

As stated, the Subject Lands are currently evolving. More specifically, the Subject Lands are currently occupied by vacant lands, private roadways and a selection of the approved residential built forms. Access is provided via a private road network, extending off of Dougall Avenue and Waterville Way.

POLICY CONTEXT

This Application is to facilitate a Standard Condominium on a segment of the Subject Lands as further described in the section below. The Subject Lands are currently designated ‘Urban System’ by the in-effect Region of Peel Official Plan. The Site is further designated ‘Commercial Area’, ‘Village Centre Area’ and ‘Mixed Use / Medium Density Residential Area’ by the in-effect Town of Caledon Official Plan (‘OP’). The OP also identifies the Site as being located within the Mayfield West Secondary Plan Area. The Subject Lands are also subject to the Town of Caledon Zoning By-law 2006 – 50 which currently zones it as ‘Village Core Commercial (CCV)’. By way of context, the development vision for the Subject Lands has established by and been the subject of various, previous approvals. This includes but is not limited to an approved Site Plan Approval (Town File SPA 2018-0078), an approved and registered Plan of Condominium (Town File 21CDM-210002C) and an approved and registered Plan of Condominium (Town File 21CDM-210003C). Collectively, these previous approvals have enabled the first two (2) phases of development to proceed. The Application currently contemplated is to implement Draft Plan of Condominium approvals for the third and final phase of the overall development, collectively referred to as Blocks A2, A3, B, H and I on the approved Site Plan. We note that the current Draft Plan of Condominium was the subject of a recent Pre-Consultation process, that culminated in PARC and DART submissions. Furthermore, it is

understood from the DART Submission Letter, received from Town Staff, dated February 5, 2024, that this current Draft Plan of Condominium and supplementary materials have been reviewed and approved in principle.

PROPOSAL DESCRIPTION

This Application is to facilitate a Standard Condominium for the third and final development phase. For clarity, the Standard Condominium will not be phased. Furthermore, the requested condominium will have the following unit mix:

- 7 commercial units;
- 12 townhouse units in Block H;
- 12 townhouse units in Block I;
- 6 townhouse units in Block A3;
- 9 apartment-style units in Block A2; and,
- 16 townhouse units in Block B.

The above-noted units are to have garages and driveways off of common element condominium roads. Furthermore, visitor parking spaces and spaces for users of the commercial units are located internal to the Subject Lands.

We trust the enclosed materials are sufficient for your review and circulation. Please do not hesitate to call if there are any questions. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Stephanie Matveeva, MCIP, RPP
Associate