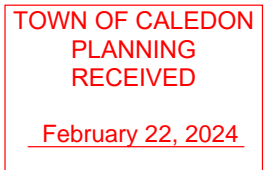




February 5, 2024

*Sent via email*

Stephanie Matveeva  
Glen Schnarr and Associates Inc.  
10 Knightsbridge Garden Circle, Suite 700  
Mississauga ON, L5R 3K6



Dear Ms. Matveeva,

**Re: Pre-Consultation (DART) Review for Draft Plan of Condominium – Standard  
Glen Schnarr and Associates Inc. on behalf of Cedarcove Development Inc.  
0 Kennedy Road Part Blocks 96, 97, and 98 on PL 43M-2000; Town of Caledon  
Our File: DART 21CDM-23002C**

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Further to the submission received September 5, 2023, and deemed complete on September 15, 2023, staff offer the following comments on the Draft Plan of Condominium application.

### **Proposal**

The subject lands are the third and final phase of overall development of the previously approved site plan (SPA 2018-0078). This application proposes to establish a nested standard plan of condominium within the related common element condominium with parcels of tied land to establish 24 back-to-back stacked townhouse dwellings, 22 apartment-style dwellings in a mixed-use structure, 9 apartment-style dwelling units in a mixed-use structure, and 9 commercial units

### **Town of Caledon, Planning Department, Development – December 18, 2023**

1. The following Instruments are registered on title:
  - a. Instrument No. PR2110340, registered on November 18, 2011, is a subdivision agreement between the Town, the Region and South Fields II Community Inc.
  - b. Instrument No. PR2824466, registered on November 19, 2015, is a subdivision agreement between the Town, the Region and Moscorp VII Development Inc.
  - c. Instrument No. PR3718245, registered on October 16, 2020, is a grading agreement between the Town and the Owner.
  - d. Instrument No. PR3729070, registered on November 3, 2020, is a servicing agreement between the Town and the Owner.

- e. Instrument No. PR3860780, registered on June 29, 2021, is a site plan agreement between the Town and the Owner.
- f. Instrument No. PR4127450, registered on October 12, 2022 is a shared services agreement between the Town and the Owner.

The Owner is bound by the terms and obligations contained within these agreements.

- 2. Please review the contents of this letter and the attached Schedule 'A' Draft Plan Conditions document.

### **Town of Caledon, Finance – October 12, 2023**

- 3. If the proposed developments were to proceed as planned (to establish a nested standard plan of condominium), the property's taxable assessment values may change to reflect the developments that would have taken place.
- 4. Development Charges for the residential and commercial units will be levied at the rates that will be effect on the date of building permit issuance. Those rates are currently:
  - a. Town of Caledon: (a) \$42,170.82 per back-to-back townhouse residential unit; (b) \$32,181.71 per apartment unit > 70 sqm. (c) \$18,885.92 per apartment unit 70 sqm. or less, and (d) \$94.06 per sqm. of commercial space.
  - b. Region of Peel: (a) \$55,897.29 per back-to-back townhouse residential unit; (b) \$51,194.40 per apartment unit > 70 sqm. (c) \$27,075.26 per apartment unit 70 sqm. or less, and (d) \$282.95 per sqm. of commercial space.
  - c. For each residential unit in a mixed-use building, the Region will apply Development Charges at the apartment rates.
  - d. School Boards: (a) \$4,572 per any residential unit; and (b) \$9.69 per sqm of commercial space.
  - e. Transit: (a) \$792.88 per back-to-back townhouse residential unit; (b) \$566.39 per apartment unit > 70 sqm and (c) \$293.51 per apartment unit 70 sqm or less.
- 5. The Development Charges comments and estimates above are as at October 12, 2023, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

### **Town of Caledon, Development Engineering – October 13, 2023**

6. Development Engineering has asked for conditions of draft plan approval.

### **Town of Caledon Municipal Numbers – September 26, 2023**

7. The property address is confirmed as 0 Kennedy Road.
8. The applicant is proposing to establish a multi-unit residential building. Municipal numbers shall be issued in accordance with the Municipal Numbering By-law and Guidelines. A multi-unit building shall have a municipal number and each unit within the building shall have a numerical unit number, regardless of whether the building is accessed by a private condominium road or a public road.
9. Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.
10. In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. Based on Google Streetview, the number is posted.

### **Dufferin-Peel Catholic District School Board – October 10, 2023**

11. The applicant proposes the development of 24 townhouse units and 31 units located in mixed use buildings, which are anticipated to yield 4 Junior Kindergarten to Grade 8 Students and 3 Grade 9 to Grade 12 Students.
12. The proposed development is located within the St. Evan Elementary School and Robert F. Hall Secondary School catchment areas.

### **Bell Canada – September 28, 2023**

13. Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans/Composite Utility Plan (CUP) at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

### **Region of Peel – November 28, 2023**

14. The Final Condominium Plan will be required prior to registration of the Condominium.
15. The Region will require a copy of the Declaration and Description with a complete Schedule A.

- f. Please include the following provisions in the Declaration and Description:
- i. The Region of Peel will provide curbside collection of garbage, recyclable materials and household organics, and yard waste for the residential condominium townhouses and front-end collection for the apartment units along the internal condominium road.
  - ii. The developer will be responsible for collection and disposal of waste until 90 percent occupancy of the development has been reached. Once the 90 percent occupancy of the development has been reached, the developer will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to initiate Region waste collection. At this time, Region staff will visit the site to confirm the vehicle access route and that 90 percent occupancy has been reached. Upon confirmation, staff will confirm when Region waste collection services can start.
  - iii. On-site waste collection of bulky items will be required through a private waste hauler for residential units, and purchasers must be made aware of the condominium corporation's arrangement of this service.
  - iv. On-site waste collection will be required through a private waste hauler for the 23 commercial units

### **Next Steps**

Due to the minor nature of the comments, Town staff will not require a Comment Review Meeting to discuss the comments enclosed within this letter. If you have any questions based on the review of the letter please follow up with myself to discuss further.

Please advise if you are satisfied with the contents of this letter and proposed conditions, or if you have any concerns with any of the proposed conditions for Draft Plan approval.

I trust that this information is of assistance. For further information or status updates please contact the undersigned at [alex.martino@caledon.ca](mailto:alex.martino@caledon.ca)

Yours truly,



Alex Martino  
Intermediate Planner  
Planning Department

**TOWN OF CALEDON**