



May 17, 2023

c/o Aaron Wisson  
Argo Humber Station Limited

**RE: Traffic Compliance Letter – Humber Station Limited**

Dear Mr. Wisson:

BA Group has been retained by Argo Humber Station Limited (herein referred to as the 'Owner') to provide transportation advisory services for Draft Plan of Subdivision (21T-22002) and for Amendment to the Zoning By-Law (RZ 2022-0003) which were originally submitted in March 2022. These applications seek planning approvals to implement redevelopment of the lands legally described as Part of Lots 11 and 12, Concession 5 (Albion), Town of Caledon (the 'Subject Lands') and are generally located on the east side of Humber Station Road, north of King Street.

## **1.0 PLANNING APPLICATION CONTEXT**

It is important to note that the original applications submitted in March 2022 related to the ROPA 30 lands only and consisted of approximately 1.59 ha (3.93 ac) and were generally located east of Humber Station Road, north of King Street. Since the applications were submitted in March 2022, the Region of Peel 2051 Official Plan was approved by the Province (Nov., 2022) and surrounding lands have been added to the 2051 Urban Area, including additional lands owned by the Owners. Accordingly, the overall Subject Lands now consist of 5.61 ha (13.86 ac) and are now part of the subject Draft Plan of Subdivision and Rezoning applications.

The Subject Lands are entirely within the Region of Peel's Urban Area (ROP, Nov 2022) and the Region's Major Transit Station Area (MTSA). As well, the Subject Lands are currently part of the Caledon Station Secondary Plan process (POPA-2021-0002). The effect of the Secondary Plan will be to apply land use designations to the Subject Lands, including Mixed Use and GO Transit Hub. The subject Draft Plan of Subdivision and Zoning By-Law Amendment for the Subject Lands will ensure the creation of a Mixed Use and Transit Hub Blocks of lands that will contribute towards the ultimate compact, pedestrian and transit-oriented development of the Subject Lands through implementation of the Secondary Plan policies.

It is also important to note that on March 5, 2021, the Province of Ontario issued a Ministerial Zoning Order ('MZO') under Ontario Regulation 171 / 21 ('O. Reg. 171 / 21') for the Subject Lands. This MZO established zoning for the Subject Lands as a 'Mobility Transit Hub Zone'. This Zone permits a public transit depot with accessory parking and service buildings as well as a variety of commercial, retail services and public uses.

## 2.0 THIS LETTER

This Traffic Compliance letter has been prepared on behalf of the Owner for of a Draft Plan of Subdivision ('DPS') and Zoning By-law Amendment ('ZBA' or 'Amendment') resubmission to facilitate the development of the Draft Plan of Subdivision consisting of a sliver of an abutting Medium Density Block, Mixed Use Blocks, and GO Transit Hub Blocks.

This letter provides a summary of the Humber Station lands as it relates to transportation.

The transportation items to be examined in this letter are set out below:

- Compliance with the traffic generation estimates in the Caledon Station Secondary Plan Transportation Study (formerly named Macville Secondary Plan) and preliminary phasing assessment;
- On-Street Parking Allocation; and,
- Waste Management Strategy.

A copy of the draft Plan of Subdivision is provided in **Attachment A**.

## 3.0 BACKGROUND

### 3.1 TRANSPORTATION STUDIES

#### 3.1.1 Region of Peel Transportation Master Plan

The Region of Peel has updated their 2051 Official Plan (November 2022) to include Settlement Area Boundary Expansion (SABE) and an MTSA associated with a Caledon GO Station. The Region's latest Transportation Master Plan (RTMP) update is currently ongoing and will include SABE and other recent planning decisions.

#### 3.1.2 Town of Caledon Multi Modal Transportation Master Plan

The Town of Caledon has prepared a draft Official Plan and draft Multi Modal Transportation Master Plan (MMTMP) that includes urban boundary expansion and an MTSA associated with a Caledon GO Station. The draft Official Plan and MMTMP are undergoing revisions to be completed in 2023 that will enable the Town to:

- Undertake additional public and agency consultation;
- Provide Caledon's Growth Concept directly to the province; and,
- Innovate around key areas.

#### 3.1.3 Caledon Station Secondary Plan Transportation Study

A submission to the Town of Caledon to establish a Secondary Plan for the Caledon Station Community in Bolton was made in February 2021 (Town File : POPA 2021-0002). As part of that process, BA Group prepared the Macville Community Secondary Plan – Transportation Study (dated February 11, 2021) on behalf of the Bolton Option 3 Landowners Group. The Secondary Plan submission was revised in October 2021 to only relate to the ROPA 30 lands. Following Provincial approval of the Region of Peel 2051 Official Plan whereby all of the Secondary Plan lands were brought into the new 2051 Urban Area, the Secondary Plan was again resubmitted and now relates to all of the Secondary Plan lands in Caledon Station.



A revised Secondary Plan - Transportation Study, that included a new report section dedicated to the operations review of the extensive internal road network, was prepared in January 2022 and submitted alongside the initial draft Plan of Subdivision application in March 2022.

The Secondary Plan has undergone revisions since March 2022 that reflect changes that respond to and address:

- Ongoing collaboration with municipal staff; and,
- comments from municipal staff and public consultation.

The updated Secondary Plan - Transportation Study (May 2023) is submitted alongside the current draft Plan of Subdivision application.

### 3.2 DRAFT PLAN OF SUBDIVISION

Humber Station (lands depicted in the Master Context Plan), a portion of the overall Secondary Plan lands, is owned by Argo Humber Station Limited, and include the provision for:

- Flex Density Residential / Mixed Use;
- Mixed Use; and,
- GO Transit Hub lands.

Consistent with the Secondary Plan Road network, the draft Plan of Subdivision continues to protect for the provision of an extensive cycling and pedestrian friendly road network with Street A, B and Humber Station Road.

The hierarchy, road network connections with the arterial road system, and overall development density have remained consistent with documentation submitted for the Caledon Station Secondary Plan. The updated Secondary Plan TIS submitted alongside this application confirms the recommended internal road network appropriately meets the needs of the Secondary Plan development.

## 4.0 TRAFFIC CONSIDERATIONS

We expect that mid-rise, mixed-use blocks, and the GO Station within the Draft Plan of Subdivision will be required to submit traffic compliance letters at a later date (Site Plan Application) to demonstrate that their development statistics, traffic generation, and transportation elements continue to conform with the overall Secondary Plan TIS assumptions, recognizing there would be greater detail on building and site design at a later date.

**Estimated land use densities for mid-rise, mixed-use buildings, and the GO Station have been considered in the overall road design and TIS conducted for the Secondary Plan. The development densities in the draft Plan of Subdivision (and subsequent related traffic impacts) remain consistent with the Secondary Plan.**

## 5.0 ON-STREET PARKING SUPPLY

We expect that mid-rise, mixed-use blocks, and the GO Station within the Draft Plan of Subdivision will be required to submit a parking supply strategy for their respective land uses and site design as part of their subsequent site plan applications. Mid-rise, mixed-use blocks, and GO Station blocks are expected to accommodate the parking needs of their respective uses 'on-site' or, through the provision of a parking strategy and parking needs assessment at site plan application, demonstrating how they intend to meet estimated demands.

## 6.0 WASTE MANAGEMENT

We expect that mid-rise, mixed-use blocks, and the GO Station within the Draft Plan of Subdivision will be required to submit a waste management strategy for their respective land uses and site design as part of their subsequent site plan applications. Mid-rise, mixed-use blocks, and the GO Station are expected to accommodate the loading needs of their respective uses 'on-site' or, through the provision of a waste management strategy at site plan application demonstrating how they intend to meet estimated demands.

**Estimated land use densities for mid-rise, mixed-use buildings, and the GO Station have been considered in the overall recommended road design (internal and external) identified in the TIS conducted for the Secondary Plan. Further details with respect to confirming trip generation, and outlining parking and waste management facilities are expected at Site Plan Application when more details will be understood with respect to building and site design.**

Sincerely,

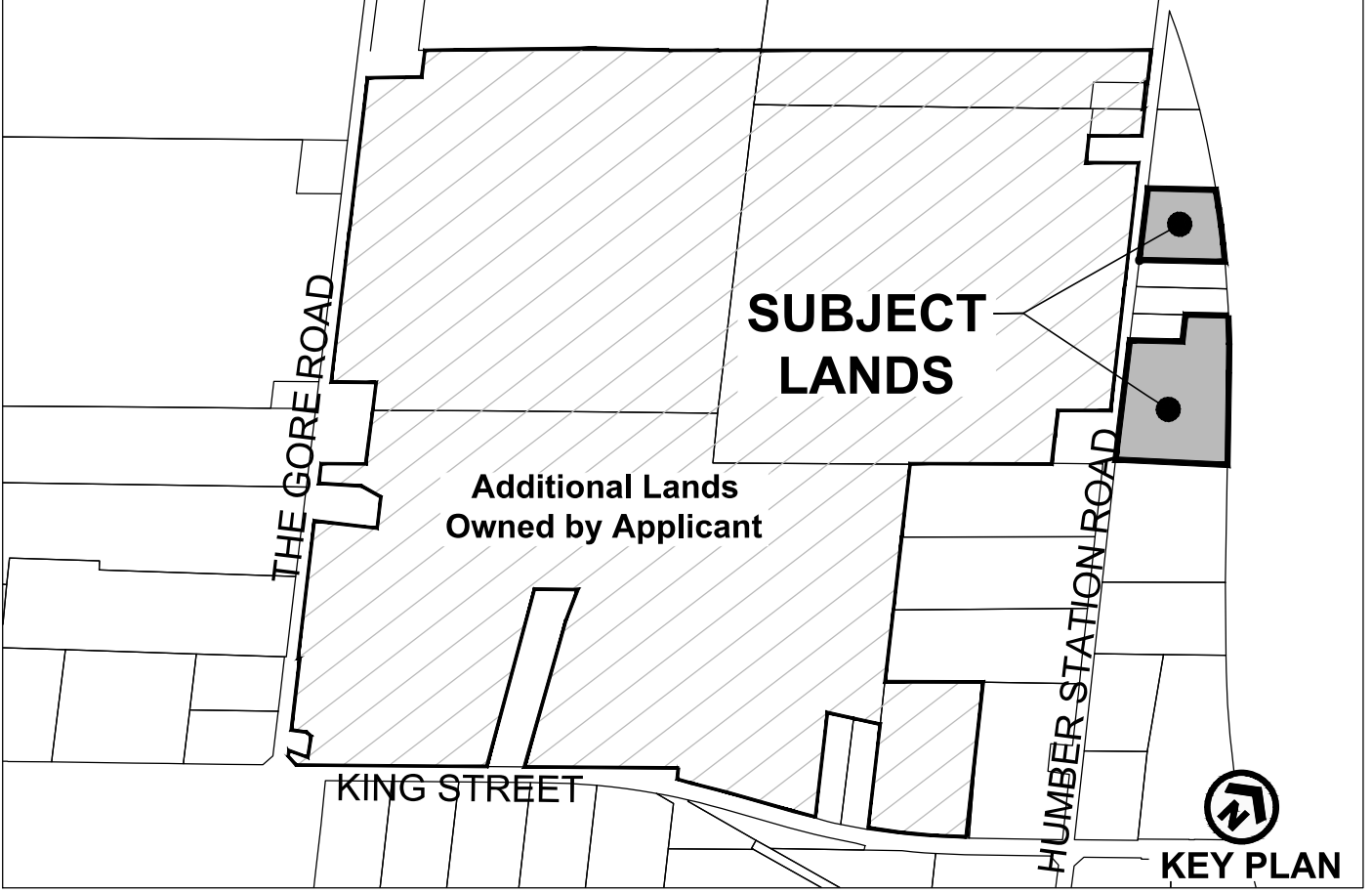
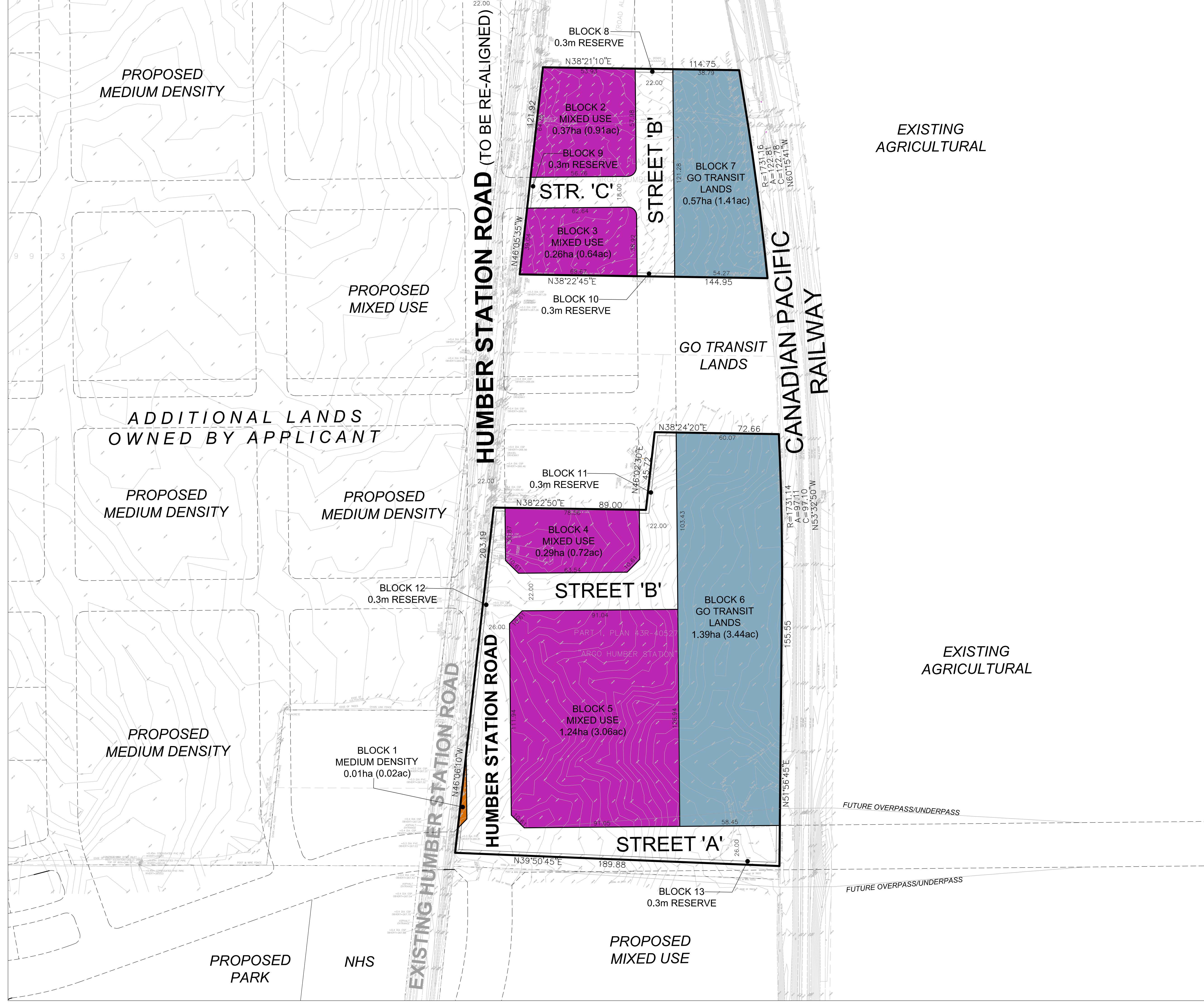
**BA Consulting Group Ltd.**



Emily J. Ecker, P.Eng.  
Associate

cc. Scott Gibbons, Luke Richardson, Christie Jeong, Mohebullah Afzali

**Attachment A:  
Draft Plan of Subdivision**



**DRAFT PLAN OF SUBDIVISION  
ARGO HUMBER STATION LIMITED  
FILE# 21T-22002**

PART OF THE WEST HALF OF LOT 12,  
CONCESSION 5  
(TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED Bredlink  
MONIKA BUDZIAK, OLS  
J. D. BARNES LIMITED  
EMAIL: mbudziak@jdbarnes.com

DATE: MAY 15, 2023

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J, & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE				
LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
MEDIUM DENSITY RESIDENTIAL	1	0.01	0.02	
MIXED USE	2-5	2.16	5.34	
GO TRANSIT LANDS	6,7	1.96	4.84	
0.3m RESERVE	8-13	0.01	0.02	
26.0m R.O.W. (Length - 300m)		0.67	1.66	
22m R.O.W. (Length - 312m)		0.68	1.68	
18.0m R.O.W. (Length - 63m)		0.12	0.30	
TOTAL	13	5.61	13.86	

**NOTES**  
-STREET 'A' & STREET 'B' / HUMBER STATION ROAD DAYLIGHT TRIANGLE: 7.5m x 7.5m  
-LOCAL / COLLECTOR DAYLIGHT ROUNDINGS: 5m  
-ALL INTERSECTIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED



SCALE 1:1000  
(24 x 36)  
MAY 5, 2023