



TOWN OF CALEDON
PLANNING
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KLM File: P-2623

January 27, 2021

Town of Caledon
Development Approval and Planning Policy Department
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: Rob Hughes, Manager, Planning Services

Re: **First Complete Submission**

Applications: Zoning By-law Amendment, Official Plan Amendment & Site Plan Approval

Municipal Address: 12148 Albion Vaughan Road

Legal Description: Part 23 and 24 on 43R-3146, Part of Lot 1, Concession 7 Albion, Town of Caledon, Region of Peel

Related Town File No.: PRE 15-0141 (Dart III)

Dear Mr. Hughes,

On behalf of our client and owner of the lands, 12148 Albion Vaughan Road Inc., we are pleased to submit applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval to the Town of Caledon to facilitate the development of their lands for residential purposes.

The Subject Lands are legally described as Parts 23 and 24 on Registered Plan 43R-3146, Part of Lot 1, Concession 7 Albion, and municipally known as 12148 Albion Vaughan Road (the "Subject Lands"). The Subject Lands are located in the southeast corner of the Town of Caledon within the community of Bolton and are irregular in shape and approximately 1.5 hectares (15,376.75 m² or 3.8 acres) in size. The Subject Lands contain a watercourse which runs through the west and northwest area of the site.

The applications are being submitted to permit the development of the Subject Lands for a future condominium complex comprising of two, 6-storey mid-rise apartment towers that will be linked by an enclosed three-storey common amenity area. The condominium apartment buildings will accommodate a total of 240 dwelling units, together with two (2) rows of townhouse dwellings consisting of two (2) five unit blocks, totaling 250 proposed residential units on the Subject Lands. The complex will function as a single unit and share a common underground parking garage amongst other common amenities. The proposal represents an appropriate form of development for the Subject Lands facilitating an efficient use of an underutilized parcel of land.

The previous property owner had realigned the location of the existing watercourse from the natural location to the current location, adjacent to the west and northwest property lines. The Toronto Region Conservation Authority (TRCA) had staked the site in 2019 to confirm the development limits for the Subject Lands. The current owner is now working with the Toronto Region Conservation Authority to

realign the watercourse back to the original location, including a 10m wide buffer to be naturalized and partially conveyed to the TRCA. This realignment will rehabilitate and protect the natural heritage features on the Subject Lands while allowing for a residential development on the designated portion of the lands.

The Subject Lands are currently designated 'Special Residential' by the Town of Caledon's Official Plan, Schedule C - Bolton Land Use Plan. The Town of Caledon's Official Plan requires a site-specific amendment to be undertaken by the Owner in order to justify the proposed residential development. The following site-specific provisions are necessary to implement the proposed residential development on the Subject Lands:

- The apartment building and townhouse block complex shall function as a single development unit and have access to shared above and below grade parking, landscaped amenity areas and other common amenities, and share in the costs of maintaining the property;
- The 250 residential apartment and townhouse dwelling units shall be developed on full municipal services;
- All vehicular access to and from the Subject Lands shall be restricted to Albion-Vaughan Road, and there shall be no vehicular access from Highway 50; and,
- The portion of the Subject Lands designated *Special Residential* and containing natural heritage features (watercourse) and associated 10 m wide buffers along the west and northwest areas of the property shall be re-channelized, re-naturalized and re-vegetated by the Owner to the satisfaction of the Town and the TRCA, and placed into an *Environmental Policy Area* designation, and conveyed into public ownership.

The portion of the Subject Lands that will feature the realigned Watercourse and 10m buffer lands are currently designated 'Special Residential' and are proposed be redesignated to 'Environmental Policy Area' in order to protect the natural heritage features located on the lands.

The Subject Lands are currently zoned 'RR - Rural Residential Zone'. The application to amend the Town of Caledon's Comprehensive Zoning By-law 2006-50, as amended, will include site-specific zoning exceptions applicable to the proposed development of the property. The portion of the lands subject to the proposed residential development will be rezoned to 'RM – Multiple Residential' and the portion of the lands featuring the watercourse and buffer rezoned to 'EPA1 – Environmental Policy Area 1 Zone'. The amendment to the Town of Caledon Zoning By-law 2006-50 will facilitate the residential building typologies on the Subject Lands while introducing site specific provisions to implement the proposed development contemplated by the Site Plan.

A Pre-Application Consultation Application was submitted to the Town of Caledon Planning Staff on November 6, 2019. The assigned Town File number is PRE 15-0141 (Dart III). A response letter dated December 5, 2019 was received which outlined the required submission materials to submit a "Complete Application". In accordance with the Submission requirements, please find enclosed the following materials:

1. A digital copy of the Cover Letter prepared by KLM Planning Partners Inc., dated December 2020;
2. A digital copy of the Completed Site Plan Application Form;
3. A digital copy of the Completed Zoning By-law and Official Plan Amendment Application Form;
4. A digital copy of the Pre-Consultation (DART) Meeting Form, dated December 5, 2019;
5. A digital copy of the Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated January 2021;

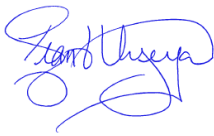
6. A digital copy of the Draft Official Plan Amendment prepared by KLM Planning Partners Inc., dated January 2021;
7. A digital copy of the Healthy Development Assessment prepared by KLM Planning Partners Inc. dated January 2021;
8. A digital copy of the Planning Justification Report prepared by KLM Planning Partners Inc., dated January 2021;
9. A digital copy of the Urban Design Brief prepared by KLM Planning Partners Inc., dated January 2021;
10. A digital copy of the Full-Size Scalable Site Plan Drawings, OBC Matrix, Zoning Matrix, Excavation and Forming Phases Plan prepared by Fausto Cortese Architects, dated December 18, 2020;
11. A digital copy of the Shadow Studies prepared by Fausto Cortese Architects;
12. A digital copy of the Erosion and Sediment Control Plan prepared by Masongsong Associates Engineering Ltd., dated December 18, 2020;
13. A digital copy of the Functional Servicing and Stormwater Management Report prepared by Masongsong Associates Engineering Ltd., dated December 2020;
14. A digital copy of the Cost Estimate for the Site Development Works prepared by Masongsong Associates Engineering Ltd., dated December 2020;
15. A digital copy of the Grading Plan prepared by Masongsong Associates Engineering Ltd., dated December 18, 2020;
16. A digital copy of the Servicing Plan prepared by Masongsong Associates Engineering Ltd., dated December 18, 2020;
17. A digital copy of the Detailed Design Brief prepared by Palmer Environmental Consulting Group Inc./Masongsong Associates Engineering Ltd., dated January 25, 2021;
18. A digital copy of the Landscape Cost Estimate prepared by MSLA (Marton Smith Landscape Architects)/Masongsong Associates Engineering Ltd., dated December 23, 2020;
19. A digital copy of the Landscape Master Plan and Pedestrian and Trail Link Plan prepared by MSLA (Marton Smith Landscape Architects), dated December 22, 2020;
20. A digital copy of the Landscape Letter of Conformance prepared by MSLA (Marton Smith Landscape Architects), dated December 23, 2020;
21. A digital copy of the Phase 1 Environmental Site Assessment prepared by Palmer Environmental Consulting Group Inc., dated November 30, 2020;
22. A digital copy of the Hydrogeological Investigation prepared by Palmer Environmental Consulting Group Inc., dated December 23, 2020;
23. A digital copy of the Scoped Environmental Impact Study prepared by Palmer Environmental Consulting Group Inc., dated December 23, 2020;
24. A digital copy of the Arborist Report and Tree Preservation Plan prepared by Palmer Environmental Consulting Group Inc., dated December 23, 2020;
25. A digital copy of the Geotechnical Investigation prepared by Soil Engineers Ltd. dated January 2017;
26. A digital copy of the Surveyor's Real Property Report prepared by David B. Searles Surveying Ltd., dated June 6, 2016;
27. A digital copy of the Stage 1-2 Archaeological Assessment prepared by Archeoworks Inc., dated November 17, 2016;
28. A digital copy of the Noise Impact Study Prepared by HGC Engineering, dated January 20, 2021;

29. A digital copy of the Traffic Impact and Parking Study prepared by Paradigm Transportation Solutions Limited, dated November 2020; and
30. A digital copy of the Lighting Photometric Plan prepared by TriStar Engineering, dated October 14, 2020.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. We look forward to working with the Town of Caledon and all other applicable Agencies with regard to this Application.

Yours truly,

KLM Planning Partners Inc.



Grant Uyeyama, BAA, MCIP, RPP
Principal Planner



Ryan Chin, BAA
Planner II



Lauren Dynes
Junior Planner

Cc: Mike Liburdi, Aztec Structural Restoration Inc.