

July 7, 2021

**Public Comment Response**

**Official Plan Amendment, Zoning By-law Amendment and Site Plan Application**

**KLM Planning Partners Inc. on behalf of 12148 Albion Vaughan Road Inc.**

**12148 Albion Vaughan Road**

**Part Lot 1, Concession 7 (ALB), Parts 23 & 24 of Plan 43R-3146 (Caledon)**

**File No.: POPA 2021-0001, RZ 2021-0003 & SPA 2021-0004**

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**1. Noise Study**

HCG Engineering visited the site on October 29, 2020. National Helicopters facility which is situated on the east side of Albion Vaughan Rd operates well beyond the 8am-5pm hours listed in this report. Flights from spring to late fall commence as early as 7am any day of the week, even on weekends and holidays. They can go as late as 11pm. Some flights have even landed as late as 2:30am. The helicopters will often hover over the helipads before take-off for well over 10 minutes at times. If the prevailing winds are from the east, or southeast, these noises are very audible. They will also bounce off the east and north facades of the storage facility further augmenting the very loud sound effects.

There is also the chronic noise of trucks and loaded container handlers using their horns on a very frequent basis. P.A. Systems are also employed in the early morning hours. I must also emphasize that although the posted speed limit on this stretch of Albion Vaughan Rd is 60 kms, that the actual speed is 10-15 kms and higher. This increases the noise levels especially when southbound heavy trucks and trailers preparing to enter the industrial trucking facility use their engine breaks to reduce speed. There should be 1-2 speed bumps installed between Kirby Rd and the entrance to the trucking terminal. This would be highly advisable especially if a bike lane is to be installed as proposed.

Response: These comments were forwarded to the Applicant's noise consultant to be addressed and will be reviewed by town staff.

Town of Caledon Engineering Staff have requested a peer review of the Noise Study at a later date.

## 2. Traffic

**There is no access from Hwy 50 as presently exists. If this is the proposed scenario, it would cause further backlog of traffic on our road during peak hours. Does this proposal include a third turn lane on Albion Vaughan Rd?**

Response: The Traffic Impact Study prepared by Paradigm Transportation Solutions Limited recommended the addition of a northbound auxiliary left turn lane at the central site access intersection on Albion Vaughan Road.

## 3. Landscape

**Will there be any berm, fence and landscape/tree buffering on Albion Vaughan Rd?**

Response: The Landscape Plan prepared by Martin Smith Landscape Architects includes an ornamental fence and plantings along some portions of the Albion Vaughan Road frontage.

## 4. Height

**Do the two six-storey apartment buildings meet existing height restrictions or is this a request on a variance for height restrictions? As well, is this development of two six-storey apartment buildings (240 units) and two three-storey townhouse blocks (10 dwellings) a maximum or over maximum request for the lot size of this property?**

Response: The existing Official Plan Designation and Zoning on this property does not permit a residential development of this density and height on the subject lands. An Official Plan Amendment is required to permit an increased density on the subject lands, and a Zoning By-law Amendment is required to permit increased height and density on the subject lands.

## 5. Concept Plan

**The design in the newspaper and online is not very detailed. We would like a more detailed description of the conceptual plan.**

Response: The detailed site plan and landscape plan submitted with the application is posted on the project webpage under the 'Material Submitted' tab, which can be accessed here: [12148 Albion Vaughan Road - Town of Caledon](#)

Additional detail about the application is also included in the supporting reports accessed through the link above.

## 6. Environment

**Will the new development cause the water level in the creek to back up or rise causing flooding in our rear yard? I recognize the creek that flows near the rear of our property and not on our property, yet what worries us is, what impact will this development have on the flow of water in the creek? Is there any considerations in place to ensure the water level in the existing creek will not rise causing flooding?**

Response: These comments were forwarded to the Applicant's Functional Servicing and Stormwater Management consultant to be addressed and will be reviewed by town staff.

Town Engineering Staff have requested revisions to the Stormwater Management Report relating to peak flows for storm events. Section 5.4.1 and Appendix C of the Functional Servicing and Stormwater Management Report prepared by Masongsong Associates Engineering Limited demonstrates that the proposed stormwater management methodology is to control the peak flows for 2 year to 100 year storm events at pre-developments levels.