



May 11, 2023

Stephanie McVittie, MCIP, RPP

Manager, Development

Planning Department

Town of Caledon

6311 Old Church Road

Caledon East, ON L7C 1J6

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RE: Site Plan Application: Tullamore Project Building A : PRE 2023-0016

Dear Ms. McVittie,

Kindly find the requested details in support of the Site Plan Application process for Building A associated with our Tullamore Lands Project in East Caledon:

Proposed Development

Rice Commercial Group on behalf of Tullamore Industrial Limited Partnership proposed to construct a warehouse building (Building A) which contemplates 104,536 m² (1,125,216 ft²) in total ground floor building area. The site will have 183 trucking parking stalls, 535 office car parking areas and 638 trailer parking stalls. and additional tractor trailer, and vehicular parking spaces. The Subject Lands are part of an assembly of lands that are generally located within the block west of Airport Road, north of Mayfield Road and east of Torbram Road and are approximately 502 acres in size. Approximately 1,000 jobs are to be provided by the proposed advanced logistics and distribution centre to occupy this site.

Site Details

Tullamore Lands: 12245 Torbram Road

- Legal Description: Part of Lots 17 to 20, Concession 6 Chinguacousy EHS (Chinguacousy)
- Roll Number: 2124.130.008.18801.0000
- Site Area: 376,646m²

Consulting Team Contact Information

Owner:

- Tullamore Industrial GP Limited
Please contact applicant for all owner related inquiries

Applicant:

- Aarthi Thaya; Manager, Development
Rice Commercial Group
T: 416 459 3929 E: aarthi.thaya@ricegroup.ca

Planner:

- Ryan Guetter; Vice President
Weston Consulting
T: 647 831 1426 E: rguetter@westonconsulting.com

Civil Engineer:

- Mitch Hillmer. P.Eng; Project Manager
Odan Detech Consulting Engineers
T: 289 208 1706 E: mitchell@odandetech.com

Landscape Consultant:

- Barry R. Murphy, OALA, CSLA
Landscape Architect
RKLA Inc.
T: 519 667 3322 E: Barry@rkla.ca

Architect:

- Joe Mucci,
Collaborateur Principal
Stendel Reich
T: 514 592 6241 E: jmucci@STENDELREICH.COM

Traffic Consultant:

- Michael Linton, M.A.Sc., P.Eng.; Associate, Transportation
Crozier Consulting Engineers
T: 416 477 3392 E: mlinton@cfcrozier.ca

Existing Drainage & Natural Features

The Subject Lands contain various anthropogenic (cultural) and naturalized vegetation communities including agriculture, hedgerows, ponds, meadow, thickets and wetland communities. The Subject Lands consist of actively managed agricultural fields (hay, cropped and pasture) and host two barn structures (one located off Mayfield Road and one off Torbram Road). The Subject Lands have varying topographic relief and contain two tributaries to the West Humber River. Both tributaries convey stormwater away from the Site through culverts under Mayfield Road. A total of seven headwater drainage features with associated riparian wetland communities were identified within the Subject Lands. The Subject Lands contain two ponded features (identified as the upper and lower pond) that formed as a result of two constructed berms.

All content requested as per Final Pre-Consultation PARC Form has been submitted to the file transfer portal in coordination with Town Staff.

We look forward to hearing back from the Town of Caledon regarding the review of our Application Package and finalization of our Pre-Consultation Meeting. If you require any other documents or have any questions about our submission, please feel free to contact me directly.

Thank you,

Aarthi Thaya
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Markham, Ontario L3R 4M8