

May 12, 2022



May 10, 2022

Town Of Caledon
Planning Department
6311 Old Church Road
Caledon ON L7C 1J6

To Whom It May Concern,

RE: **DRAFT PLAN OF CONDOMINIUM APPLICATION-
LICENZA PARK CONSTRUCTION CORP.
21CDM-22001C
12555 COLERAINE DRIVE
DA.17.060**

Licenza Park Construction Corp. are the owners of 12555 Coleraine Drive (the Subject Lands), and respectfully submit this Draft Plan of Condominium Application. This application is being submitted in association with SPA D.A.17.060. The Subject Lands under By-Law 2006-50 as amended are zoned MP-392 Prestige Industrial and OS-417 Open Space. Under the Town of Caledon's Official Plan-2018, the land use designation is Prestige Industrial. The Subject Lands are in the community of Bolton, Northeast of Coleraine Drive and George Bolton Parkway.

The proposed application is to facilitate the establishment of an industrial condominium. A total of three buildings will form the condominium. As noted on the provided site plan (A100; prepared by Natale Architecture Inc, prepared on March 16, 2022) the three buildings are depicted as the following: Building A, Building B, and Building C. At a later date the Town of Caledon will assign each building within the Subject Lands their own municipal address, so as there is three (3) in total. Building A will consist of 2 Units, shown as unit 1-2 on the Draft Plan of Condominium, with a GFA of 2682.75m². Building B will consist of fifteen (15) units, shown as unit 3-17 on the Draft Plan of Condominium, with a GFA of 3222.93m². Building C will consist of Ten (10) units, shown as unit 18-27 on the Draft Plan of Condominium. Both Building B and C will have outside enclosed storage, where an assigned yard space is mutually exclusive to a designated unit. The total amount of open space storage accounts for 3292.95m².

Only Industrial uses shall be permitted in Building A. Whereas only Warehouse Uses shall be allowed in Building B and C. Based on the provided GFA of each building and the designated use, there is a required parking space count of 119. The Subject lands supplies an excess of twenty (20) parking spaces, for a total of 139 parking spaces. Nine (9) handicapped spaces are provided throughout the site. The provided parking spaces are common elements. Designated visitor parking has not been assigned. The surplus in required parking spaces would adequately address any visitor parking needs. Both unit 1 and unit 2, as deemed on the Draft Plan of Condominium, have been allocated their own loading space for their

exclusive use. Two (2) common element loading spaces have been provided by the east property line, in order to satisfy the loading requirements of Building B and C's owners. Common element amenity spaces have been provided in strategic locations, so as there is one amenity space in close proximity to each building. There is a total of three (3) amenity spaces.

Site Plan Application DA.17.060 is currently under its fourth review. The outstanding comments from the Town of Caledon staff are expected to be sufficiently satisfied in this resubmission. Two minor variances are being sought to alleviate the zoning deficiencies identified by the Town of Caledon staff and is tentatively scheduled for the June 15, 2022 Committee of Adjustments meeting. The variances are for a reduced landscaped berm located along Coleraine drive from 12m to 9m and a reduced parking set back abutting a lot line from 3m to 1.5m. Town Staff has indicated that they will support these variances. The Region of Peel has provided a site plan agreement which is close to being finalized.

In Support of the Draft Plan of Condominium Application, the following materials have been provided:

- Site Plan (A100-A101); as prepared by Natale Architecture Inc., prepared on March 16, 2022
- Elevations (A500-Buildg A, Building B, Building C); prepared by Natale Architecture Inc, prepared on November 21, 2021
- Draft Plan of Condominium Plan in PDF and CAD Format; As prepared by R-PE Surveying LTD, dated April 19, 2022
- Draft Condominium Declaration
- Plan of Survey (43R-38406); prepared by R-PE Surveying LTD, dated February 16, 2018

Regards,

Licenza Park Construction Corp.



c/o Steven De Santis

History Hill Group

416-736-9978

stevend@historyhillgroup.com