



TOWN OF CALEDON
PLANNING
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Mar 23, 2023

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Planning and Development Services
Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

**Subject: 13290 Nunnville Road
Public Comment Response Letter
Official Plan Amendment (POPA 2022-0003), Zoning By-law Amendment (RZ 2022-0004), Draft Plan of Subdivision (21T-22003C) and Draft Plan of Condominium (21CDM-22003C) Applications – Second Submission**

The Town of Caledon has requested, as part of the second submission, that WSP provide a response to the written comments received with regards to the proposed development at 13290 Nunnville Road (“subject site”). The proposed development includes a total of 15, 3-storey (including basement) townhouse dwelling units within 3 blocks in an internal private roadway.

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (394 ft.) of the subject site. On November 21, 2022, WSP received a letter from the Town of Caledon which summarized the public comments received. The following is a summary of responses from the consulting team to address to the public comments received in that letter.

Traffic Impacts

Issue: Residents were concerned about the traffic impact and road safety on Nunnville Road. Concerns were brought up about the proposed medium density subdivision development adding more vehicles and increasing congestion in an already congested area, especially at Queensgate Boulevard on Albion Vaughan Road. Residents also felt that the traffic survey information used to inform the Traffic Operations Assessment Report was not reflective of day-to-day conditions. In addition, concerns were raised regarding increased congestion during peak hours, speeding, and serious road accidents.

Response from Consulting Team:

The survey information used in the Traffic Impact Study (TIS) was collected on June 13, 2019, by Spectrum (a specialty third party transportation data provider) and was agreed upon in the Terms of Reference with the Town of Caledon. The survey information shows 22 total vehicles making outbound (eastbound left/right) movements at Nunnville Road and Albion Vaughan Road in the AM peak period, of which 15 occur over the peak hour. It also shows a total of 17 vehicles making inbound (northbound left and southbound right) movements in the PM peak period, of which 10 occur during the peak hour. This is reasonable given the approximate 30 existing residential units located along Nunnville Road.

Additionally, the subdivision under construction located on Clover Bend Terrace will contain a similar number of units as there is existing units (approximately 30) and forecasted a total of 22 outbound and 23 inbound trip during the AM and PM peak hours respectively, which is above what was observed for the existing units in the turning movement counts collected.



The proposed development used similar trip generation rates as the subdivision under construction and is significantly more than the rates currently observed per unit in the existing counts. Therefore, the traffic volume forecasts used in the traffic report are conservative and considered reasonable, and the operations assessment is reflective of a typical day during the peak hours. It is noted that sightlines at the intersection of Nunnville Road and Albion Vaughan Road, as well as traffic operations at King Road are considered outside the scope of the TIS.

The TIS has demonstrated that no significant capacity issues are expected within the study area road network as a result of the proposed development. As per the Terms of Reference agreed upon by the Town on February 3, 2022, the TIS only analyzed the intersections of Nunnville Road at Albion Vaughan Road and the 13247 and 13233 Nunnville Road Access at Nunnville Road. The Queensgate Boulevard and Albion Vaughan Road intersection was not included in the study network.

Furthermore, the consulting team agrees with the responses provided by Town staff on this matter, as outlined in the November 21, 2022 letter. The TIS assesses the traffic impacts given the existing road configurations, recognizing it is a dead-end road with a cul-de-sac at the end. Planned and proposed improvements at the King Street and Albion Vaughan Road intersection, and widening Albion Vaughan Road to 4 lanes by 2031 will improve queuing along Albion Vaughan Road. In addition, matters related to speeding is primarily an enforcement matter.

Construction Impacts

Issue: Residents were concerned that the construction period of the proposed development would cause the same disturbance they currently experience from the construction of the subdivision located on Clover Bend Terrace. Noise disturbance, restricted access to driveways, and blocking of streets due to the construction are some of the concerns raised by the residents.

Response from Consulting Team:

This does not relate to the current development; however, a Construction Management Plan will be provided at a future stage to the Town for approval of the traffic management during the construction of the proposed development. All proposed works will comply with the applicable regulatory requirements for construction activities in Ontario and the Town of Caledon, with requirements of the applicable development agreement, Town ROW occupancy permits, and the Ontario Traffic Manual.

It should be noted that there is also construction along Nunnville Road, Albion Vaughan Road, and adjacent streets for the Region of Peel Sanitary Sewer and Forcemain installation project.

We look forward to working with Town staff in the processing of this resubmission. Should you have any questions, please contact me at (289) 982-4013 or by email at chad.john-baptiste@wsp.com or Michaela Abatecola at (289)-982-4347 or by email at michaela.abatecola@wsp.com.

Yours sincerely,

Chad B. John-Baptiste, MCIP, RPP
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cc: Salvatore (Sam) Morra, P.Eng. – Bolton Midtown Developments Inc.
Michaela Abatecola, MCIP, RPP - WSP