

November 21, 2022

Public Comment Response

Official Plan Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment Applications

GSP Canada Inc. c/o Chad B. John-Baptiste

13290 Nunnville Road

Part of Lot 7, Concessions 7, 8 (ALB) and Part of Lot 33 on Plan ALB 4 and Parts 4 to 6 on Plan 43R-3366

File No.: POPA 2022-0003, RZ 2022-0004, 21T-22003C & 21CDM-22003C

1. Traffic

There is a new subdivision being added on Nunnville Road that will add close to 60 cars to this side street.

Currently, trying to turn left in the morning or afternoon is all but impossible as the traffic is backed up to Queensgate Boulevard on Albion Vaughan Road.

Adding medium density housing to an already congested area seems little more than a tax grab by the town. I have seen no plans to turn Albion Vaughan into a 4 lane road to accommodate the already heavy truck traffic and crazy rush hour traffic.

Please send or direct me to the information showing how this proposal will NOT impact traffic in the area.

The information in the traffic survey is not correct. The number of trips expected do not correctly meet with real world conditions.

- 1. The subdivision now under construction will add at least 32 cars and up to 60 based on current cars per household.**
- 2. Walking the neighborhood indicates the normal number of vehicles for houses is at least 2. Hard to believe townhouses will be any different with respect to the number of people actively employed and needing a vehicle to reach work.**
- 3. The wait time, outside of summer holiday schedule, can be in excess of 5 minutes to turn left onto Albion Vaughn Road from Nunnville during afternoon**

peak hours. The traffic often backs up beyond the Queensgate Boulevard intersection.

- 4. The wait time to turn right is nowhere near as bad. However the car traffic coming up the hill on Albion Vaughn road is travelling far in excess of posted speed limits. Given the change in lanes down to a single lane just past the intersection, more car traffic is not going to reduce the chance of serious accidents.**

We have the most trucks in Caledon per capita and they are speeding along Albion Vaughan all day long, not to mention the back up of cars.

This is a one way in and one way out road. The main road is on a hill and a major through way.

What are the immediate plans to help with the increased traffic of 60-100 cars from the recently approved subdivision on Nunnville Road?

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

Although the typical car ownership is two cars per detached household this does not necessarily translate to both vehicles leaving and coming at the same time. Traffic Impact Studies assess the peak hour of the morning and afternoon commute periods, which is typically the critical time period for road conditions. According to the Traffic Impact Study submitted for the approved and in-construction subdivision on Nunnville Road (43M-2134), approximately 30 new trips are expected to be generated in the morning peak hour (typically between 7 and 9 a.m.) and 40 new trips are expected to be generated in the afternoon peak hour (typically between 4 and 6 p.m.). Please note that this was based on a (then) 35-unit plan, which now is expected to be 29 units.

The Region is currently implementing improvements at the King Street and Albion Vaughan Road intersection, which will include an exclusive right-turn lane for the northbound approach, and work is expected to be completed by the end of the year. Once the construction work is completed, the Region will be monitoring and adjusting the signal timings as needed to account for the new lane. This should improve intersection operations and help alleviate the queue along Albion Vaughan Road.

Albion Vaughan Road is scheduled to be widened to 4 lanes by 2031 according to the 2017 Transportation Master Plan. Any planned road works are dependent on council and budget approvals.

The impacts of the proposed development on the traffic in the area are analyzed in the Traffic Impact Study submitted by the applicant. The Traffic Impact Study can be accessed on the

Town's website under the "Material Submitted Tab" here: [13290 Nunnville Rd - Town of Caledon](#)

Town staff defer to the applicant for the development applications to respond to the above inquiry related to the correctness of the traffic survey and real world conditions.

The comment regarding speeding vehicles in the adjacent road network is noted. Speeding is primarily an enforcement matter. OPP are responsible for enforcement of the Highway Traffic Act within the Town of Caledon.

It is noted that Nunnville Road is a dead end road with a cul-de-sac at the end. Transportation Impact Studies submitted with the development applications on Nunnville Road assess the traffic impacts given the existing road configuration.

No improvements are indicated as warranted as per the January 2020 Traffic Impact Study submitted with the development application for the recently approved subdivision on Nunnville Road. However, as noted in the response above, the introduction of an exclusive northbound left-turn lane at the Albion Vaughan Road/King Street intersection will improve queueing along Albion Vaughan Road.

2. Planning Process

Why is the town planning department even considering allowing the applicant to build on a very fragile and congested roadway?

How can you possibly even consider another 15 homes on this street?

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

The Town of Caledon Planning Staff are considering allowing the applicant to build the proposed townhouse development because the applicant submitted a complete application. Under the *Planning Act*, the Town is required to process all complete applications, and as such the subject applications are under review. Prior to providing a recommendation report to council, Town planning staff will consider all comments received from Town departments, external commenting agencies and the public.

To date, Town planning staff have not provided any recommendations relating to the planning applications for 13290 Nunnville Road and no decision has been made. Prior to a decision being made on the applications, a public meeting will be held to gather comments from the public. The public meeting has not yet been scheduled. If any members of the public would like to receive updates about the above noted planning applications, please email acclarke@mhbcpplan.com and request to be added to the email notification list.

3. Existing Construction

Some of the homes on Nunnville Road shake from the boring machinery being used in the subdivision currently under construction on Nunnville Road and access to some driveways has been restricted.

In some cases, people have to drive over grass and curbs to avoid trucks and cars on Nunnville Road.

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

The boring machine being used on Nunnville Road, Albion Vaughan Road, and adjacent streets is for the Region of Peel Sanitary Sewer and Forcemain installation project. Comments or concerns on this project can be directed to construction@peelregion.ca. For additional information on this project visit: <https://www.peelregion.ca/pw/construction/cal/17-2280.asp>

Town Development Inspections and Town Building Departments monitor construction of new developments within the Town of Caledon. All works are required to comply with the applicable regulatory requirements for construction activities in Ontario. Access to all properties is to be maintained for the duration of construction activities. Additional comments or concerns related to the on-going subdivision development on Nunnville Road (43M-2134) can be directed to EngineeringServices@caledon.ca

All work within the Town right-of-way is to comply with the requirements of the applicable development agreement, Town ROW occupancy permits, and Ontario Traffic Manuals. Additional comments or concerns related to construction activities on Nunnville Road can be directed to EngineeringServices@caledon.ca