

May 14, 2025

GSAI File: 1225-002

Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

Attention: Sagar Babbar  
Community Planner, Development

Re: Resubmission of Application for Official Plan and Zoning By-law Amendment  
Columbia Square Inc.  
14245 Highway 50 (Part of Lots 11 and 12, Concession 7, Albion)  
Town of Caledon  
POPA 22-02 & RZ 22-01

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Glen Schnarr & Associates Inc. (GSAI) is pleased to make a second resubmission for an Application for Official Plan and Zoning By-law Amendment in relation to the above-noted lands located at the northeast corner of Columbia Way and Highway 50 within the Bolton Rural Service Centre on behalf of our client, Columbia Square Inc.

The Town of Caledon rezoned the subject lands to Mixed Density Residential ('RMD – 707') in March 2024 to permit the proposed uses, which was adopted by Council as By-Law 2024-61. Columbia Square Inc is proposing an amendment to the Town of Caledon Official Plan and some minor amendments to the 'RMD-707' Zoning to allow the subject lands to be developed for a phased mix of residential and commercial land uses. The proposed development and site plan have been updated slightly from the previous submission presented in the June 2024 submission to address Staff comment. The main updates include a relocation of the park/amenity area, relocation of the parking garage access, and improved pedestrian linkages. The unit count and proposed phasing remains the same.

- Phase 1: 11 Stacked Back-to-Back Townhouse Blocks containing 228 units;
- Phase 2: 393-unit, 10-Storey Mixed-Use Building with 1726 sq. m of ground floor commercial space;
- Phase 3: 141-unit, 9-Storey Building;

We would like to note that we are monitoring the ongoing Bolton North Hill Secondary Plan application progress. We are aware that the landowner group is advancing a land use plan that proposes a ROW width of 22.0 meters for the northerly extension of Kingsview Drive. While our current Site Plan is showing a ROW width of 26.0 meters for Kingsview Drive, should the ROW width be approved at 22.0 meters through the Bolton North Hill Secondary Plan, we will be seeking a consistent ROW width on these lands through the future Site Plan Approval process.

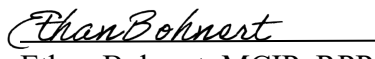
In support of this resubmission, we enclose the following items:

- Updated Architectural Drawings; prepared by KFA Architecture dated February 2025;
- Updated Urban Design Brief; prepared by MBTW dated March 2025;
- Updated Functional Servicing Report (including SWM Management Report and Grading and Servicing Plans) as prepared by Urbanworks Engineering Corporation dated February 2025;
- Updated Planning Justification Report as prepared by Glen Schnarr & Associates Inc dated May 2025;
- Comment Response Matrix as prepared by Glen Schnarr & Associates Inc dated April 2025;
- Updated Traffic Impact Study as prepared by CGH Transportation dated March 2025;
- Traffic Impact Study as prepared by CGH Transportation dated April 2025;
- Draft Official Plan Amendment and Redlined Draft Zoning By-law Amendment Documents as prepared by Glen Schnarr & Associates Inc.;

We trust the resubmission herein is satisfactory and we look forward to your expeditious circulation and review of the supporting materials. Upon review of the resubmission, we ask for your assistance in advancing a Recommendation Report in favour of the proposed amendment at your earliest opportunity. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this submission.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

  
Ethan Bohnert, MCIP, RPP  
Planner

c. A. Maida, Columbia Square Inc.