



January 28, 2022

Our file: 1225-002

**TOWN OF CALEDON
 PLANNING
 RECEIVED**
Jan. 31, 2022

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

Attention: Stephanie McVittie, MCIP, RPP
 Development Manager

**Re: 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**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit an Application for Official Plan and Zoning By-law Amendment in relation to the above-noted property on behalf of our client, Columbia Square Inc.

The subject lands are located at the northeast corner of Columbia Way and Highway 50 within the Bolton Rural Service Centre. The lands have a frontage of approximately 150 metres on Highway 50, a flankage of approximately 215 metres on Columbia Way and an area of approximately 3.3 hectares (8.2 acres). The lands are vacant and currently used for agricultural purposes. The lands are currently designated “Bolton North Hill Commercial Area” in the Town of Caledon Official Plan which generally allows for a food supermarket and a range of retail and service commercial uses. The subject lands are currently zoned General Commercial Exception 577 (C-577) in the Town of Caledon Zoning By-law which also allows for a range of commercial uses.

Columbia Square Inc. is proposing an amendment to the Town of Caledon Official Plan and Zoning By-law to allow the subject lands to be developed for a phased mix of residential and commercial land uses in a range of townhouse dwellings and apartment dwellings in both single-use and mixed-use buildings. The proposed development is broken down as follows:

- Phase 1A: 24 Three-Storey Street Townhouse Dwellings;
- Phase 1B: 118 Three-Storey Back-to-Back Stacked Townhouse Dwellings;
- Phase 2: 244 Apartment dwellings in an 8-Storey Mixed-use building with 1,834 square metres of ground floor commercial uses; and
- Phase 3: 159 Apartment dwellings in an 8-Storey apartment building.

In total, 545 dwelling units and 1,834 square metres of commercial floor space are proposed.

10 KINGSBRIDGE GARDEN CIRCLE
 SUITE 700
 MISSISSAUGA, ONTARIO
 L5R 3K6
 TEL (905) 568-8888
 FAX (905) 568-8894
 www.gsai.ca



In support of the application, we enclose the following items:

- Signed Pre-Consultation (DART) Meeting Form;
- Concept Plan Drawing Set (including Phasing Plan) prepared by KF Architecture dated July 20, 2021;
- Urban Design Brief (including Built Form Design Guidelines) as prepared by MBTW dated January, 2022;
- Functional Servicing Report (including SWM Management Report and Grading and Servicing Plans) as prepared by Urbanworks Engineering Corporation dated January 2022;
- Hydrogeological Investigation Report (including Water Balance Assessment) as prepared by A&A Environmental Consultants Inc. dated November 4, 2021;
- Planning Justification Report as prepared by Glen Schnarr & Associates Inc dated January 2022;
- Traffic Impact Study as prepared by CGH Transportation dated January 2022;
- Commercial Impact Study as prepared by Tate Economic Research Inc. dated November 5, 2021;
- Waste Management Plan prepared by KF Architecture dated 2021;
- Plan of Survey as prepared by Rady-Pentek & Edward Surveying Ltd.;
- Draft Official Plan Amendment and Draft Zoning By-law Amendment Documents as prepared by Glen Schnarr & Associates Inc.;
- Stage 1-2 Archaeological Assessment prepared by Amick Consultants Ltd. dated January 27, 2022;
- Geotechnical Investigation Report as prepared by A&A Environmental Consultants Inc. dated December 16, 2021;
- Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated November 9, 2021;
- Phase I and II Environmental Site Assessments prepared by DS Consultants Ltd. dated March 1, 2018 and April 26, 2018, respectively;
- Healthy Development Assessment prepared by Glen Schnarr & Associates Inc.;
- Parcel Abstract for the Subject Property dated January 13, 2022; and
- Signed Acknowledgement of Public Information Form;

The OBC Matrix, Zoning Matrix, and Engineering Letter of Conformance identified on the DART Meeting Form Checklist are typically required for Site Plan Applications and not normally required or provided at the OPA/Zoning By-law Amendment stage and therefore are not included in this submission package. Further, as confirmed with Town Heritage Staff by email on February 3, 2021, despite the identified requirement for a Cultural Heritage Impact Study, such report is not required for the lands subject to this application.



We trust the submission herein represents a Complete Application and we look forward to your circulation and review of the supporting materials. 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.

Jason Afonso, MCIP RPP
Senior Associate

c. A. Maida, Columbia Square Inc.