

Carantania Investments (BT) Inc.
9229 5th Sideroad
21T-21001C and RZ 2021-0005
Town of Caledon

COMMENT ID	COMMENT	STAFF RESPONSE	RESPONSE
Public Comments 1st Circulation			
1	<p><u>Recreational Spaces</u></p> <p>I'm sure it's pretty early in the development stage but was wondering what they have planned for the additional park area they're developing.</p>	<p>Staff Response: The applicant has submitted an Urban Design Brief, prepared by NAK Design Strategies. The Urban Design Brief, as well as other supporting studies, can be found on the Project webpage under "Material Submitted" accessed here: 9229 5th Side Road - Town of Caledon. The Urban Design brief identifies that the proposed park area will be an open play area for passive recreation and an extension of the existing park structure and programming of R.J.A. Potts Memorial Park.</p>	<p>The park lands will be conveyed to the Town of Caledon and programmed by the Town based on the Community needs. We encourage the resident to speak with Parks staff for further detail.</p>
2	<p><u>Environmental Areas</u></p> <p>I don't wish the design layout to stay as it is proposed. There is basically no naturalized spaces on the school ground, the small bush that exists just behind the fence of the north west corner of our school yard provides us with beauty, shade and natural inspirations daily. Knowing that in the Harvest Moon subdivision in Bolton, a small bush was preserved, and is a treasured feature for that neighbourhood, I am absolutely positive the St. John the Baptist neighbourhood would be equally appreciative of being able to reclaim this wooded lot, once it becomes integrated into the community. Just imagine: with a small trail passing through, a few benches, elders or young families will be able to stop, rest and enjoy the beauty of nature, the bird songs and the fresh air. They have set aside a very boring triangle of land for a park, which is barely needed as the R.J. A. Potts Memorial Park already exists next to it. Perhaps they could squeeze more homes on this triangle. What is needed is a natural wooded area, albeit, cleaned up. I propose that lots 47- 55 and 80-84 be left in their natural wooded state, and that instead of Southbury Manor Drive being extended to what will likely be Pembroke Street, a paved walking path be put in its place to connect the two streets.</p> <p>Another feature about this bush, or rather, the adjacent brush field: it seems rather swampy. So an ideal miniature wetland for birds, insects and small mammals, however a potential nightmare should homes be built on it. That would be the field where lots 50-55 are drafted in on KLM's plan.</p>	<p>Staff Response: These comments were forwarded to the Applicant's Planning Consultant to be addressed and will be reviewed by Town staff. The proposed plan of subdivision follows the existing Official Plan designations on the subject lands, and proposes a streamlined site specific residential zone, on the lands already zoned for residential uses. There are no lands currently designated as Open Space Policy Area through the Town's Official Plan along the north or west sides of St. John the Baptist Elementary School. The only Open Space Policy Area on the subject lands, is the section proposed to be developed as an extension of R.J.A. Potts Memorial Park, south of St. John the Baptist Elementary School. If the applicant decides to develop the lands immediately to the north and west of St. John the Baptist Elementary School as Open Space, an Official Plan Amendment will be required, as the lands are currently designated Mixed Low/Medium Density Residential.</p>	<p>As noted by Town Staff, and Official Plan Amendment would be required to relocate the park lands. The triangular shape for the park will not be visible as the lands will be added to the existing park.</p> <p>Official Plan policies direct new development to foster connectivity. Street such as Pembroke Street and Southbury Manor Drive are currently fragmented, they have been planned to be completed through redevelopment of the subject property. We note that sidewalks will be extended to ensure safe pedestrian walkways are intact.</p>

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3	<p><u>Development Timeline</u></p> <p>What is the timeline for these new detached homes and how can I get on the list?</p> <p>When is the work scheduled to begin and what is the anticipated timeline?</p>	<p>Staff Response: These comments were forwarded to the Applicant’s Planning Consultant to be addressed and will be reviewed by Town staff.</p> <p>Approval of the planning applications currently before the town (Zoning by-law Amendment and Draft Plan of Subdivision) will likely take 6 months to a year, and after that, the timelines are largely up to the applicant and their project team to coordinate the development’s construction and final approvals.</p> <p>Questions relating to specific timelines for construction will need to be answered by the applicant. Information about purchasing a dwelling will also need to be provided by the applicant</p>	<p>No wetland feature has been identified on the subject lands. The Functional Servicing Report by RAND Engineering details how the site will be graded to ensure proper drainage and is supported by the Hydrogeological Assessment prepared by RJ Burnside which makes construction recommendations based on monitored sub-surface water levels.</p>
4	<p><u>Privacy</u></p> <p>I would like to ensure that prior to the start of any construction, the Town of Caledon install large (minimum 10 year old) trees in the boulevard on the west side of Pembrook Street to allow for privacy. Your draft plan shows 3 existing lots on the west side of Pembrook Street however please note that there are semi-detached houses on each lot therefore there are actually 6 lots. I was a project manager for a utility contractor so I am aware of the length of such projects and do not want existing residents to feel exposed in their own yards. To add, there is a significant grade elevation drop from the east side of Pembrook Street to the west side of Pembrook Street. Please confirm if there will be a slight grade lowering on the east side of Pembrook Street to accommodate water flow etc. The grade drop on Pembrook Street is also the reason we are requesting for mature trees to be planted as the new homes will be at a higher elevation decreasing privacy.</p>	<p>Staff Response: These comments were forwarded to the Applicant’s Engineering Consultant to be addressed and will be reviewed by Town staff.</p> <p>The Town of Caledon Engineering and Planning Departments will review your request for the installation of new street trees. The Town will work with the applicant to ensure that proposed grading does not cause drainage issues for neighboring properties. The grading plan will not be approved if it proposes increased flows to neighbouring properties.</p>	<p>The project is currently in its second circulation. We anticipate that the project will be in a position to move forward for Council approval in early 2022, with sales commencing in late 2022 and earthworks/construction commencing by Q2 2021.</p> <p>Details on sales will be available on the Treasure Hill website.</p>
5	<p><u>Planning Process</u></p> <p>I read through some of the material that is on the site and was wondering if there will be an opportunity for residents to be involved in a public meeting regarding the building plan.</p>	<p>Staff Response: In accordance with the Planning Act, a public meeting will be scheduled in advance of Council making any decision relating to the application. The public meeting will allow council and members of the public to ask the applicant questions about the proposed development. A public meeting date has not yet been scheduled; however, notice of the public meeting will be sent by mail to all land owners within 120 metres of the subject lands, sent over email to all individuals who requested notice, posted in the Caledon Enterprise and Caledon Citizen newspapers, posted on the Town’s website and posted on the notice sign on the property. The notice of public meeting will be sent a minimum of 20 days in advance of the scheduled public meeting.</p>	<p>We acknowledge any residents’ need for privacy and the Town’s response indicating that they will review the request for tree planting.</p> <p>The proposed grading will be subject to approval by the Towns Engineering Department who will ensure that drainage will not impact any adjacent properties. There is a plan in place to capture any convey stormwater to existing stormwater management ponds via storm sewers.</p>

COMMENT ID	COMMENT	STAFF RESPONSE	RESPONSE
Public Comments 2st Circulation			
1	<p><u>Traffic</u></p> <p>My concern is the safety of vehicles exiting the plaza surrounded by Queen St. Queensgate and Landsbridge. On Several occasions I have seen large dump trucks lined up north on hwy 50 (Queen Street), (east bound direction) on Queensgate and (South Bound) on Landsbridge. They block the entrance and exits of the plaza that houses Shoppers Drug mart (Not sure what this plaza is called). When a vehicle tries to exit from this plaza whether it's the exit on Queen Street, Queensgate or the exit on Landsbridge, these three exits are blocked and it is impossible to see oncoming traffic. Would it be possible to have someone from the construction site be there to stop oncoming traffic to allow vehicles to exit in a safe manner or another option would be to have the trucks park north of Queensgate and only approach when other dump truck exits. Perhaps the Town or construction site etc. can come up with another solution. This is a dangerous situation. If the above is not clear, please feel free to contact me directly.</p>	<p>Staff Response: The proposed development at 9229 5th Sideroad has not yet begun construction, therefore, the issues with construction vehicles in the area are likely the result of a different development site which has already received planning approvals. The Town has relayed the traffic concerns to Development Inspections, involved in the development/construction process of developments within the area.</p> <p>At this stage in the development process, a construction management plan has not yet been provided to Town staff. The construction management plan will need to include information about traffic and safety and will be subject to Town Staff's approval. Your comment will be provided to the applicant for their response as they may be able to provide additional detail. A consolidated copy of updated responses from the applicant to questions provided by the public will be posted on the town's website at a later date.</p>	<p>The site being referred too is a different development we would encourage the resident to raise their concerns with the municipality and By-law enforcement.</p>
2	<p><u>Grading and Drainage</u></p> <p>Will the elevation of Fifth Sideroad remain as is or will it be changed? The West Boulevard of Fifth Sideroad dips very low and I don't want a water drainage issue.</p>	<p>Staff Response: It is premature to provide what measures will be implemented to mitigate the grading concerns since the grading plan has not yet been approved by Town staff. Town staff have recognized the key issues raised in comment above and are working with the consultant to address them without adversely impacting the pre-existing drainage pattern. Specifically, the proposed centerline grade from Pembroke Street is too high and is something that the civil consultant will need to address in the subsequent draft submission. The Town does not allow retaining walls to be constructed within the municipal Right of Way so the consultant must revise their plans and stormwater management methodology accordingly. The grading plan will not be approved if it proposes increased flows to neighbouring properties.</p>	<p>Pembroke Street grading has been updated and clarified regarding the Town's comments on drainage from existing lots on Richelieu Court. The proposed west boulevard drains to the Pembroke Street roadway and the existing ditch on the west boulevard will be removed.</p>