

February 28, 2022

Public Comment Response
Zoning By-law Amendment and Draft Plan of Subdivision Application
KLM Planning Partners Inc. c/o Christine Halis
9229 5th Sideroad
Part Lot 5, Concession 7 (ALB), Part of Part 1 of Plan 43R - 23827
File No.: 21T-21001C and RZ 2021-0005

1. Recreational Spaces

What is proposed to be built in the new park Section?

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. The overall detailed design and use of the park will be managed by the Town’s Parks Section. Please contact Jyoti Pathak should you have additional questions on the programming of the park.

The applicant has submitted a “Response to Public Comments Matrix”. This document has been posted on the application webpage under the “Material Submitted Tab” and addresses comments received up to August 6, 2021.

2. Environmental Areas

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.

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.

Response: The proposed plan of subdivision follow's 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 or Environmental 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.

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3. Development Timeline

The August 2021 copy of the Responses to Public Comments Document identified that the timeline for the project will have to be confirmed by the applicant. Who is the applicant and wouldn't the Town be able to get this information from them?

When will underground civil works begin? When is the estimated subdivision completion date for all construction?

When the construction begins, is there a plan to minimize the disruption to the surrounding neighbours? I.e. Trucks entering and working via 5th Sideroad instead of working or entering through Autumn Oak Court or other surrounding Roads?

What measures will be taken to reduce dust and dirt from covering nearby homes?

Will any of our utilities be disrupted during the construction?

What is the timeline for these new detached homes and how can I get on the list?

When is the work scheduled to begin and what is the anticipated timeline?

Response: The Applicant is KLM Planning Partners Inc. They resubmitted their application and provided responses to questions from the public. In this document, they identified that they plan to receive approval from council in early 2022 and to commence earthworks and construction in the first half of 2023. Please note, these timelines are not set and timelines could extend further into the future. The applicant has not shared with staff when they expect construction to be completed.

At this stage in the development process, a construction management plan has not yet been provided to Town staff. 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.

Information about dust and dirt mitigation and utility disruptions is not currently available to Town staff. The applicant will need to provide a response to these types of questions.

Information about purchasing a dwelling will also need to be provided by the applicant.

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4. Privacy

Will privacy trees be planted behind the existing dwellings on Richelieu Court?

Will Richelieu Court remain a Court?

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.

Response: Town of Caledon Development and Design Staff have reviewed the request for the installation of new street trees. At this stage in the development process, a landscape plan is not yet required, but it will need to be prepared in the detailed design stage. Town staff will work with the applicant through detailed design to ensure that street trees are planted along public right of ways where appropriate.

Richelieu Court is identified on the proposed Draft Plan as a court.

Town of Caledon Engineering Staff determined that the proposed centerline grade of Pembroke Street is too high and are working 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. Town staff are working with the applicant to ensure that grading issues are addressed without adversely impacting the pre-existing grading pattern.

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5. Planning Process

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.

Response: In accordance with the Planning Act, a public meeting was held on October 5, 2021.

6. Traffic

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.

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.

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.

7. Grading and Drainage

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.

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.