



February 23, 2022

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

Attn: Ms. Antonietta Minichillo, Director of Planning/Chief Planner

Dear Ms. Minichillo,

Re: Applications for Official Plan Amendment and Zoning By-law Amendment
12599 Hwy 50 Ltd.
12599 and 12563 Highway 50, 2 Industrial Road
Part of Lots 3 and 4, Concession 7

Evans Planning acts on behalf of 12599 Hwy 50 Ltd., the Owner of the properties located at 12599 and 12563 Highway 50 and 2 Industrial Road in the Town of Caledon (the 'subject lands'). Further to our first submission of March 2021, and comments from City Staff and circulated agencies, we herewith provide for your review revised plans and reports to update applications for Official Plan Amendment and Zoning By-law Amendment for the subject lands.

The main elements of the proposal have not changed substantially since our first submission. The applications propose the development of the site with a multi-phase, mixed-use development consisting of five apartment buildings. The buildings now range in height from 23 to 29 storeys and propose a total of 2,238 residential dwelling units, as well as 3,179 square metres of ground-level commercial floor area.

This submission addresses comments that were provided by the City of September 1, 2021. We enclose the following updated materials for your further review:

- Response to Comments Matrix
- Urban Design Brief
- A000 Cover Sheet
- A101 Dwg List - Consultants List - Context Plan & Survey
- A102 Project Statistics - Obc Matrix & Zoning Matrix
- A110 Site Plan
- A201 Level P3 Floor Plan
- A202 Level P2 Floor Plan
- A203 Level P1 Floor Plan
- A301 Level 1 - Overall Floor Plan

- A311 B1 - Level 01 & 02 - Typical Floor Plan
- A312 B1 - Level 05 To 07 & 08 To 09 - Typical Floor Plan
- A313 B1 - Level 10 & 11 to 27 - Typical Floor Plan
- A314 B1 - Level 28 To 29 - Typical & Roof - Floor Plan
- A321 B2 - Level 01 & 02 - Floor Plan
- A322 B2 - Level 05 To 09 & Level 10- Typical Floor Plan
- A323 B2 - Level 11 To 27 & 28 to 29 Typical Floor Plan
- A324 B2 – Roof Floor Plan
- A331 B3 - Level 01 & 02 - Floor Plan
- A332 B3 - Level 05 To 09 & 10- Typical Floor Plan
- A333 B3 -11 To 225 & 26 to 27 - Typical Floor Plan
- A334 B3 – Roof Floor Plan
- A341 B4 - Level 01 & 02 - Floor Plan
- A342 B4 - Level 05 To 9 & 10 - Typical Floor Plan
- A343 B4 - Level 11 To 25 & 26 to 27- Typical Floor Plan
- A344 B4 - Roof - Floor Plan
- A351 B5 - Level 01 & 02 - Floor Plan
- A352 B5 - Level 03 To 05 & 10 – Typical Floor Plan
- A353 B5 – Level 14 to 21 & 22 to 23 Typical Floor Plan
- A354 B5- Level 22 to 23 Typical & Roof – Floor Plan
- A401 Development East Elevation
- A402 Development South Elevation
- A410 B1 - West Elevation
- A411 B1 - East Elevation
- A412 B1 - North Elevations
- A413 B1 - South Elevations
- A414 B2 South Elevation
- A415 B2 - North Elevation
- A416 B3 - South Elevations
- A417 B3- North Elevation
- A418 B4- South Elevation
- A419 B4- West Elevation
- A420 B5- South Elevation
- A421 B5- West Elevation
- A501 Section 1
- A502 Section 2
- A503 Section 3
- A601 Perspectives 01
- A602 Perspectives 02
- A603 Perspectives 03
- A604 Perspectives 04
- A605 Perspectives 05



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- A606 Perspectives 06
 - A701 Sun/Shadow Study - March 21st
 - A702 Sun/Shadow Study - June 21st
 - A703 Sun/Shadow Study - September 21st
 - A704 Sun/Shadow Study - December 21st
 - Functional Servicing and Stormwater Management Report
 - Arborist Report
 - V100 Tree Inventory and Preservation Plan
 - L100 Landscape Concept Plan - Ground Floor
 - L101 Landscape Concept Plan – Roof
 - Noise and Vibration Feasibility Study
 - Planning Justification Report
 - Draft Zoning By-law
 - Draft Official Plan Amendment
 - Updated Topographic and Boundary Survey
 - Traffic Impact Study
 - Pedestrian Level Wind Study

I trust the enclosed materials are satisfactory. Should you require any additional information, please contact the writer at your earliest convenience.

Yours truly,

Joanna Fast
MCIP, RPP

cc. 12599 Hwy 50 Ltd.