

July 21, 2021

Public Comment Response

Official Plan Amendment and Zoning By-law Amendment Application

Evans Planning Inc. c/o Joanna Fast

12599 and 12563 Highway 50, and 2 Industrial Road

Part of Lot 3, Concession 7 (ALB), Part of Parts 2 & 4 of Plan 43R-17671 and Part 2 of Plan 43R-25908; Part of Lot 3, Concession 7 (ALB), Parts 1 & 3 of Plan 43R-14841; Part of Lot 3, Concession 7 (ALB)

File No.: POPA 2021-0003 & RZ 2021-0008

1. Height and Density

This is not a good idea, the Town of Caledon will become a city soon if we do not stop with over building.

5 buildings in a small area and being so tall with commercial is insane.

Bolton is a town and this development is for a city, where highrises overshadow the community and cause overpopulation and road congestion and pollution.

This area is primarily commercial with some industrial and is not fit for any residence. I wish for the town to reject this amendment as it does not fit in with anyone's vision of a healthy community. The only person I know who is in favour of this is the developer.

I read with some alarm about this proposal to put up 18 to 32 storey apartment buildings in Bolton. This is so far above what has ever been proposed for Bolton or Caledon that I would like to know if it is being seriously proposed or seriously considered by the Town of Caledon.

Response: These comments were forwarded to the Applicant's planning consultant to be addressed and will be reviewed by Town staff.

The development has been deemed complete and was circulated to internal departments and external commenting agencies. The applicant has provided a number of supporting studies to analyze the proposed development and these are available to be viewed by the public here:

[Evans Planning Inc. - Town of Caledon](#) The applications are being reviewed and considered by staff against all relevant Provincial, Region and Town planning policy documents; however, it has not yet been determined if town staff will support the application.

2. Traffic

Highway 50 is so bad with traffic, Bolton seems to be the truck capital of Canada and getting worse. May move if the massive freight town (Bolton new name) and massive population continues. Grow smart not rushed.

I am totally against building skyscrapers inside the town of Bolton, we do not live in a city, and these apartments would look out of place and cause more traffic congestion along hwy 50/Queen St.

Response: These comments were forwarded to the Applicant's traffic consultant to be addressed and will be reviewed by Town staff.

The Region of Peel has requested a Traffic Impact Study (TIS) to provide additional analysis of the development's impact on surrounding streets including Highway 50. The TIS is to be prepared to the satisfaction of the Region of Peel.

3. Housing Type and Tenure

Will these be affordable rental units? Subsidized units? Or will they be condominium units for purchase?

Would these be rental units if so another big mistake. To keep somewhat off a respectable upper scale neighborhood it would make sense to build lower scale units. If they do pass this proposal then it should be lower rise condominium buildings, not rental units, with no balconies so you don't get everyone's laundry and garbage on display. Build subdivision homes on the property would make more sense.

Response: These comments were forwarded to the Applicant's planning consultant to be addressed and will be reviewed by Town staff.

At this time, the applicant's submission specifies that the development will take the form of a condominium; but specific information relating to whether units will be available for purchase rather than rental has not been provided. The applicant has not indicated whether these units will be classified as "affordable" units.

4. Planning Process

Has this application gone through the DART process at the town?

Yes, the application did go through the DART process with the Town, prior to the Official Plan and Zoning By-law Amendment Application being submitted.