

November 21, 2022

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.

There will be a huge influx of population and congestion, our sunsets will be blocked by the shadow of tall towers (why not low-rises or homes instead?).

It is my strong opinion that the tallest building should not exceed 9 storeys.

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?

How can I access the minutes form the July 20, 2021 public meeting?

Is there supporting material available for the public to view?

What is the status of this application?

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

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.

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](#) Status updates about the application are also available on the Town’s project website.

The agenda and a video of the public meeting held on July 20, 2021 is available on the Town’s website here: [Council and Committee Meeting Information - Town of Caledon](#)

5. Shadow Study

Some of the shadowing images don’t span out beyond the development area, so I can't tell if at any point the shadowing will become an issue -- reaching us or affecting our view at Hwy 50 and Morra Avenue. Are such images available to show how close to Hwy 50 & Morra Avenue these shadows will be, particularly in the evening?

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

The applicant has provided a shadow study to analyze the proposed development and the study is available to be viewed by the public here: [Evans Planning Inc. - Town of Caledon](#) The shadow study will be peer reviewed and the applicant will be required to revise the study and development proposal in accordance with the Peer review comments once available.

6. Compatibility

How, if at all, does our nearby Bolton Gateway community fit together with this plan? What is the vision for the urban plan in this southeast area of Bolton? Why would the Town allow for such a residential area to be squeezed between industry? What is the plan for the industry currently around this new proposed condo development? Can we designate more green space between our residential area and the new development – perhaps a dog park or bike lanes and walkways?

How is the Town of Caledon keeping this entire area of south-east Bolton in mind? I would like to see our surrounding area cleaned up. Please tell me the town is thinking to make this area as nice as the downtown core of Caledon where the Town Hall resides.

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

The vision for the transition of Bolton, and the rest of the town, over the next 30 years is being considered through the Town's new Official Plan. If the proposed development proceeds in advance of the adoption of the Town's new Official Plan, the applicant will be required to conduct additional analysis and study of how the proposed development will fit and be supported in the Bolton context. The industrial lands fronting Albion Vaughan Road and McEwan Drive, as well as the larger area of industrial lands on the west side of Highway 50 form part of Ontario's Provincially Significant Employment Zones (PSEZ) and are required to be protected for employment in the long term.

The Town is currently undertaking a Town wide Official Plan Review, with the new Official Plan anticipated to be adopted by council in 2023. In advance of the Official Plan Review, the Town undertook the Queen Street Corridor study in 2019, and the findings of this study will help shape the land use planning framework for the Queen Street Corridor in Bolton. The Town's Draft Official Plan is available for public review and comment on the Town's website here: [Future Caledon: Our Official Plan | Have Your Say Town of Caledon previously Future Caledon \(haveyoursaycaledon.ca\)](https://www.caedon.ca/future-caledon)

The new Official Plan will include a new Bolton Secondary Plan, but these policies have not yet been released for public comment. Once these policies are available for comment they will be posted on the Town's Official Plan review webpage. If you have any comments related to the new Official Plan or the Bolton secondary plan please visit the Future Caledon website or email planning@caledon.ca

7. Business affected

The proposed development will result in a loss of commercial units and will force existing commercial businesses on this property to close or relocate.

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

The proposed development is planned to include a ground floor commercial component in four (4) out of the five (5) proposed buildings.