

September 28, 2020

ZONING BY-LAW AMENDMENT AND SITE PLAN

Planning Opinion

50 Ann Street
Town of Caledon



Prepared By:



Prepared For:

Brookfield Residential (Ontario) Bolton Limited

May 2017

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Prepared By:



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Prepared For:

**Brookfield Residential (Ontario) Bolton
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Appendix F:	Draft Zoning By-law Amendment

List of Supporting Reports

All supporting reports, including those associated with the Zoning By-law Amendment and Site Plan application, are available in digital format on the USB memory stick included with this submission. Hard copies have been produced as per Town requirements; additional hard copies can be made available upon request.

Report Topic	Report Author
Planning	
Planning Opinion Report	Malone Given Parsons Ltd.
Zoning Matrix	Malone Given Parsons Ltd.
Draft Zoning Bylaw Amendment	Malone Given Parsons Ltd.
Urban Design	
Urban Design Brief	Malone Given Parsons Ltd.
Environmental	
Phase I Environmental Site Assessment	Golder Associates
Phase II Environmental Site Assessment	Trafalgar Environmental Consultants
Environmental Impact Study	RedBirch Consulting
Geotechnical Investigation	GeoPro
Hydrogeological Investigation	GeoPro
Arborist Report	Bruce Tree Expert Company Ltd.
Landscape Plan	Terraplan
Site Servicing	
Functional Servicing and Stormwater Management Report	SCS Consulting Group
Transportation	
Traffic Impact Study	BA Group
Cultural	
Stage 1-2 Archaeological Assessment	This Land Archaeology Inc.
Other	
Environmental Noise Feasibility Study	Valcoustics
Shadow Study	Quadrangle

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EXECUTIVE SUMMARY

Malone Given Parsons Ltd (“MGP”) represents Brookfield Residential (Ontario) Bolton Limited (“Brookfield”), owner of the property municipally known as 50 Ann Street (herein referred to as the property), located at the northwest corner of King Street West and Queen Street North in the Town of Caledon.

The purpose of this report is to provide a planning analysis and opinion with respect to the proposed redevelopment of an infill site. The property consists of one (1) parcel measuring approximately 0.36 hectares (0.89 acres) of land. The redevelopment proposal is for a six-storey condominium building with 61 units and requires a Zoning By-law Amendment and Site Plan approval.

The property is within the Town of Caledon’s Built-up Area, pursuant to the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”). The proposed residential development of the property is considered intensification under the Growth Plan. The property is designated *Rural Service Centre* in the Peel Region Official Plan and is designated *High Density Residential* in the Town of Caledon Official Plan. The proposed redevelopment represents intensification of existing urban lands utilizing existing municipal infrastructure through an appropriate form of development. It is generally consistent with the policies of the Growth Plan for the Greater Golden Horseshoe (consolidated June 2013), the Provincial Policy Statement (2014), the Peel Region Official Plan, the Town of Caledon Official Plan and the Town of Caledon Comprehensive Zoning By-law 2006-050 as proposed to be amended. The proposed zoning bylaw amendment and site plan implements good planning and is in the public interest.

The proposed redevelopment requires a Zoning By-law Amendment to rezone the property from *Institutional (I)* to *Multiple Residential Exception (RM-X)* to permit the 61-unit condominium building. It is our opinion that the proposed rezoning appropriately implements the Official Plan and facilitates the redevelopment proposal.

In our opinion the Zoning By-law Amendment and Site Plan applications are consistent with, comply with and conform to the applicable Provincial, Regional and Municipal planning policies. The proposed redevelopment will enhance and protect natural heritage and hydrologically sensitive features in keeping with the policies of the Regional and Town Official Plans. The proposed use and development standards are appropriate, contemplate compatible redevelopment and represents good planning.

1.0

PLANNING CONTEXT

Brookfield is proposing Zoning By-law Amendment and Site Plan applications, which will permit the redevelopment of the Bolton Alliance Church in the Town of Caledon. This section describes the purpose of the report and summarizes the development applications.

1.1 Purpose

Malone Given Parsons Ltd (“MGP”) represents the owner, Brookfield Homes (Ontario) Limited (“Brookfield”), of the property located at the 50 Ann Street in the Town of Caledon.

The purpose of this report is to provide a planning opinion on the Zoning By-law Amendment (“ZBA”) and Site Plan Application (“SPA”) sought by Brookfield. The ZBA and SPA proposes to rezone the property from *Institutional* (I) to *Multiple Residential* (RM-X) with site specific permissions to permit the six-storey condominium building with 61 units. This report renders a planning opinion with regard to the proposed redevelopment following an analysis of the land use and planning context and provincial, regional, and municipal planning policy regime. In rendering this opinion, the report relies on and summarizes the supporting studies prepared by other expert consultants in accordance with the requirements set out at the Pre-Consultation meeting with Town and Regional staff on February 23, 2017.

1.2 Property Description and Prior Development Applications

The property is located in the Bolton Core, in the Town of Caledon, Region of Peel and is municipally known as 50 Ann Street (see Appendix A). It consists of one parcel measuring approximately 0.36 hectares (0.89 acres) in area. The Bolton Core is on the eastern section of the Town of Caledon, with the Humber River traversing through the core area. King Street and Queen Street are the main streets running through the community. Highway 50, runs north-south and borders the east side of the community.

The property is located north of King Street West and west of Queen Street North in the heart of downtown Bolton. The property was previously occupied by a single building, leased out by two tenants, the Bolton Alliance Church and the Bolton Event Hall. The building has been demolished as of Fall 2016.

Table 1.1: Legal Description of the Property

#	Party to:	Legal Description	Municipal Address	Size (ha)
1	Brookfield Residential (Ontario) Bolton Limited	FIRSTLY: LT 53 BLK 4 PL BOL7 BOLTON; LT 62 BLK 4 PL BOL7 BOLTON; LT 63 BLK 4 PL BOL7 BOLTON; PT LT 52 BLK 4 PL BOL7 BOLTON; PT LT 61 BLK 4 PL BOL7 BOLTON AS IN VS225578; SAVE AND EXCEPT PT 9 PL 43R20636; SECONDLY PT OF SLANCY STREET BLK 4, BOL 7 DES AS PTS 8, 15, PL 43R20636; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 43R34586 AS IN PR2323542; THIRDLY PT TEMPERANCE ST. BLK 4, PL BOL 7 DES PTS 12, 13, 14 PL 43R20636 SUBJECT TO AN EASEMENT IN FAVOUR OF ROGERS COMMUNICATIONS INC. AS IN PR2546402 TOWN OF CALEDON	50 Ann Street	0.36

The surrounding community consists of a mix of single detached dwellings, an condominium building and commercial buildings. The following summarizes the surrounding uses:

To the North:

- River's Edge Six Storey Condominium Building
- Humber River

To the East:

- Ann Street
- Municipal Surface Parking Lot

- Commercial Buildings

To the South:

- King Nursing Home
- Sterne Street
- Caledon Fire Hall

To the West:

- Single Detached Residential Dwellings

North of and adjacent to the property is the 0.58 ha (1.43 acres) River's Edge property. The development was approved in the early 1990s and is the tallest condominium building in Caledon with 72 units.

In assessing the development of the property at 50 Ann Street, consideration was given to the built-form of the existing River's Edge condominium building, the planning context, surrounding lands, and market considerations. It is our opinion that the proposed redevelopment of 50 Ann Street is appropriate and is compatible with the surrounding context and policy regime applicable to the land.

Further details of the basis for the proposed development are described later in this report.

1.3 Historical Development Pattern

Bolton's existing residential development is comprised predominantly of single-detached homes on the fringe of the core. The main core consists of general commercial establishments such as banks, restaurants, retail and other small businesses. The River's Edge condominium building is currently the only building of its type in the downtown and the Town of Caledon. The southern part of Bolton is largely characterized by industrial warehouses including the Canadian Tire Distribution Centre.

The proposed building represents a similar density to the River's Edge condominium. The natural buffer between the existing residential buildings and the proposed high-density residential building is a minimum of 30 metres, providing an ample setback to protect the required sightlines. Multiple parks surround the site including the Dicks Dam Park, Bolton Mill Park and Foundry Park. The Albion and Bolton Community Centre and Ellwood Memorial Public School are located within walking distance, just south of the development.

2.0

DEVELOPMENT CONSIDERATIONS

This section summarizes the supporting studies for the development applications.

2.1 Urban Design Brief

MGP prepared an Urban Design Brief for the property in April 2017. The document provides insight as to why certain design decisions were made and why those decisions are appropriate within the urban context of the site. The purpose of the Urban Design Brief was to describe the development proposal in order to comprehensively illustrate how the design solution evolved, the design rationale for the site, architecture and landscaping elements and how the proposal fits within its context.

The scale and massing of the building combined with lush landscaping will assist in creating an attractive, pedestrian friendly street. Overall, the massing of the 6-storey building as proposed is an appropriate scale to its context and the existing building stock and planned function of the area.

Considering the surrounding uses, the proposed building height is appropriate as it does not adversely impact the existing surrounding uses or historical character of the area and is contextually similar to River's Edge.

The report concludes that the built form and style of the building proposed by Brookfield represents good urban design. The building is contemporary in style, and will be compatible and complimentary to the historic village character of the area, and bring new life and vibrancy to the village. The six-storey building is of an appropriate form and scale for the parcel as it is appropriately sited and massed within the property and will not have any adverse impacts.

2.2 Environmental Site Assessment

Golder Associates completed a Phase I Environmental Site Assessment (“ESA”) for the property, dated March 2015, which was updated in April 2016. The report includes a review of current and historic information on the property and surrounding properties including a site walkover, interviews, and evaluation of information obtained from other sources. Furthermore, the property is not considered an enhanced investigation property as defined by O.Reg. 153/04.

Based on the findings of the Phase I ESA, a Phase II ESA is required to investigate two areas further: former furnace oil above ground storage tanks and the environmental quality of the fill material is unknown.

As such, a Phase II ESA was completed by Trafalgar Environmental Consultants for the property, dated February 21, 2017. The scope of work for the report included drilling twenty-one (21) boreholes, eight of which were completed as monitoring wells, collection and submission of soil and groundwater samples for analysis and summarizing the information in a final report.

The report concluded that the soil and groundwater samples compared to the applicable O.Reg. 153/04 Table 2 site condition standards for measured chemical concentrations were in compliance, with the exception of several specific exceedances. From this analysis, quantities for soil and groundwater removal were determined for the remediation procedure.

2.3 Environmental Impact Study

RedBirch Consulting completed a scoped Environmental Impact Study for the property, which includes significant and non-significant environmental features. The purpose of the study was to provide an assessment of impact from the proposed development in support of the planning approvals and the Toronto and Region Conservation Authority (“TRCA”) permit review.

The proposed building footprint and outdoor amenity area will be entirely outside the dripline of the Natural Heritage System (“NHS”). The Constructed Greenland (“CGL”) on the property will be completely removed however it is not part of the NHS and does not contribute to the value of the NHS. No buffers from the NHS are recommended for the property as the deciduous forest unit (“FOD”) is not considered significant and does not provide specialized habitat for sensitive species.

The majority of the property has already been previously developed and there are only a few street trees and hedges on the periphery of the property. Compensation

for the loss of individual trees can be achieved through landscaping of the outdoor amenity area with native trees.

The nearest significant natural heritage feature is the Humber River and valley. The property is situated on a plateau beyond the valley bank and therefore the risk for transported effects such as sedimentation is considered low. The portion of the NHS bordering the Humber River valley will not be affected by the proposed development, therefore no effects on the riparian zone function are expected.

The report recommends the following impact mitigation measures:

- Remove trees between September 15 and April 15 to avoid nesting periods. If tree removal cannot occur, a qualified biologist should examine the trees prior to removal as tree removal cannot occur if active nests are found;
- Use of shoring techniques for excavation in the vicinity of trees that are to be preserved;
- Incorporation of lighting design that minimizes spill-over into natural areas;
- Install tree protection fencing around trees that are to be protected;
- Establish sediment and erosion controls at the perimeter of the site prior to any ground disturbance to minimize movement of surficial soils; and,
- Incorporate caliper sized native trees in the landscape plans for the outdoor areas.

2.4 Geotechnical Investigation

GeoPro completed a Geotechnical Investigation for the subject property. The results of the investigation are set out in the report dated December 2016. The field work was carried out on October 6, 13 and 14, 2016 and consisted of five (5) boreholes that were drilled to depths ranging from 12.7m to 18.0m below the existing ground surface using continuous flight auger drilling equipment.

In general, the subsurface conditions contain underlying topsoil, pavement structure, fill materials, upper clayey silt, upper silt, middle clayey silt, middle silt, lower clayey silt and lower silt. Shallow groundwater was encountered during drilling in all boreholes, at depths ranging from 1.2m to 4.9m below the existing ground surface. At the completion of drilling, water was present in the majority of boreholes at depths ranging from 0.9m to 3.0m below ground surface. The

groundwater condition was observed during the time of the field investigation and seasonal fluctuations should be anticipated.

In summary, based on the results of the investigation, the existing fill materials are unsuitable to support the proposed building. The proposed building may be founded on conventional shallow spread and/or continuous strip footings bearing in the native, undisturbed competent silt or clayey silt deposits encountered in all boreholes. With one level of underground parking, the floor slab can be supported on grade provided that all fill materials and surficially softened native soils are removed and the base is thoroughly proof rolled. The floor slabs are below the prevailing groundwater tables, therefore, the placement of underfloor drainage should be considered.

2.5 Hydrogeological Investigation

GeoPro completed a Hydrogeological Investigation for the subject property, dated December 2016. The report characterizes the subsurface soil and groundwater conditions at the Site, and determines construction dewatering and groundwater control needs (if any) to facilitate the construction for the proposed condominium buildings.

The report found that the general stratigraphic sequence is comprised of fill or probable fill materials beneath the topsoil or asphalt, underlain by (native) silty soils comprised of silt, clayey silt, sandy silt and organic silt. Deposits of sand and gravelly sand were also encountered locally. The local groundwater flow direction was interpreted to be in a general direction of north to northeast. The horizontal hydraulic gradient was calculated to be in the range of 0.5% to 1.6% m/m.

In summary, the report recommends the following:

- Considering the elevations of the underground parking level, portions of the underground parking level will be under the water table. A permanent drainage system shall be required to maintain a low water level after construction.
- Based on the dewatering requirement assessments made above, a Categorized 3 PTTW will not be needed. However, registration on EASR in accordance with O. Reg. 63/16 will be required for the temporary construction dewatering.
- Exceedances of the storm sewer criteria were found, and as a result, the sanitary sewer should be used as a discharge point

- Prior to the dewatering activities, a construction dewatering plan shall be prepared
- The following are monitoring and mitigative measures:
 - Carry out a pre-construction survey and install settlement monitoring monuments, which should be surveyed prior to the dewatering
 - If the evaluation indicates an undesirable deformation, the dewatering will have to be stopped and alternative measures may be considered
- During construction dewatering, a groundwater monitoring program including water level, discharge volume and water quality shall be conducted.

2.6 Arborist Report

Bruce Tree completed an Arborist Report for the property dated April 3, 2017. The purpose of the report was to establish species, size and condition of trees, provide a prescription for the protection of trees during the project and identify required tree removals and provide a tree protection plan.

The tree inventory was conducted on June 15, 2016, with a follow-up visit conducted on July 7, 2016. The inventory documented 40 trees within 6 m of the property. Bruce Tree concluded that removal of tree 6 trees will be required to accommodate the proposed development. It must be noted that dead trees or trees that measure less than 15cm DBH were not included in the tree inventory.

Tree protection measures will have to be implemented prior to construction to ensure tree resources are not impacted by the development. Further, recommendations are suggested to minimize of the impact of the trees identified for preservation. These recommendations include tree protection barriers and fencing and implementation of tree protection measures prior to demolition and construction.

2.7 Servicing

SCS Consulting Group completed a Functional Servicing and Stormwater Management Report (“FSSR”) for the property, dated April 2017. The report notes that the property is serviced by municipal sanitary services. The proposed 200 mm diameter sanitary sewer within the site will have slopes of 1.0% and will be

provided at 1.3 m deep in order to connect into the existing sanitary sewer on Ann Street. These pipes have sufficient capacity to safely convey flows from the proposed development to the Ann Street sanitary sewer in accordance with the Town of Caledon and MOECC criteria. A water distribution analysis was completed by WSP that confirmed that the proposed building could be serviced by a proposed connection to the existing infrastructure in accordance with the Town of Caledon and MOE criteria including:

- Residential water usage rate: 280 l/c/d
- Population Density: 2.7 people/unit

Stormwater quantity control is not required due to the proximity to the Humber River. Quality Control is satisfied by reducing the TSS loading at source as nearly the entire site modifications are land uses that do not require water quality treatment by inherently contributing clean runoff (roof, lawns, and planters). The remaining paved surfaces will be treated by an OGS. Additional treatment is provided by an OGS directly upstream of the outlet to the Humber River.

To ensure stormwater runoff during the construction phase does not transport sediment to the existing municipal infrastructure, catchbasin sediment control devices have been proposed on Ann Street along the site, in addition to sediment control fence around the perimeter of the site and a mud mat at the construction entrance. These measures will be designed and constructed per the “Erosion and Sediment Control Guideline for Urban Construction” document (December 2006). All reasonable measures will be taken to ensure sediment loading to the adjacent watercourses is minimized both during and following construction.

2.8 Transportation

BA Group completed a Transportation Impact Study for the property, dated April 27, 2017. Based on the traffic operations analyses, the study area intersections will operate acceptably during the key peak hours once the development is built-out.

Based on BA Group’s analysis, the site derived traffic has a minimal impact on overall traffic operations and therefore no physical improvements will be required to accommodate site derived traffic volumes at the study area intersections. The decision by the Region to narrow Queen Street to one lane in each direction will not be impacted by the proposed development.

No physical improvements will be required to accommodate forecasted traffic volumes for all study area intersections as under future background and future total traffic conditions, an acceptable level of service will be maintained.

The implementation of initiatives to encourage the use of non-auto modes of travel as proposed in the recently completed Bolton TMP has the potential to decrease the number of motorized vehicle trips generated by the proposed development reducing the impact on the traffic operations of the study area intersections.

2.9 Stage 1-2 Archaeological Assessment

This Land Archaeology Inc. completed a Stage 1-2 Archaeological Assessment for the property, dated August 2016. The report reviewed the property's geography, history, previous archaeological fieldwork and current land condition to evaluate in detail any archaeological potential.

According to the background information sources consulted, the following characteristics indicate high Aboriginal and Euro-Canadian archaeological potential for the property:

- There are 19 known archaeological sites within 1 km of the Study Area;
- The Study Area is in close proximity to early historical transportation routes (King St. West);
- The Study Area is in close proximity to areas of historic settlement (Bolton);
- The Study Area is in close proximity to a water source (Humber River).

Based on the data from Stage 1, it was concluded that further examination was required for potential archaeological resources on the property.

In summary, 0.07 hectares were subject to a judgmental test pit assessment at 10 m intervals as they were comprised of disturbed land. Approximately 0.29 hectares were assessed as holding no/low potential as they were comprised of a parking lot with in ground utilities and structure (0.23 hectares); a former road/berm (0.02 hectares) and slope greater than 40° (0.04 hectares).

No archaeological resources were found during the Stage 2 assessment. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed and is clear of any archaeological concern.

2.10 Environmental Noise Feasibility Study

Valcoustics Canada Ltd. completed an Environmental Noise Feasibility Study for the property in April 2017. The noise sources investigated included road traffic from Queen Street North and King Street West and existing developments immediately to the north and south of the property.

The report concluded that with an appropriate mitigative measures of mandatory air conditioning, the proposed residential development will meet the noise guidelines.

It should be noted that the applicable indoor noise guidelines at all residential units are predicted to be met without any special wall and window upgrades beyond the minimum non-acoustical requirements stated in the Ontario Building Code.

As such, based on the acoustics analysis, the noise mitigation measures proposed for residential development will achieve the required environmental noise criteria.

2.11 Shadow Study

Quadrangle Architects Ltd. has prepared a shadow study as part of the architectural design package. The analysis identifies the shadow scenarios that will occur at the spring and fall equinoxes and the summer and winter solstices. As per the study, no significant or unreasonable shadowing is created on the adjacent buildings. The south side of the River's Edge is the only building that will be impacted by the shadows from the new building. The south side of the ground floor of the River's Edge, which is primarily occupied by building amenities, servicing rooms and guest suites, will only experience shadow till mid-day during the height of the winter solaces, upper floors will experience less than this most utmost condition. The proposed building does not adversely impact the existing surrounding uses.

3.0

PROPOSED DEVELOPMENT

This section summarizes the proposed development of a six-storey residential condominium building with 61 units and its relationship to the adjacent proposed development.

3.1 Overview

The Site Plan (see Appendix B) proposes to facilitate development on 0.36 ha (0.89 ac) of land within the settlement area boundary of Bolton. The Site Plan prepared by Quadrangle Architects Limited (“Quadrangle”), dated May 3, 2017, proposes a six-storey residential condominium building. Parking will be provided at grade (8 parking spaces) and in a one-level underground parking garage (70 parking spaces), which is accessed via an underground parking ramp on the southern portion of the site.

The six-storey building, located along the Ann Street frontage, will have a total of 61 residential units. Ancillary residential uses, including the lobby, locker, garbage collection and amenity areas occupy portions of the first floor. The total gross building area for the building is 6,634m² (71,408ft²), which represents a floor space index of 1.84. An outdoor amenity area (384m² / 4,133ft²) is proposed in the southwest corner of the property.

A new driveway (south of the existing driveway) will provide access to the development. Pedestrian access is similarly proposed off of Ann Street.

3.2 Neighbourhood Structure

The property is bounded by Ann Street to the east, the Humber River valley on the west, the River’s Edge condominium building to the north and the King Nursing Home to the south.

The core of Bolton is a compact set of urban blocks that is constrained by the Humber River that traverses directly through the core. As noted in the Bolton Urban Design Guidelines, the Downtown would benefit from infill development (such as the proposed development), that is respectful of its historic character, brings in more residents to support the local economy and improves the streetscape to be more cohesive and attractive.

The proposed infill development will have an architectural character and style that will respect and take design cues from the existing forms and styles in the neighbourhood, provide 61 residential units and will replace an underutilized lot with a building that is similarly setback from the street as the existing River's Edge condominium building, providing a more cohesive streetscape.

3.3 Special Policy Area

The property is located within the Toronto and Region Conservation Authority ("TRCA") floodplain for the Humber River and is contained within Caledon's Official Plan Bolton Special Policy Area (SPA). Special Policy Area policies in the planning policies of the Province, Region and town generally indicate that new development should be designed to meet the regulatory elevation unless it is impractical to do so. Potential flood conditions and flood related issues associated with the proposed redevelopment will be assessed in accordance with study requirements to be provided by TRCA, and specific analysis of flood protection options for the proposed redevelopment will be recommended as part of this study. As per TRCA correspondence, these will address floodproofing of all openings within the building, (including underground parking and associated ventilation) ground floor finished floor elevations, major mechanical and electrical. Additionally, all new residential or overnight units will be located above the Regional Storm Flood level, and safe egress from the building will be provided from an accessible point within the building that is located above the Regional Flood Elevation, to a flood-free location outside of the building, in which residents could evacuate during a major storm event. The objective is to reduce the flood related risks to life and property to the greatest feasible extent.

4.0

PLANNING POLICY AND REGULATORY CONTEXT ANALYSIS

This section of the report reviews the existing Provincial, Regional, and Municipal policies applicable to the proposed redevelopment, particularly those related to intensification and growth management, appropriate range and mix of land uses, compatibility with the surrounding uses, parkland dedication, environment, and the special policy area.

4.1 Major Planning Policy Considerations

This section consists of a discussion of the following planning matters and the related policies in the evaluation of the proposed development. These planning matters include intensification and growth management, appropriate range and mix of land uses, compatibility with surrounding uses, parkland dedication, environmental considerations and the special policy area under the Planning Act.

4.1.1 Intensification and Growth Management

The Bolton settlement area is a delineated built-up area within the Town. It is our opinion that the proposed redevelopment is in keeping with and meets the intensification and growth management policies as described below. The proposed development is in keeping with the character of the community and therefore conforms to the intent of section 2.2.3 of the Growth Plan and policy 4.1.8.2.1 of the Caledon Official Plan by providing for an appropriate type and scale of intensification within the community.

4.1.2 Appropriate Range and Mix of Land Uses

The proposed condominium building is of a similar density to the existing River's Edge building. The proposed redevelopment will provide higher density housing than what exists in the nearby community, in accordance with Growth Plan goals

for higher densities. The proposed plan delivers residential development in a logical area where the Bolton Secondary Plan directs high density residential development.

The high-density units in the proposed plan will introduce an alternative to the single detached lots that predominate in the community today, thereby adding to the range of housing options available and delivering a more compact form of development.

4.1.3 Compatibility with Surrounding Uses

As per the Village of Bolton Heritage Conservation District Plan, the Village of Bolton has a strong sense of place that is a result of the unique geography and village ambience. The ambience is largely created by the composition of its constituent parts: the former commercial and industrial core along Queen and Mill streets, the streetscapes of King Street East and West, Nancy Street and Temperance Street, and the river and its associated green spaces.

The proposed contemporary building style with linear detailed architectural features is compatible with the mix of architectural styles in the core area and will complement the historic vernacular of the village. Ann Street does not possess the strong heritage elements, streetscape, or structures that are found in the above noted streets, its historical value is in its proximity to the main streets and within the extents of historic plan of subdivision. The adjacent buildings are also defined as noncontributing buildings with no historic significance.

Although the proposed building is contemporary in style, its rhythm and proportions of windows and floors and main brick facade are complementary to the River's Edge condominium building and will highlight the historic character of the area. The building is proposed to be clad primarily in traditional brick masonry which pays homage to the traditional materials used in the area. The proposed cladding of brick accented by coloured metal panels will create a distinct but coherent and high quality architectural expression

4.1.4 Parkland Dedication Requirements

Future residents in the proposed 50 Ann Street redevelopment and in the existing community are within walking distances to the numerous parks in the Bolton core including the Dicks Dam Park, Bolton Mill Park and Foundry Park, which provides extensive opportunities for recreation and facilities programming. The proposed redevelopment will be required to provide 0.02 ha of parkland calculated as 5% of the total developable area of 0.32 ha.

As additional growth in an existing community with recreation and natural space provided by the nearby Humber River and associated trail, abundant recreational space exists in the community in proximity to the site. As such, no parkland is currently proposed as part of the plan.

4.1.5 Provincial Policy Statement, 2014

In 2014, a new Provincial Policy Statement was released by the Province (“PPS 2014”). This new PPS replaced the former 2005 PPS in its entirety and became effective on April 30, 2014. The PPS 2014 provides policy direction on matters of provincial interest related to land use planning and development. In particular, the PPS provides long-term guidance for the development of healthy, liveable and safe communities, a clean and healthy environment, and a strong economy. To achieve this, the PPS provides direction for focusing development in existing settlement areas and away from sensitive environments and natural or human-made hazards. Planning decisions must be consistent with the policies of the PPS.

Section 1 provides policy direction on Building Strong Healthy Communities. Settlement Areas like Bolton are to be a focus of growth and development, and the proposed redevelopment is consistent with policy 1.1.3.1 in this regard. Moreover, policy 1.1.3.3 directs planning authorities to identify appropriate opportunities and promote opportunities for intensification in existing areas, and the suitability of existing or planned infrastructure and planned services facilities. The proposed redevelopment is a form of intensification as it occurs within a delineated built-up area identified by the Province. The redevelopment of the property realizes an opportunity for intensification at a density that is appropriate. The proposed redevelopment would rely on full municipal services.

Section 2 provides policy direction on the Wise Use and Management of Resources. As discussed in RedBirch Consulting’s EIS, the proposed redevelopment is outside of the limits of natural heritage features and areas, and can proceed with no negative impacts to the features or their functions, and therefore the proposed redevelopment is consistent with sections 2.1 and 2.2 of the PPS.

4.1.6 Special Policy Area

The property is located within the Bolton Special Policy Area. The PPS 2014 defines Special Policy Area as:

“...an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale)”

and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.”

The intent of the PPS’s Special Policy Area definition is to restrict new or intensified development in situations where changes in Official Plan policy are necessary to permit a use or density beyond what is currently permitted.

The property is designated High Density Residential in the Town’s Official Plan, which permits the proposed use and density. As a result, no Official Plan Amendment is necessary to permit the proposed redevelopment for a higher intensity than what is permitted today. Furthermore, the property represents a unique opportunity in the Bolton Core where there are limited opportunities for residential intensification, and as such, is the last remaining parcel designated High Density Residential in the Bolton Core that has yet to developed.

In addition, the PPS does not permit development and site alteration within:

- Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- a floodway regardless of whether the area of inundation contains high points of land not subject to flooding (Section 3.1.2).

The site is subject to the provisions of Sections 3.2, 5.10.4.5.13 and other relevant policies of the Caledon Official Plan related to the Bolton Special Policy Area.

Section 3.2 generally establishes a framework for ecosystem planning and management in the Town including protecting, maintaining and where appropriate, enhancing and restoring ecosystem functions. Section 5.10.4.5.13 generally provides policies requiring new structures within the Bolton Special Area to adhere to certain measures in order to protect the buildings from flooding to the satisfaction of the Town and Conservation Authority. Where it is not technically feasible to floodproof to the Regional Storm Floodplain elevation, the level of floodproofing may be reduced to a minimum of the 1:500 year storm event.

As per the EIS (prepared by RedBirch Consulting), the portion of the Natural Heritage System (“NHS”) bordering the Humber River valley will not be affected by the proposed redevelopment and no effects on the riparian zone function are expected. Furthermore, no buffers from the NHS are recommended as the deciduous forest unit (“FOD”) is not considered significant and does not provide specialized habitat for sensitive species.

As noted above, floodproofing measures will be assessed with the TRCA through the development review process. With such measures incorporated into the proposal, the proposed redevelopment generally meets the intent of the definition for Special Policy Areas and satisfies Section 3.1.2. of the PPS and conforms to the relevant Special Area Policies in the Caledon Official Plan.

4.1.7 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) took effect on June 16, 2006 and provides high level guidance on where and how development should occur.

Under the Growth Plan, the Province released 2008 Built Boundary mapping, which identifies the property within a “Delineated Built-up Area.” According to the Ministry of Infrastructure:

“a precise boundary is delineated for those settlement areas, identified in consultation with municipalities, that have full municipal services, will be a focus for intensification, or will accommodate significant future growth” (Built Boundary, 2008).

The Bolton Settlement Area is identified by the Province as a delineated Built-up Area, and therefore any development in this area, by definition, is considered intensification. Both the PPS 2014 and Growth Plan prioritize the realization of opportunities for intensification ahead of growth in designated greenfield areas or by way of settlement boundary expansion. Development of the property will facilitate the achievement of the Town’s and Region’s intensification targets under the Growth Plan.

4.1.8 Region of Peel Official Plan

The Region of Peel Official Plan was originally approved on July 6, 1998 and has been subject to numerous subsequent amendments. The Regional of Peel Official Plan, as amended and consolidated to December 2016 (“Regional Official Plan”) provides Regional Council with a long-term policy framework for decision making

and planning by protecting the environment, managing resources, directing growth and providing Regional services in an efficient and effective manner.

Goals of the Regional Official Plan include the creation of healthy and sustainable regional communities, recognizing, respecting, preserving and enhancing ecosystem features, recognizing the importance of a vital, competitive and diverse economy and managing and staging growth in a fiscally, environmentally and socially sustainable manner (s.1.3.6).

The subject lands are designated *Rural Service Centre* on Schedule D of the Regional Official Plan as shown in Appendix C.

The proposed development conforms to the goals and objectives of the Regional Official Plan. The redevelopment proposes a compact, well designed, transit oriented land use pattern, along with easy access to retail and services in downtown Bolton. Furthermore, the proposed development will redevelop underutilized lands within the Town of Caledon through local development that will maintain the character of the existing community while providing additional residential density in proximity to local public transit services. The redevelopment addresses the objectives for *Rural Service Centres* under the Regional Official Plan include, the promotion of safe and secure communities and improvement of quality of life through proper design and effective use of the built environment, preserving and enhancing the distinct character, cultural attributes, village atmosphere and historical heritage, and provision within each Centre for a wide range of goods and services for those living and working in the Rural System (s. 5.4.3.1).

Intensification is to be accommodated within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area (s. 5.5.3.2.3). It should be noted that policy 5.5.3.2.12 directs area municipalities to policy 2.4.5.2.7, when planning for intensification within special policy areas. The proposed development does not designate a new special policy area, is not changing any site-specific policies and is not proposing a change to the boundary of the existing special policy. The proposed development conforms to these policies.

4.1.9 Town of Caledon Official Plan

The original *Town of Caledon Official Plan* (“Official Plan”) came into effect in 1979 and has been subject to a number of subsequent consolidations and amendments. The purpose of the Official Plan is to provide goals, objectives and policies to guide future land use development, and demographic and economic change within Caledon. As shown in Appendix D, the Official Plan designates the

property *High Density Residential*. The existing residential areas to the north and south of the site are similarly designated *High Density Residential*.

As per Section 7.3.4 of the Official Plan, the *High Density Residential* designation is intended to contain a broad mix and range of housing types that are suitable for different income, age levels, lifestyles and household structures with a particular emphasis placed on apartment or townhouse unit types.

The maximum building density shall be 2.0 times the lot area exclusive of any porch, balcony, underground parking facility or rooftop mechanical structure as per policy 7.3.4.2b. Exclusive of the porches, balconies, underground parking facilities, or rooftop mechanical structure, the proposed gross building area is 6,634 m². Divided by the lot area of 3,601.8 m², the proposed building density is 1.84 times the lot area.

As per Section 7.3.4.2c of the Official Plan, building heights exclusive of rooftop mechanical structures and any ornamental architectural detail shall not exceed the top of the valley ridge. In addition, heights shall be limited to ensure negative environmental impacts are minimal and that existing residential properties do not substantially lose privacy or views.

Based on survey work completed by Krcmar on November 23, 2015 (submitted concurrently with this application), the highest elevation of the top of the valley ridge is 235.5m above sea level (asl). The proposed building height exclusive of the mechanical penthouse is 21.1m (239.1m asl), which is 3.6m above the revised top of the valley ridge. The purpose of the height limitation as per the Official Plan is “to ensure negative environmental impacts are minimal, and that existing residential properties do not substantially lose privacy or views.” It further states that Council may require the preparation of a sun/shade study in order to determine shadow casting. A Shadow Study (prepared by Quadrangle) has been submitted concurrently with this application.

As demonstrated by the Shadow Study, the proposed building does not create any shadows on the neighbouring single detached residential properties, and no significant or unreasonable shadowing is created on the adjacent buildings. The south side of the River’s Edge is the only building that will be impacted by the shadows from the new building. The south side of the ground floor of the River’s Edge, which is primarily occupied by building amenities, servicing rooms and guest suites, will only experience shadow till mid-day during the height of the winter solaces, upper floors will experience less than this most utmost condition. As such, the proposal meets the intent of this policy to protect the privacy and views of existing residential properties.

Further, the total proposed building height is comparable with the existing building height at 60 Ann Street. With the inclusion of the mechanical penthouse, the total proposed building height at 50 Ann Street is 24.8m (242.8m asl), which is 7.3m above the valley ridge. Similarly, although the building at 60 Ann Street was approved at 18.15m, which is consistent with the top of valley ridge at 234m asl for their property, it also has two levels for a mechanical penthouse which adds an additional 6.25m of height for a total of 24.4m height (240.25m asl). The height above the top of valley ridge is therefore similar between the existing building at 60 Ann Street and the proposed condominium building on the property.

As stated, although implementation policy 6.2.2.3 requires an amendment to the Plan if proposing changes to the text, interpretation policy 6.6.5 states that significant alterations to policy requires an Official Plan amendment. As demonstrated above, the 3.6m increase in building height is minor and meets the intent of the policy and would not require an alteration to the policy. An Official Plan Amendment is therefore not proposed with regard to the proposed height of the building.

4.2 Development Regulation

4.2.1 Town of Caledon Zoning By-law 2006-50

The property is currently zoned Institutional (I) in the Town of Caledon Zoning By-law 2006-50. To implement the proposed redevelopment, the proposed zoning by-law amendment zones the property Multiple Residential with exceptions (RM-X) as shown in Appendix E. The proposed zoning respects and generally adopts the zone category and provisions approved on the lands permitting the River's Edge condominium building to the north. The table below summarizes the proposed zoning standards for the redevelopment.

Table 4.1: Multiple Residential with Exception (RM-X) Zoning Standard

Multiple Residential with Exception (RM-X) Zone	Zoning Standard
Permitted Use	Building, Apartment
Lot Area (minimum)	0.36 ha
Lot Frontage (minimum)	20m
Yards	See Zone Map SE #1 (attached as part of Appendix F)
Building Area (maximum)	33%
Building Height (maximum)	Refer to Zone Map SE #1 for cross sections and Zone Map SE #2 for vertical structure envelopes attached as part of Appendix F. Top of roof not to exceed 239.10m a.s.l.
Floor Space Index (maximum)	2.0
Landscaping Area (minimum)	38%
Driveway Setback (minimum)	0.4m
Parking Spaces (minimum)	1.2 per dwelling unit
Accessible Parking Spaces (minimum)	4
Delivery Spaces (minimum)	1
Parking Space Setback from any street line (minimum)	3.4m
Privacy Yards	Notwithstanding any other provisions of this By-law, no privacy yards are to be required.
Play Facility	Notwithstanding any other provisions of this By-law, no play facility is to be required.
Structure Envelope	In addition to complying with applicable provisions, all buildings and structures shall only be located within the structure envelopes shown on Zone Maps SE #1 and SE #2.

4.2.1.1 Proposed Yard Setback Requirements

The requested yard setbacks are consistent with the minimum setback requirements of the RM zone except for the interior side yard setback on the north side. The proposed side yard setback of 5.5m instead of 7.5m, as illustrated in the Structure Envelope (Appendix F), is a minor reduction in the interior side yard. The intent of the side yard setback is to ensure that consistent spacing and an adequate buffer is provided between buildings to assist with compatibility. The treed patio area on the north side provides a buffer between the subject property and the adjacent residential building, which assists in maintaining a compatible interface between the proposed building and the existing condominium building. The proposed

amendment to the interior side yard standard is minor and desirable in the context of the existing neighbourhood.

4.2.1.2 Proposed Maximum Building Area

The general intent of the maximum building area provision in a zoning bylaw is to control the amount of area on a site that can be built upon, particularly with regard to the massing of the building and controlling the intensity of the use on the site. The site is permitted and can be appropriately developed to a density of 2.0 FSI, within the intent of the height limit of the Official Plan. The proposed building density is 1.84 times the lot area. Given that the proposed plan is subject to urban design guidelines that serve to control the appearance, massing and scale of the condominium building, we are of the opinion that an increase to the maximum building area from 20% in the bylaw standard to 33% is appropriate and required to permit development of the property to the intensity anticipated by the Official Plan. Furthermore, the minimum lot frontage and front and rear setbacks will be maintained and therefore the condominium building will not significantly differ in terms of massing from the condominium building to the north with regard to the Ann Street streetscape.

4.2.1.3 Proposed Maximum Floor Space Index

The general intent of the maximum floor space index in a zoning bylaw is to control the intensity of the use on the site, similar to the maximum building area. As per the Official Plan, the site is permitted a maximum density of 2.0 FSI. Accordingly, we propose a maximum density of 2.0 FSI within the zoning bylaw amendment for the site; this would appropriately implement the Official Plan provision. The proposed building density is 1.84 FSI, which is within the permitted range. As previously stated, urban design guidelines will serve to control the appearance, massing and scale of the building, and the condominium building will not significantly differ in terms of massing from the condominium building to the north with regard to the Ann Street streetscape.

4.2.1.4 Proposed Height Provision

A site-specific exception to permit a building height of up to 239.1 metres above sea level (asl) is proposed. **Error! Reference source not found.** Typically an appropriate height relative to existing residential areas is driven by a 45-degree angular plane policy, however in the context of the proposed development, the existing residential areas are located at a higher elevation than the proposed building and is therefore not applicable in this situation.

As detailed in Section 2.4.1 of this report, Section 7.3.4.2 of the Official Plan states that building heights exclusive of rooftop mechanical structures and any ornamental architectural detail shall not exceed the top of the valley ridge. In addition, heights shall be limited to ensure negative environmental impacts are minimal and that existing residential properties do not substantially lose privacy or views.

The addition of 3.6m above does not substantially impede views from the existing adjacent residential properties as the proposed building narrows at the highest floor of the building (16.2m wide). Further, the total proposed building height is comparable with the existing building height at 60 Ann Street. With the inclusion of the mechanical penthouse, the total proposed building height at 50 Ann Street is 24.8m (242.8m asl), which is 7.3m above the valley ridge. Similarly, although the building at 60 Ann Street was approved at 18.15m, which is consistent with the top of valley ridge at 234m asl for their property, it also has two levels for a mechanical penthouse which adds an additional 6.25m of height for a total of 24.4m height (240.25m asl). The height above the top of valley ridge is therefore similar between the existing building at 60 Ann Street and the proposed condominium building on the property.

It is our opinion that the scale of the building at 6 storeys on the property designated for high density residential development is in keeping with the general high density character of abutting lands and that a height of 6 storeys is appropriate on the property.

4.2.1.5 Proposed Landscaped Area

The general intent of the minimum landscaping area provision in a zoning bylaw is to maintain an aesthetically pleasing streetscape and landscaping areas between properties. The effect of the change from a minimum landscaped area of 45% to the proposed 38% will allow for the landscaping to enhance and contribute to the high-quality image of the contemporary building and area. The proposed amendment to the minimum landscaping area is minor and is appropriate for the development in the context of the existing neighbourhood.

4.2.1.6 Proposed Parking Requirements

The reduction in the parking rate for the property is appropriate in nature given the close proximity of the condominium building to transit, the downtown area and additional municipal parking adjacent to the property (Ann & Samuel Sterne municipal surface parking lot). It should be noted that the River's Edge condominium building was approved with similar parking standard, 1.2 spaces / dwelling unit whereas the proposed development includes 1.28 spaces / dwelling unit. As per the concurrently submitted Traffic Impact Study (prepared by BA Group), the River's Edge building is of a comparable size with both developments in close proximity to the services and amenities in the downtown area further reducing the need for parking on site.

4.2.1.7 Proposed Parking Space Setback from any street line

The general intent of the minimum parking space setback from any street line provision in a zoning bylaw is to ensure that there is an adequate buffer between the street and a parking lot. As shown in the landscape plan (prepared by Terraplan Landscape Architects), landscape buffers are proposed between the parking spaces on the north and south portions of the property in order to appropriately screen and buffer these uses from the streetscape, which will maintain the intent of the zoning bylaw. The proposed amendment to the minimum parking space setback from any street line is appropriate for the development in the context of the existing neighbourhood.

4.2.1.8 Zoning Provisions Conclusion

Overall, the Zoning By-law intent to provide the development with standards that ensure compatibility with existing uses is achieved with the proposed RM zone provisions. The exceptions that are proposed to the RM zone are reflective of the existing condominium building to the north (River's Edge) and will be sensitive to its surrounding context, thereby enhancing the neighbourhood overall.

Therefore, it is our opinion that the proposed zoning standards are good planning and are appropriate for the redevelopment in the context of the surrounding neighbourhood. The proposed standards are desirable and appropriate as they permit a condominium building responsive to current market demands and will reflect contemporary architectural standards that are compatible with the existing neighbourhood. As well, the intent of the bylaw is met and maintained through the zoning of the majority of the property in the RM zone category, as modified with the exception standards.

5.0

PLANNING OPINION

Through the planning analysis detailed in the previous section, it is our opinion that the proposed development is good planning that is consistent with, conforms to and complies with all applicable Provincial, Regional and Municipal planning documents.

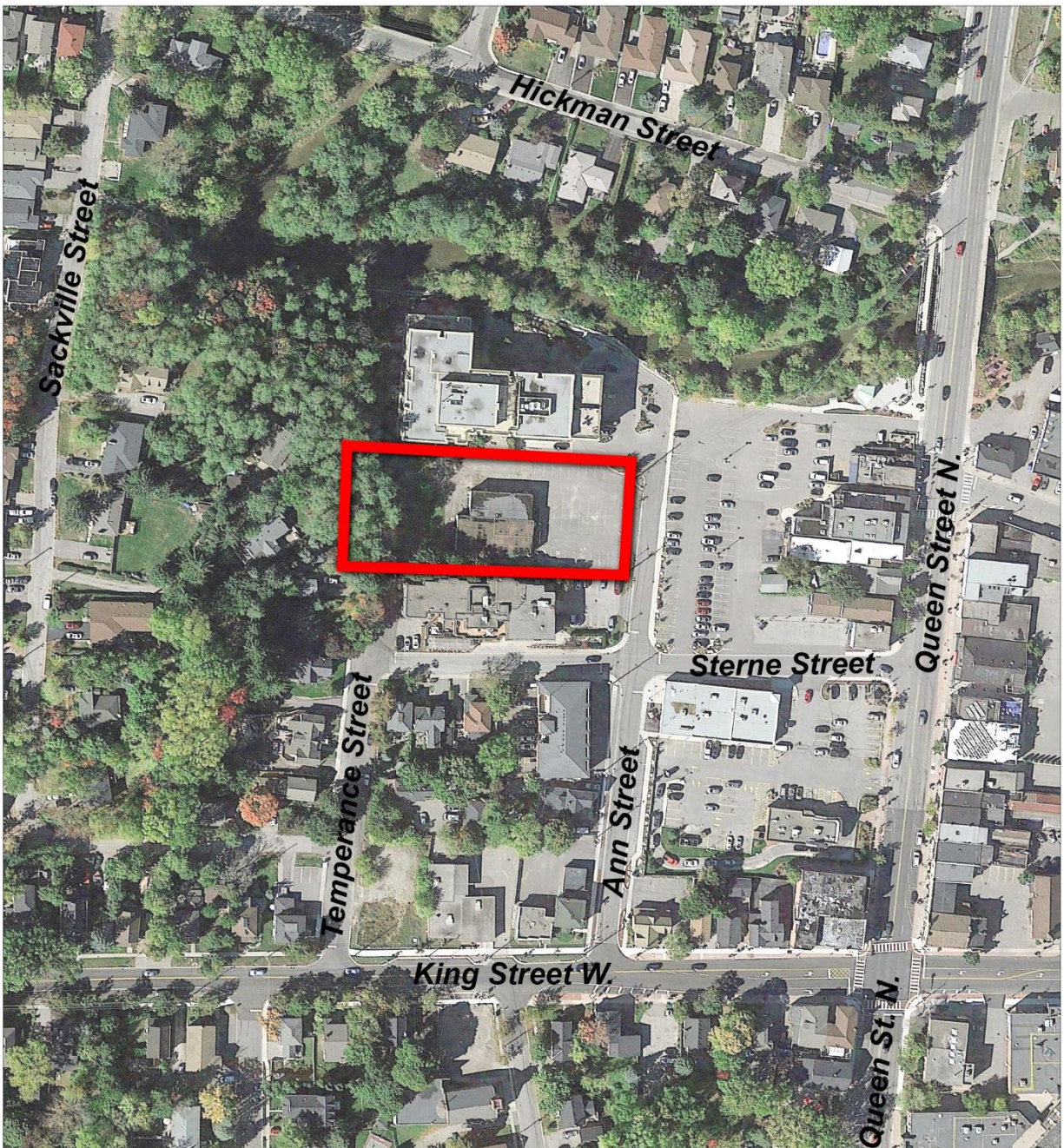
5.1 Statement of Conformity with Policy Documents

As discussed in this planning opinion report, the Growth Plan for the Greater Golden Horseshoe (consolidated June 2013), the Provincial Policy Statement (2014) the Peel Region Official Plan, the Town of Caledon Official Plan, and the Town of Caledon Zoning By-law 2006-50 have been reviewed in assessing the appropriateness of the proposed development. It is our opinion that the proposed development is generally consistent with the policies of these documents, as proposed to be amended, and implements good planning in the public interest.

APPENDIX A

Context Map

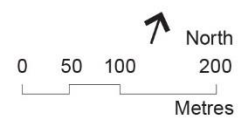
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Source: Google Earth, October 2016.

Site Location

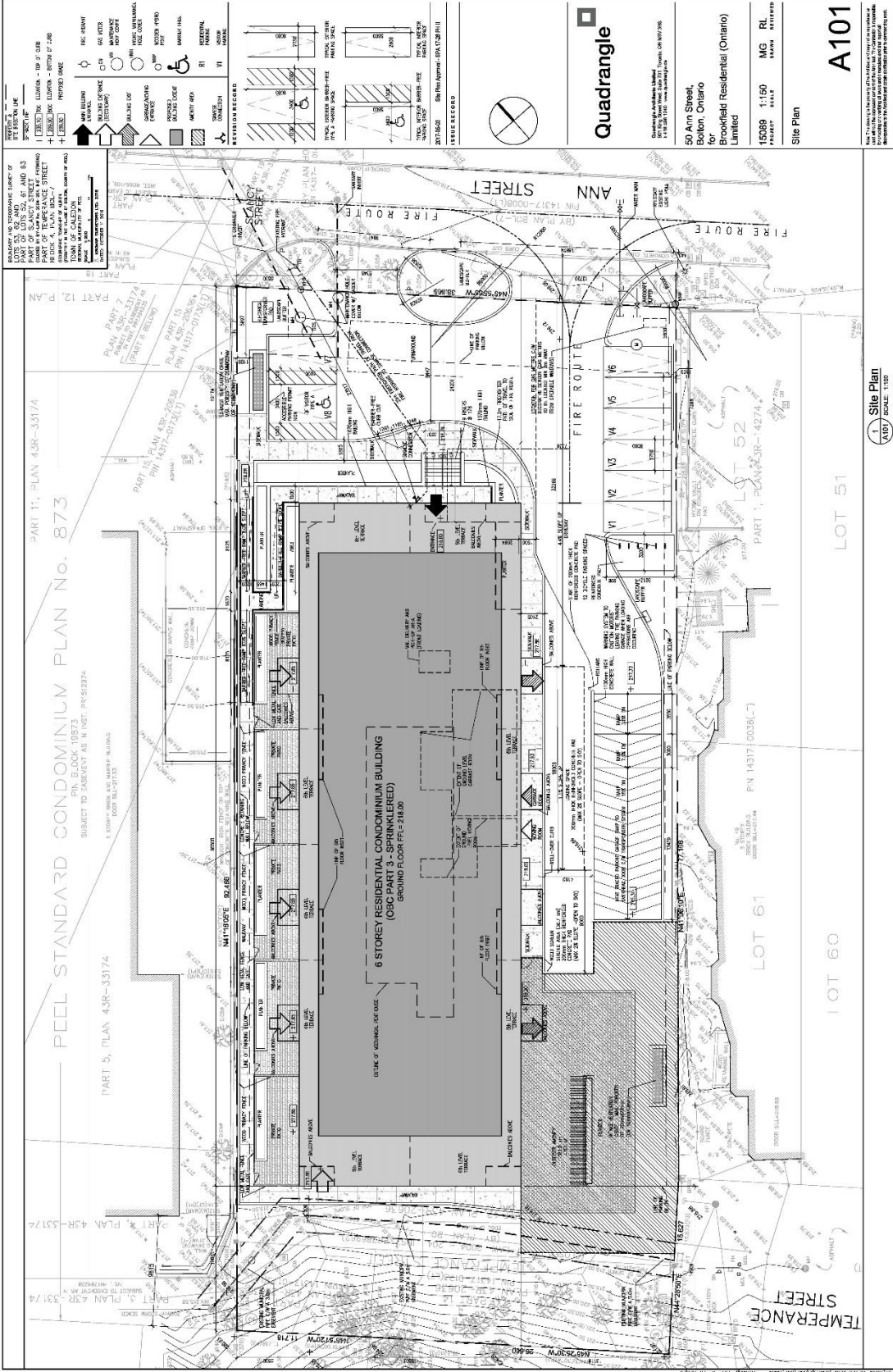
 Subject Site



APPENDIX **B**

Site Plan

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BOUNDARY AND EXISTING SURVEY OF
PART OF LOTS 51, 52, 60 AND 61
OF THE CITY OF KITCHENER, ONTARIO
AS SHOWN ON THE PLAN OF SUBDIVISION
FOR THE PECK STANDARD CONDOMINIUM
PLAN NO. 873, DATED 1997, AS AMENDED
BY THE PLAN OF SUBDIVISION FOR THE
PECK STANDARD CONDOMINIUM PLAN NO. 873,
DATED 2000, AND THE PLAN OF SUBDIVISION
FOR THE PECK STANDARD CONDOMINIUM
PLAN NO. 873, DATED 2001.

PECK STANDARD CONDOMINIUM PLAN NO. 873
SUBJECT TO SUBSEVENTH AS IN INSTRUMENT NO. 873/2007
PART 5, PLAN 43R-53174
PART 11, PLAN 43R-53174

6 STOREY RESIDENTIAL CONDOMINIUM BUILDING
(OBC PART 3 - SPRINKLERED)
GROUND FLOOR FFL = 218.00

LOT 51
LOT 52
LOT 60
LOT 61

ANN STREET
TEMPERANCE STREET

FIRE ROUTE

PECK STANDARD CONDOMINIUM PLAN NO. 873

1:1000

1 Site Plan

SCALE: 1:1000

Quadrangle

50 Ann Street,
Kitchener, Ontario
Brookfield Residential (Ontario)
Limited

15089 11150 MG RL
PROJECT SCALE REVIEWED

Site Plan

A101

APPENDIX C

Peel Region Official Plan Schedule D
Excerpt

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 **Region of Peel**
Working for you

Official Plan

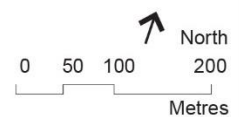
REGIONAL STRUCTURE

SCHEDULE **D**

 **Subject Site**

 Rural Service Centre

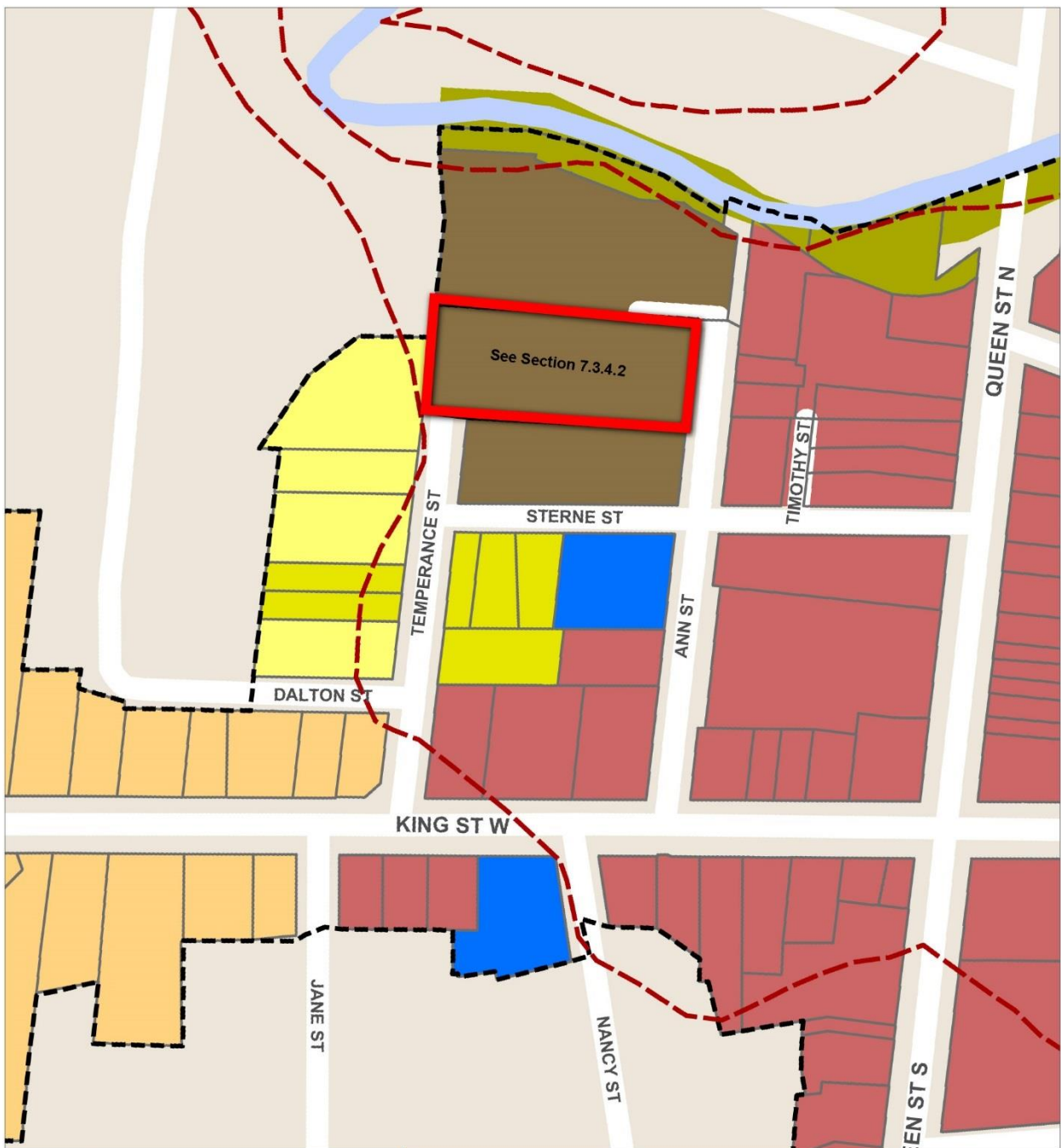
 Area with Special Policies



APPENDIX D

Caledon Official Plan Schedule C-1
Excerpt

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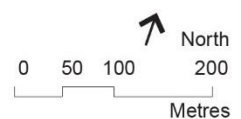
Schedule C-1

(A Subschedule to Schedule "C")

BOLTON CORE LAND USE PLAN

Subject Site

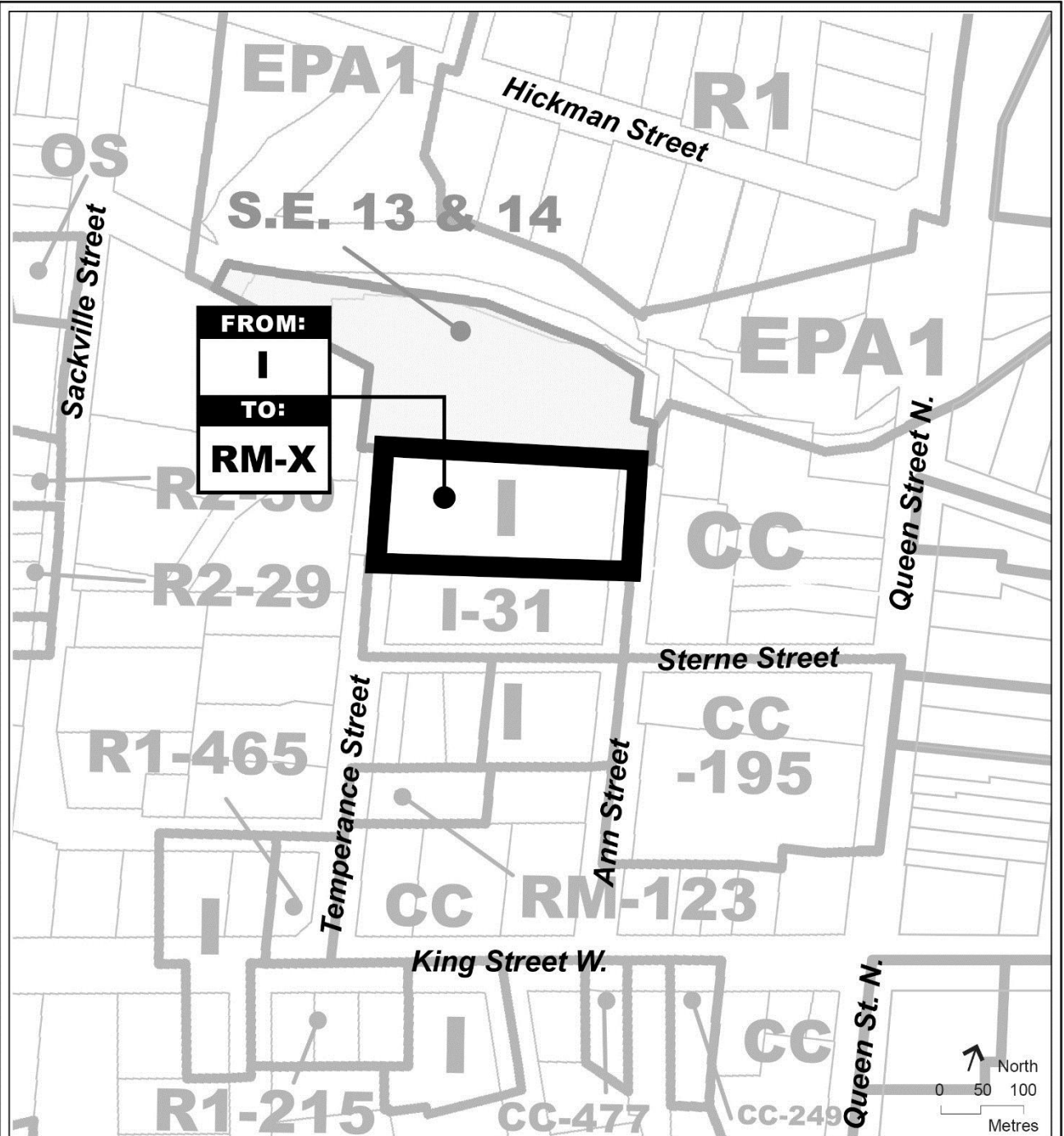
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Low Density Residential/Office Commercial
-  General Commercial
-  Institutional
-  Environmental Policy Area
-  Boundary of Bolton Core and Business/
Community Improvement Area
-  Bolton Special Policy Area



APPENDIX **E**

Caledon Zoning By-law 2006-50
Zone Map 1b Excerpt

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This is Schedule "A"
to By-Law 2006-50 passed by
the Council of the Corporation
of the Town of Caledon
on _____, _____ 2017

Lots 53, 62 and
Part of Lots 52, 61
and 63, Part of
Slancy Street;
Part of Temperance Street,
Block 4, Plan BOL-7
Town of Caledon
Regional Municipality of Peel

 Lands affected by this By-law

Mayor

Clerk

APPENDIX F

Draft Zoning By-law Amendment

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**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2017-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Lots 53, 62 and Part of Lots 52, 61 and 63 Part of Slancy Street, Part of
Temperance Street Block 4, Plan BOL-7, Geographic Township of Albion (Formerly in
the Village of Bolton, County of Peel),
Town of Caledon, Regional Municipality of Peel,
municipally known as 50 Ann Street

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Lots 53, 62 and Part of Lots 52, 61 and 63 Part of Slancy Street, Part of Temperance Street Block 4, Plan BOL-7, Geographic Township of Albion (Formerly in the Village of Bolton, County of Peel), Town of Caledon, Regional Municipality of Peel, for high density residential purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
RM	##	- Building, Apartment	Lot Area (minimum) Lot Frontage (minimum) Yards (minimum) Building Area (maximum) Building Height (maximum) Floor Space Index (maximum) Landscaping Area (minimum) Driveway Setback (minimum)	0.36ha 20m Refer to Zone Map SE #1 33% Refer to Zone Map SE #1 for structure envelope and Zone Map SE #2 for vertical structure envelopes. Top of roof not to exceed 239.10m 2.0 38% 0.4m

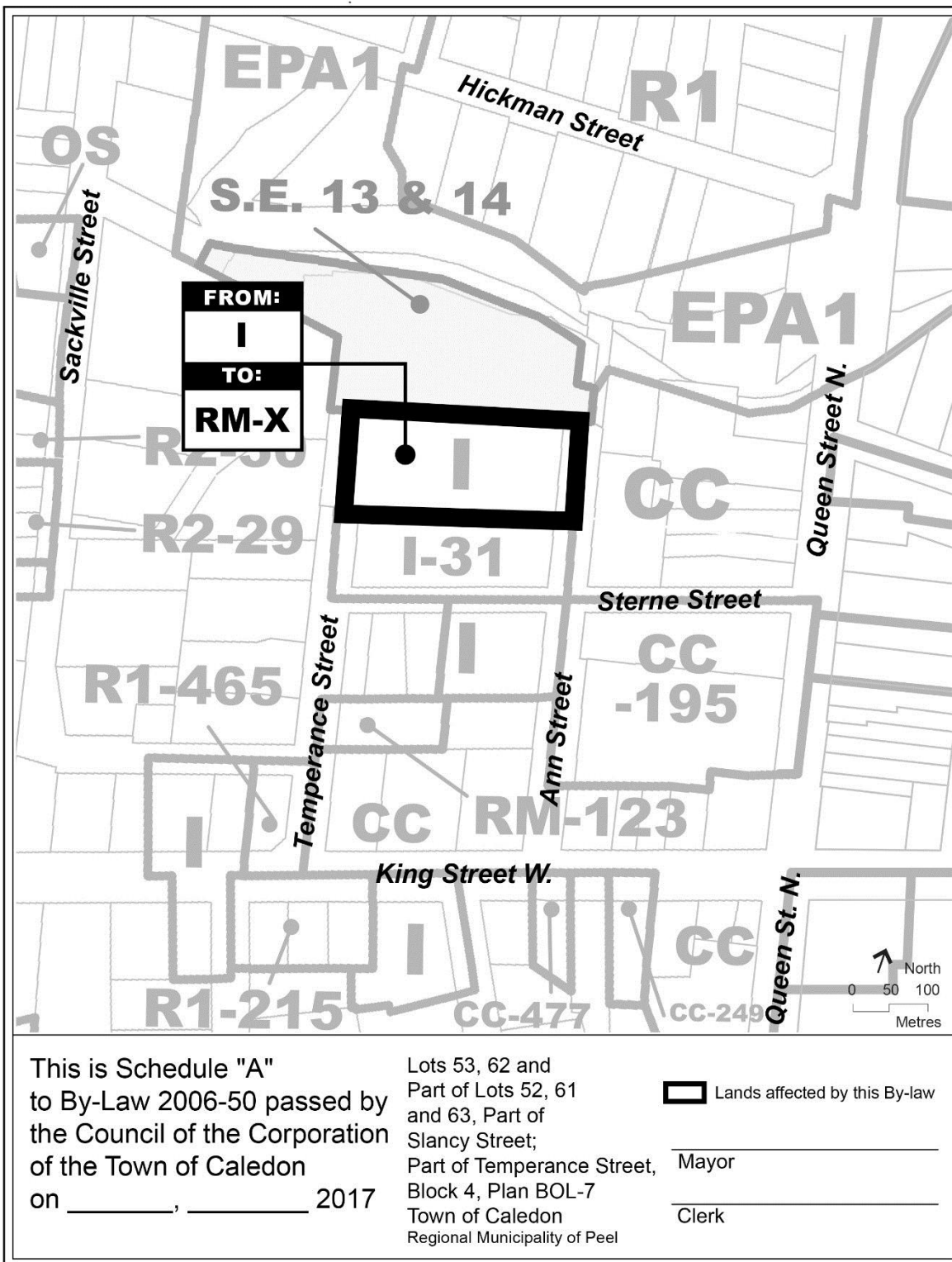
Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			Parking Spaces (minimum) Accessible Parking Spaces (minimum) Delivery Spaces (minimum) Parking Space Setback from any street line (minimum) Privacy Yards Notwithstanding any other provisions of this By-law, no privacy yards are to be required. Play Facility Notwithstanding any other provisions of this By-law, no play facility is to be required. Structure Envelope In addition to complying with applicable provisions, all buildings and structures shall only be located within the structure envelopes shown on Zone Maps SE #1 and SE #2.	1.2 per dwelling unit 4 1 3.4m

2. Schedule "A", Zone Map 1b of By-law 2006-50, as amended is further amended for Lots 53, 62 and Part of Lots 52, 61 and 63 Part of Slancy Street, Part of Temperance Street Block 4, Plan BOL-7, Geographic Township of Albion (Formerly in the Village of Bolton, County of Peel), Town of Caledon, Regional Municipality of Peel, from Institutional (I) to Multiple Residential with exceptions (RM-X) in accordance with Schedule "A" attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2017.

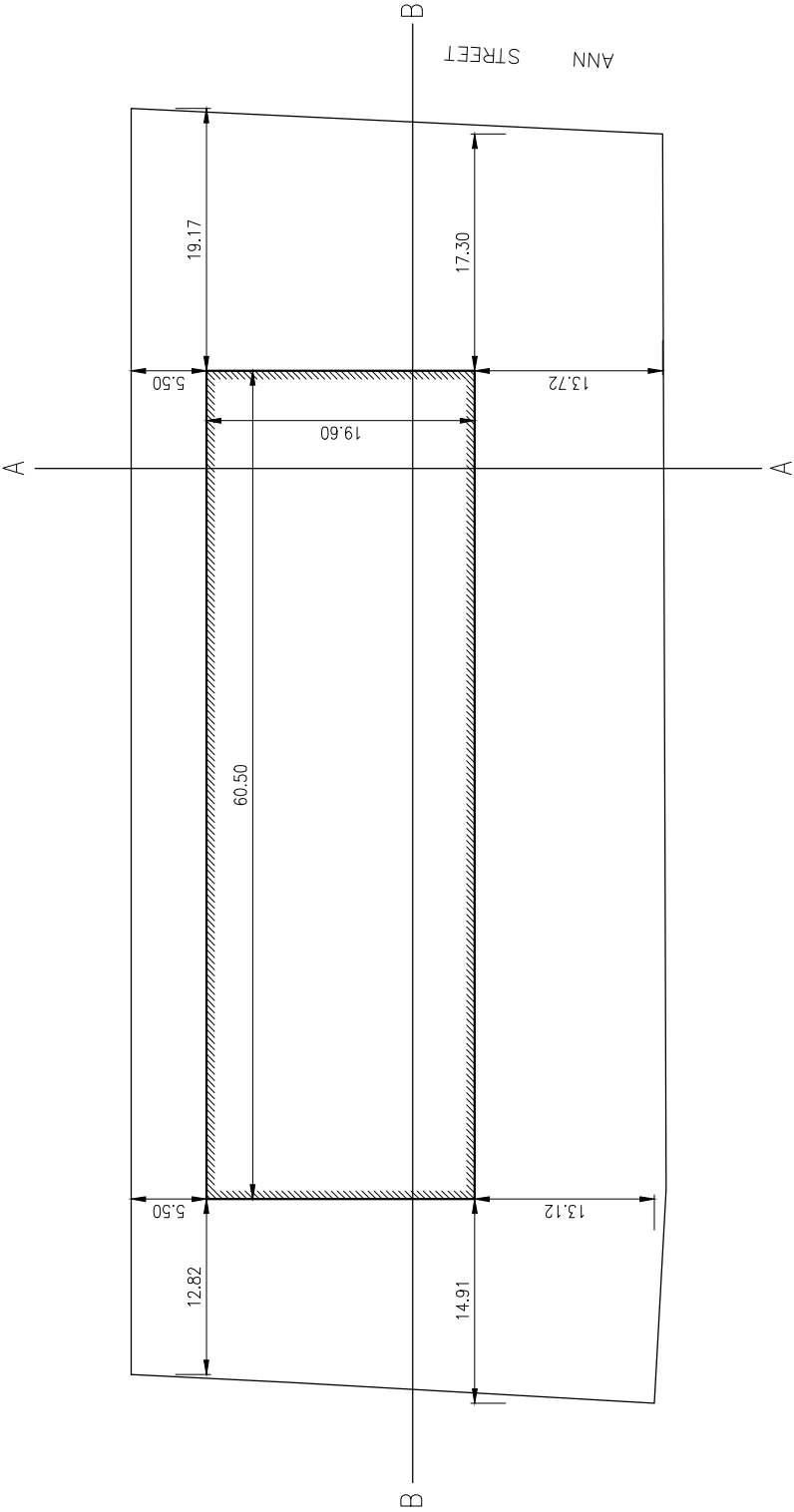
Allan Thompson, Mayor

Carey deGorter, Clerk




50 Ann Street
Town of Caledon

Structure Envelope

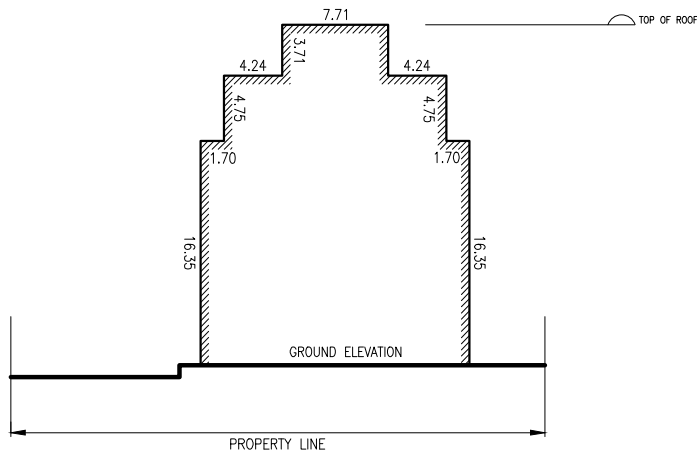


LEGEND

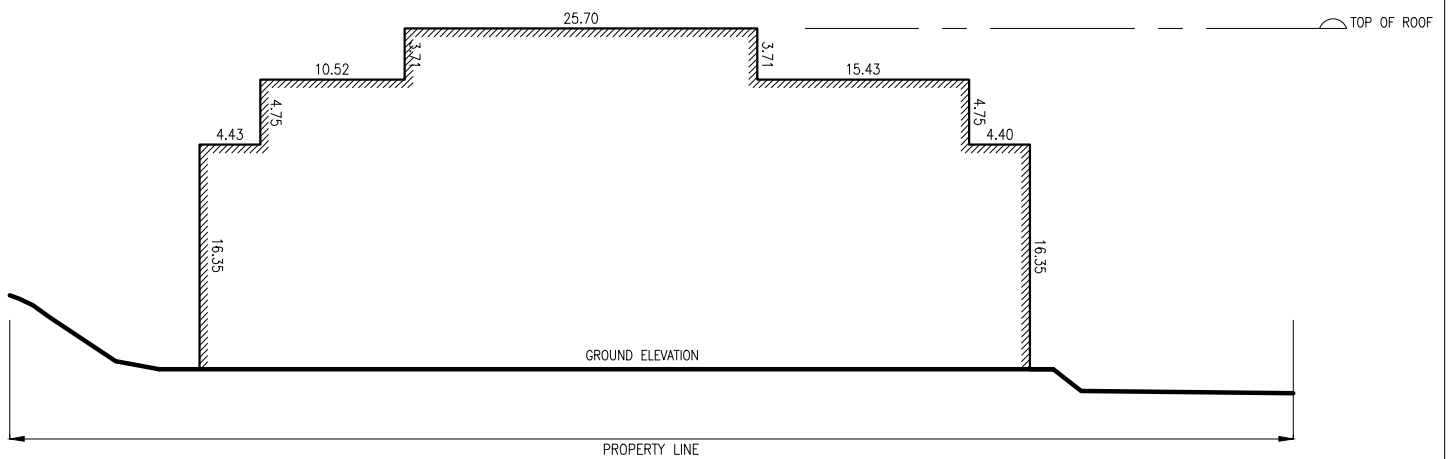
 VERTICAL STRUCTURE ENVELOPE

 A-A CROSS SECTION

ZONE MAP 
SCHEDULE 



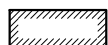
SECTION A - A



SECTION B - B



LEGEND



VERTICAL STRUCTURE ENVELOPE

ZONE MAP _____
SCHEDULE _____

