

Distribution Chart - 0 Atchison Drive - Town Square (Pluribus Corp) - RZ 18-03, POPA 18-01, SPA 18-06 - 2nd Submission Requirements

Item	Accessibility	Building (Permit)	Building (Mech)	Dev't Engineering	Finance	Fire	Heritage	Open Space Design	Legal	Policy	FIS - Engineering	FIS - Transportation	Urban Design	Zoning	Lead Planner	MPAC	OPP - Caledon	Peel Region	TOTAL
Cover Letter with Comment Response Matrix	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	e	e	1	18
Public Comment Response Matrix															2				2
Completed Application Forms (CONDO)										1					2	e	e	1	4
Commercial Impact Study*										1					3				4
Condo Water Servicing Agreement & Condo Declaration				1				1	1						2			4	9
Cost Estimates Landscaping (revised)				1				1			1				2	e	e	2	7
Draft Official Plan Amendment	1			1	1	1	1	1	1	1	1	1	2	1	2	e	e	2	17
Draft Plan of Condominium	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	e	e	8	25
Draft Zoning By-law Amendment	1	1		1	1	1	1	1	1	1	1	1	2	1	2	e	e	2	18
Erosion and Sediment Control Report and Plans				1				1			1				2			4	9
Functional Servicing Report		1	1	1		1		1			1				2				8
Grading Plans	1	1	1	1				1			1		2	1	2			2	13
Healthy Development Assessment - Revised															2			6	8
Landscape Plan	1						1	2				1	2	1	2			3	13
Noise and Vibration Study*				2							1				2				5
Ontario Building Code Data Matrix		1	1			1									2				5
Parking Plan				1							1	1		1	2				6
Park/Open Space Concept Plan	1							1		1	1		2	1	2			2	11
Phase 1 Environmental Site Assessment - Current				1							1				2			2	6
Photometric Plan	1			1							1	1		1	2			4	11
Planning Justification Report	1			1	1		1	1		1	1		2	1	2			4	15
Construction & Management Report		1		1				1		1	1	1			2				8
Servicing Plan		1		1							1				2	e	e	6	11
Shadow Study										1			2		2			4	9
Site Plan Drawings (Full Package plus additional West View Rendering)	1	1	1	1	1	1	1	1	1	1	1	1	2	1	2	e	e	2	19
Storm Water Management Report		1		1							1				2			4	9
Survey Plan, PINS and Easements	1	1	1	1			1	1	1	1	1	1	2	1	2				15
Traffic Impact Study (with Parking Analysis)				1						1	1	1			2				6
Urban Design Brief (Streetscape, Landscape, Shadows) *	1						1	1		1			2		2			1	9
Zoning Matrix	1									1				1	2			3	8
Electronic Copy of Submission (USB)				1											1			1	3

*Subject to Peer Review at Applicant's Expense

Digital Submission Standards

Official Plan and Zoning By-law Amendments

The Town of Caledon requires the applicant submit a digital submission at each initial submission, subsequent revised submission and at the time the amendment is proceeding to Council.

Digital Submission Requirements

- Each submission must contain:
 1. One digital CAD file of the plan, submitted in AutoCAD DWG (2D) format. No reference files are to be used.
 2. One digital PDF of the plan, preferably in 8 ½" x 14" representing an exact copy of the paper submission.
- Submissions are to be submitted via email to the Lead Planner.

Submission Formatting

- **Consistency:**
 - Please note that for drawings submitted in AutoCAD DWG (2D) format, georeferencing, level numbers and names must remain accurate and consistent and continue throughout all stages of submission.
- **Georeferencing:**
 - The digital drawing must be georeferenced. The standard coordinate system for the Town is Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83).
 - The map units for all features in the file must be in metric, set to metres and to scale (1:1).
 - The plan must be specifically formatted to be clear and legible, preferably in 8 ½" x 14" format. It should be proportionately scaled by the applicant to fit their plan.
- **Layers/Levels:**
 - Weights and colours are at the discretion of the applicant.
 - Use common line types and fonts (TrueType Fonts). Colour palettes, font types or reference files are to be submitted along with the digital drawings.
 - Where applicable, all line work must be closed, creating polygons, meaning that all lines that meet must be snapped together.
 - Lot depth, frontage, area and lot number must all be within the boundaries of each lot.
 - GIS_ANY_OTHER_FEATURE (i.e. GIS_WOODLOT) naming convention must be used to identify any other significant features not identified within the Level Structure table below, but included within the drawing submission.
 - Applicable layers/levels must be as set out in the Level Structure table below:

Level/Layer Name	Description	Element Type
GIS_CONTEXT	Surrounding context to subject land	Line
GIS_EX_LOT_BLOCK	Existing lot and block line	Line
GIS_EX_STREET	Existing street (centreline) within or surrounding subject plan	Line
GIS_FLOODLINE	Flood line extent	Line
GIS_KEY_MAP	Key map showing location etc.	Line and Text
GIS_LEGAL_LINE	Any relevant background legal line, lot, concession, registered or reference plan, or easement line	Line
GIS_LOT_BLOCK	Proposed lot or block line	Line



6311 Old Church Road
 Caledon, ON L7C 1J6
www.caledon.ca
 T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

Level/Layer Name	Description	Element Type
GIS_NATURAL_AREA	Proposed natural area boundaries	Polygon
GIS_OP	Proposed official plan designation boundaries	Polygon
GIS_OPEN_SPACE	Natural Heritage System, proposed open space or vista	Line
GIS_ROW	Proposed right-of-way parcel boundary line	Line
GIS_STREET	Proposed street (centreline) in subject plan	Line
GIS_STRUCTURE_ENVELOPE	Proposed structure envelope boundaries	Polygon
GIS_SUBJECT_LAND	Legal property boundary of the subject plan	Line
GIS_TITLE_BLOCK	Title block line work (scale as needed)	Line
GIS_VALLEYLAND	Extent of valleyland	Line or Polygon
GIS_WETLAND	Locally and/or provincially significant wetland	Line or Polygon
GIS_WOODLAND	Woodland	Line or Polygon
GIS_ZONE	Zone boundaries	Polygon
GIS_TX_EDGE-WATER	Edge of water (pond/watercourse) text	Text
GIS_TX_EX_BUILDING	Existing buildings text	Text
GIS_TX_EX_CURB	Existing curb text	Text
GIS_TX_EX_LOT_BLOCK	Existing lot and block text	Text
GIS_TX_EX_STREET	Existing street (centreline) labels within or surrounding subject plan	Text
GIS_TX_FLOODLINE	Flood line extent text	Text
GIS_TX_LEGAL_LINE	Any relevant background legal line, lot, concession, registered & reference plan, or easement text	Text
GIS_TX_LOT_BLOCK	Proposed lot or block text	Text
GIS_TX_LOT_DIMENSION	Lot dimensions, radii (excluding lot frontage and lot depth and lot area)	Text
GIS_TX_LOT_FRONTAGE	Lot Frontage	Text
GIS_TX_LOT_DEPTH	Lot Depth	Text
GIS_TX_LOT_AREA	Lot Area	Text
GIS_TX_NATURAL_AREA	Proposed natural area text and dimensions	Text
GIS_TX_OP	Proposed official plan designation text and dimensions	Text
GIS_TX_OPEN_SPACE	Natural Heritage System, proposed open space or vista text	Text
GIS_TX_ROW	Right-of-way parcel boundary line text	Text
GIS_TX_STREET	Proposed street (centreline) labels in subject plan	Text
GIS_TX_STRUCTURE_ENVELOPE	Proposed structure envelope text and dimensions	Text
GIS_TX_SUBJECT_LAND	Text related to legal property boundary of the subject plan (bearings, distances)	Text
GIS_TX_TITLE_BLOCK	Title block line text	Text
GIS_TX_VALLEYLAND	Valleyland text	Text
GIS_TX_WETLAND	Locally and/or provincially significant wetland text	Text
GIS_TX_WOODLAND	Woodland text	Text
GIS_TX_ZONE	Proposed zone boundary text and dimensions	Text



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-___

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Block 164, Plan 43M-1840
Town of Caledon, Regional Municipality of Peel,
municipally known as 0 Atchison Drive

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 and standards that apply to Block 164, Plan 43M-1840 Town of Caledon, Regional Municipality of Peel.

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																																				
CV	XXX (# to be provided by Planning Staff)	<ul style="list-style-type: none"> -Business Office -Clinic -Dry Cleaning or Laundry Outlet Building, Apartment-Dwelling Unit -Financial Institution -Personal Service Shop -Restaurant -Retail Store -Sales, Service & Repair Shop 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Lot Area</td> <td style="width: 40%;">(Minimum)</td> <td style="width: 30%;"></td> </tr> <tr> <td>5,500m²</td> <td></td> <td></td> </tr> <tr> <td>Lot Frontage (minimum)</td> <td></td> <td style="text-align: right;">9m</td> </tr> <tr> <td>Building Area (maximum)</td> <td></td> <td style="text-align: right;">30%</td> </tr> <tr> <td>Yards (minimum)</td> <td></td> <td>All buildings and structures <u>decks</u> shall be located within the <i>structure envelope</i> as shown on Zone Map S.E. ___.</td> </tr> <tr> <td>Building Height (maximum)</td> <td></td> <td style="text-align: right;">17.9m</td> </tr> <tr> <td colspan="3"><u>Staff seeking clarification if any units will be on the roof of the building</u></td> </tr> <tr> <td colspan="3"><u>Review definition of building height regarding measurement</u></td> </tr> <tr> <td colspan="3"><u>Review established grade to determine if require a provision to be included</u></td> </tr> <tr> <td>Gross Floor Area (maximum)</td> <td></td> <td></td> </tr> <tr> <td>(a) combined non-residential uses</td> <td></td> <td style="text-align: right;">871m²</td> </tr> <tr> <td>(b) individual non-residential uses</td> <td></td> <td style="text-align: right;">185m²</td> </tr> </table>	Lot Area	(Minimum)		5,500m ²			Lot Frontage (minimum)		9m	Building Area (maximum)		30%	Yards (minimum)		All buildings and structures <u>decks</u> shall be located within the <i>structure envelope</i> as shown on Zone Map S.E. ___.	Building Height (maximum)		17.9m	<u>Staff seeking clarification if any units will be on the roof of the building</u>			<u>Review definition of building height regarding measurement</u>			<u>Review established grade to determine if require a provision to be included</u>			Gross Floor Area (maximum)			(a) combined non-residential uses		871m ²	(b) individual non-residential uses		185m ²
Lot Area	(Minimum)																																						
5,500m ²																																							
Lot Frontage (minimum)		9m																																					
Building Area (maximum)		30%																																					
Yards (minimum)		All buildings and structures <u>decks</u> shall be located within the <i>structure envelope</i> as shown on Zone Map S.E. ___.																																					
Building Height (maximum)		17.9m																																					
<u>Staff seeking clarification if any units will be on the roof of the building</u>																																							
<u>Review definition of building height regarding measurement</u>																																							
<u>Review established grade to determine if require a provision to be included</u>																																							
Gross Floor Area (maximum)																																							
(a) combined non-residential uses		871m ²																																					
(b) individual non-residential uses		185m ²																																					

Formatted: Font color: Red

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Dwelling Units per Lot (maximum) 85</p> <p>Building, Apartment per lot (maximum) 85</p> <p>Staff to determine if a size should be included for each apartment</p> <p>Planting Strip Width (minimum) 3m 4.25m</p> <p>Planting Strip Location A <i>planting strip</i> shall be required along all lot lines and adjacent to a residential use. adjacent to a residential use.</p> <p>Parking Spaces (minimum)</p> <p>(a) Building, Apartment, Residential uses 1.5 spaces per <i>dwelling unit</i> and 0.25 spaces per unit for visitors (may change as to use determined)</p> <p>(b) Non-residential uses 2.5 spaces for each 100m² of <i>net floor area</i> or portion thereof (review to confirm sufficient parking)</p> <p>Parking Space Size (minimum) The minimum unobstructed size of a parking space outside of an underground garage shall be 2.75m in width and 6m in length (this is not required as requirement is not changing)-Refer to Section 5 Seeking confirmation that parking space in a garage will meet the standards of 2.6m and length of not less than 5.8m</p> <p>Parking Space Setback from a building/street (minimum) 1.3m (seeking confirmation)</p> <p>Delivery Spaces (minimum) 1 per lot</p> <p>Loading Spaces (minimum) nil</p> <p>Location Restrictions</p> <p>a) For the purpose of this zoned only All commercial uses shall only be permitted on the first <i>storey</i> within any building. Uses such as entrances and lobbies which are considered accessory to residential uses shall also be permitted on the first storey.-</p> <p>b) A maximum of 760m² of the gross floor area of the first <i>storey</i> shall be used for</p>

Formatted: Font: Not Italic

Formatted: Font: Not Bold, Not Italic

Formatted: Font: Not Bold, Not Italic

Formatted: Left, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>residential purposes. <u>(seeking clarification as to correct size)</u></p> <p>Retail Store Restrictions <u>For the purpose of this zone, Retail Store</u> shall not include the sale of any animals.</p> <p>Fencing Restrictions</p> <p>(a) Any fencing adjacent to a lot containing a residential use must be a minimum of 1.8m in height.</p> <p>(b) No other fencing shall be permitted with the exception of decorative fencing associated with a <u>restaurant patio</u>. For the purpose of this zone, decorative shall mean a vision through fence which does not exceed 1.2m in height.</p> <p>(c) Privacy Screens <u>Privacy Screens are only permitted along the dividing wall between two adjoining decks. Privacy Screens shall not exceed a maximum of 1.8m above ground level and shall not protrude more than 2m from the main wall of the building.</u></p> <p><u>For the purpose of this zone air conditioning units for the residential uses on the ground floor shall only be located within the privacy screen area.</u></p> <p><u>Staff seeking clarification if any easements are being proposed</u></p> <p>(b)</p>
OS	YYY	Park, Private Outside Display, Sales or Patio <u>-should not be italicized</u> , Accessory	<p>Landscaping Area (minimum) 25%</p> <p>Accessory Outside Display, Sales or Patio Restrictions</p> <p>Accessory Outside Display, Sales or Patio uses shall be limited to 25% of the gross floor area of an associated permitted CV-XXX use.</p> <p><u>Staff seeking clarification if any proposed buildings or structures will be located within the OS zone.</u></p> <p><u>Patio requires parking space. Staff seeking clarification and may require a provision that parking is not applicable.</u></p>

Formatted: No bullets or numbering

2. Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Block 164, Plan 43M-1840, Town of Caledon, Regional

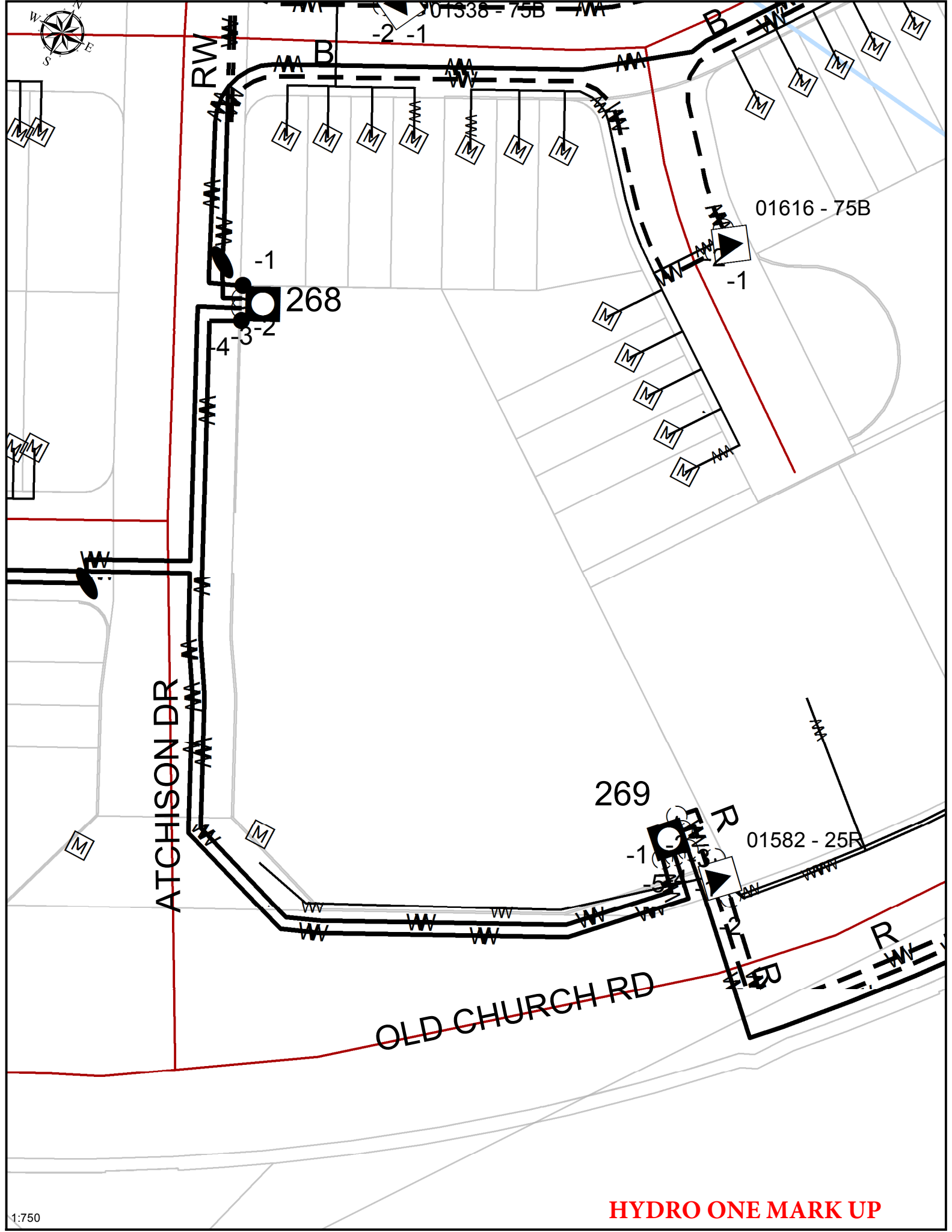
Municipality of Peel, from Village Commercial-Exception 507 (CV-507) and Open Space-Exception 509 (OS-509) to Village Commercial-Exception XXX (CV-XXX) and Open Space-Exception YYY (OS-YYY) in accordance with Schedule "A" and Schedule S. E. __attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 2018.

Allan Thompson, Mayor

Carey deGorter, Clerk

DRAFT



Markup Response Form

Application Date: May 28, 2018 Applicant: Town Of Caledon
Date Returned: June 4, 2018
Rogers Ref. No.: M182393 Applicant Job No.: 43235
Location: Atchison Dr & Old Church Rd

Rogers Communications has reviewed your drawing(s) as requested and returns one marked-up copy. Our comments follow below with an "X" indicating Rogers' stance on your proposed plan.

Comments:

- No Conflict** Rogers Communications currently does not possess existing plant in the area indicated on your attached plans.
- No Conflict** Rogers Communications currently has existing plant as marked on your drawing. Our standard offset in this
For your Reference municipality is: **1.75m P/L on regional rds & 2.3m P/L on town rds.**
Please ensure you maintain clearances of 0.3 m vertically and 0.6m horizontally.
- EXTREME CAUTION** Use vactruck and expose ducts, maintain minimum of 0.6m clearance.
- CONFLICT** Your proposed construction appears to encroach within existing Rogers Communications plant.
Please relocate your proposed construction to allow adequate clearance of 0.3 m vertically and 1 m horizontally.
- CAUTION** Rogers Communications has aerial plant in this area, as it is indicated on the attached plans.
- CAUTION** Fiber Optic Cable is present in the area of your proposed construction.
- Note** Proposed Fiber Optic Cable in a joint use duct structure .
- Note** Plant currently under construction.
- Note** Please inform Rogers Communications well in advance of the proposed construction schedule in order to coordinate our plant relocation.
- Note** Locates are still required. Call for locates at 1-800-738-7893
- Note** Hand dig when crossing, or within 1.0m of existing Rogers plant.
- Note** Plant is to Approximation.

- Caution Buried Coaxial TV Plant
- Caution Buried Fiber TV Plant
- Caution Aerial Coaxial TV Plant
- Caution Aerial Fiber TV Plant
- Existing Ground Level Box
- ⊗ Existing Pedestal
- ⊗ Existing Pole

CAUTION
BURIED PLANT IN THIS AREA
CALL FOR LOCATES
1-800-738-7893

CAUTION
HAND DIG WHEN CROSSING OR
IF WITHIN 1M OF ROGERS PLANT.

NOTE:
PLANT IS TO APPROXIMATION
PLANT NOT TO SCALE

CAUTION
AERIAL PLANT IN THIS AREA

ZONING DESIGNATION: TOWN OF CALEDON BY-LAW	CALEDON ZONING BY-LAW 2011-27 CV	PROPOSED
LOT AREA (minimum)	5,500 m ²	5,985.86 m ²
LOT FRONTAGE (minimum)	9.00 m	90.48 m
BUILDING AREA (maximum)	n/a	7,840.26 m ²
BUILDING SETBACKS (minimum)		
FRONT YARD	7.50 m	S = 1.80 m
SIDE YARDS	1.80 m	W = 2.57 m E = 7.50 m
REAR YARD	9.50 m	N = 54.61 m
BUILDING HEIGHT (maximum)	11.00 m	17.9 m
RETAIL GFA (maximum)	650 m ²	920 m ²
PARKING SPACES		
RESIDENTIAL	1.75 space/unit = 148	1.35 space/unit = 115
VISITORS	0.25 space/unit = 21	0.20 space/unit = 17
RETAIL	1 space/20 m ² = 44	1 space/28 m ² = 36

STATISTICS				November 14, 2017	
1. ZONING	05-506-B-CV-507				
2. SITE AREA	5,985.86 m ²	64,451.20 m ²	1.48	ACRES	
3. GROSS FLOOR AREA (GFA)	7,117.00 m ²	76,006.06 m ²			
4. PROPOSED FLOOR AREA	1,708.89 m ²	18,394.37 m ²			
5. PROPOSED BUILDING DENSITY	1.19 FSI (N/A / SA)				
6. PROPOSED BUILDING COVERAGE	28.5%				
7. LANDSCAPED AREA PROVIDED	0.38 m ² (0.07%)	0.2% (0.01% TOTAL)	LI		
8. FLOOR AREA					
LEVEL	TOTAL FLOOR AREA (TFA)	GROSS FLOOR AREA (GFA)	NET GROSS AREA (NSA)		
±1	5,981.82 m ²	14,700.00 m ²	0.00 m ²	0.00 m ²	2,000.00 m ²
±2	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±3	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±4	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±5	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±6	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±7	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±8	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±9	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
±10	1,439.88 m ²	3,878.30 m ²	0.00 m ²	0.00 m ²	2,868.00 m ²
GRAND TOTAL	32,430.42 m ²	133,799.80 m ²	76,006.06 m ²	6,127.58 m ²	65,556.84 m ²

notes:

SURFACE PARKING STANDARDS

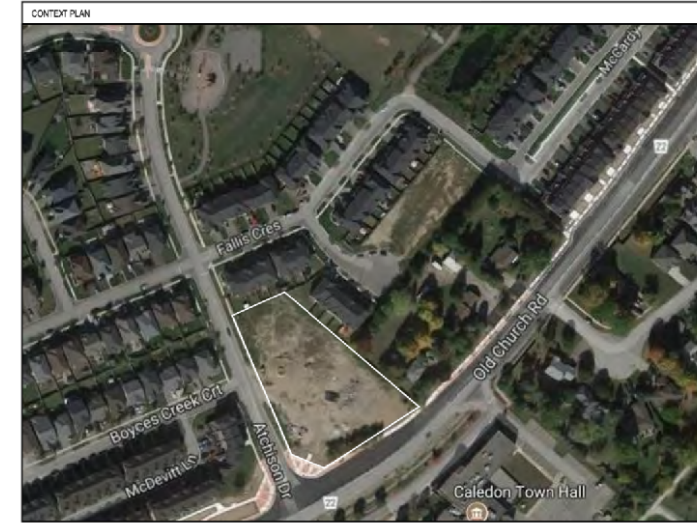
STANDARD SURF PARKING SPACE

STANDARD J/C PARKING SPACE

ACCESSIBLE SPACE TYPE A

ACCESSIBLE SPACE TYPE B

GARBAGE STORAGE ROOM TO BE LOCATED INSIDE BUILDING



Item	Ontario Building Code Data Matrix Part 3 or 9	Ontario Reference
1. Project Description	New Part 3 Part 9 Part 9.1 Part 9.2 Part 9.3	3.1.2 3.1.3 3.1.4 3.1.5 3.1.6
2. Major Occupancy Group	Shop 71, (Retail)	3.2.1.1, 3.2.1.2, 3.2.1.3, 3.2.1.4
3. Building Area	5,982 m ² (Total 5,982 m ²)	3.1.3.2 3.1.3.3
4. Gross Area	Existing 5,982 m ² Total 5,982 m ²	3.1.3.1 3.1.3.2
5. Number of Storages	Below grade - 1	3.2.1.4 3.2.1.5
6. Number of Stairways/Elevator Access	2	3.2.1.6 & 3.2.1.7 3.2.1.8
7. Building Classification	Entire Building	3.2.2.1, 3.2.2.2, 3.2.2.3, 3.2.2.4, 3.2.2.5, 3.2.2.6, 3.2.2.7, 3.2.2.8, 3.2.2.9, 3.2.2.10, 3.2.2.11, 3.2.2.12
8. Sprinkler System Proposed	Entire Building	3.2.2.1, 3.2.2.2, 3.2.2.3, 3.2.2.4, 3.2.2.5, 3.2.2.6, 3.2.2.7, 3.2.2.8, 3.2.2.9, 3.2.2.10, 3.2.2.11, 3.2.2.12
9. Staircases required	Yes No	3.2.5.6 3.2.5.7
10. Fire Alarm required	Yes No	3.2.5.8 3.2.5.9
11. Water Service/Supply in Adequate	Yes No	3.2.5.1 3.2.5.2
12. High Raising	Yes No	3.2.6 3.2.7
13. Permitted Construction Actual Construction	Conformable Non-conformable Both Not Both	3.2.2.2-3.2.2.3 3.2.2.4-3.2.2.5
14. Occupant load based on	100 persons/level	3.2.2.10 (8) 3.2.2.11 (8)
15. Barrier-Free Design	Yes No (No/Partial) with and without	3.8 3.8.1 3.8.2
16. Horizontal Accessibility	Yes No	3.3.1.2 & 3.3.1.3 3.3.1.4 3.3.1.5
17. Recycled Materials	Horizontal Accessibility Listed Design No. or Description	3.2.2.2-3.2.2.3 & 3.2.2.4 3.2.2.5 3.2.2.6 3.2.2.7 3.2.2.8 3.2.2.9 3.2.2.10 3.2.2.11 3.2.2.12
18. Fire Resistance	Floor 1 Hour Floor 2 Hours Floor 3 Hours Floor 4 Hours Floor 5 Hours Floor 6 Hours Floor 7 Hours Floor 8 Hours Floor 9 Hours Floor 10 Hours	3.2.2.2-3.2.2.3 3.2.2.4 3.2.2.5 3.2.2.6 3.2.2.7 3.2.2.8 3.2.2.9 3.2.2.10 3.2.2.11 3.2.2.12
19. Smoke Separation	Construction of Exterior Walls	3.2.3 3.2.3.1

Item	Ontario Building Code Data Matrix Part 3 or 9	Ontario Reference
1. Project Description	New Part 3 Part 9 Part 9.1 Part 9.2 Part 9.3	3.1.2 3.1.3 3.1.4 3.1.5 3.1.6
2. Major Occupancy Group	Shop 71, (Retail)	3.2.1.1, 3.2.1.2, 3.2.1.3, 3.2.1.4
3. Building Area	5,982 m ² (Total 5,982 m ²)	3.1.3.2 3.1.3.3
4. Gross Area	Existing 5,982 m ² Total 5,982 m ²	3.1.3.1 3.1.3.2
5. Number of Storages	Below grade - 1	3.2.1.4 3.2.1.5
6. Number of Stairways/Elevator Access	2	3.2.1.6 & 3.2.1.7 3.2.1.8
7. Building Classification	Entire Building	3.2.2.1, 3.2.2.2, 3.2.2.3, 3.2.2.4, 3.2.2.5, 3.2.2.6, 3.2.2.7, 3.2.2.8, 3.2.2.9, 3.2.2.10, 3.2.2.11, 3.2.2.12
8. Sprinkler System Proposed	Entire Building	3.2.2.1, 3.2.2.2, 3.2.2.3, 3.2.2.4, 3.2.2.5, 3.2.2.6, 3.2.2.7, 3.2.2.8, 3.2.2.9, 3.2.2.10, 3.2.2.11, 3.2.2.12
9. Staircases required	Yes No	3.2.5.6 3.2.5.7
10. Fire Alarm required	Yes No	3.2.5.8 3.2.5.9
11. Water Service/Supply in Adequate	Yes No	3.2.5.1 3.2.5.2
12. High Raising	Yes No	3.2.6 3.2.7
13. Permitted Construction Actual Construction	Conformable Non-conformable Both Not Both	3.2.2.2-3.2.2.3 3.2.2.4-3.2.2.5
14. Occupant load based on	100 persons/level	3.2.2.10 (8) 3.2.2.11 (8)
15. Barrier-Free Design	Yes No (No/Partial) with and without	3.8 3.8.1 3.8.2
16. Horizontal Accessibility	Yes No	3.3.1.2 & 3.3.1.3 3.3.1.4 3.3.1.5
17. Recycled Materials	Horizontal Accessibility Listed Design No. or Description	3.2.2.2-3.2.2.3 & 3.2.2.4 3.2.2.5 3.2.2.6 3.2.2.7 3.2.2.8 3.2.2.9 3.2.2.10 3.2.2.11 3.2.2.12
18. Fire Resistance	Floor 1 Hour Floor 2 Hours Floor 3 Hours Floor 4 Hours Floor 5 Hours Floor 6 Hours Floor 7 Hours Floor 8 Hours Floor 9 Hours Floor 10 Hours	3.2.2.2-3.2.2.3 3.2.2.4 3.2.2.5 3.2.2.6 3.2.2.7 3.2.2.8 3.2.2.9 3.2.2.10 3.2.2.11 3.2.2.12
19. Smoke Separation	Construction of Exterior Walls	3.2.3 3.2.3.1

TOWN OF CALEDON SCHEDULE "B" TO BY-LAW NO. 93-31 DESIGNATED FIRE ROUTE SIGN STANDARDS

REFLECTORIZED RED CIRCLE AND DIAGONAL

BLACK LETTER "P", LEGEND, AND BORDER

2 or RED REFLECTIVE ANNULAR BAND

1.5 cm RED REFLECTIVE INTERDICTIONARY STROK

WHITE REFLECTIVE BACKGROUND

BLACK LETTER "P", LEGEND, AND BORDER

2 or RED REFLECTIVE ANNULAR BAND

1.5 cm RED REFLECTIVE INTERDICTIONARY STROK

WHITE REFLECTIVE BACKGROUND

1. All signs required by this By-law shall be printed on a 30 cm by 45 cm sign blank and shall display a format as illustrated below and as required by Section 2 of this schedule.

2. Signs shall be placed at each limit of a designated fire route and shall display single headed arrows pointing in the direction of such designated fire route. Signs displaying double headed arrows shall be placed at intermediate points along a designated fire route no further than 30 metres apart.

3. Signs shall be erected on a sign post anchored securely to the ground or a platform capable of holding the sign erect during all weather conditions. The maximum height of signs shall be no greater than 3.0 metres and the minimum height of signs shall be no less than 2.0 metres above the wearing surface of the designated fire route.

4. Signs shall be erected on the boulevard of a designated fire route so that no part of the sign is closer than 30 cm to the adjacent curb nor further than 3.0 metres from the curb. Where there are no curbs, no part of the sign shall be closer than 1.0 metre nor further than 3.0 metres from the edge of the adjacent pavement or travelled road.

SURVEY DATA

PLAN OF SUBDIVISION OF PART OF LOT 21, CONVESSION 1 TOWNSHIP OF ALBION, COUNTY OF OREGON, L.S.N. 652 (965) 856-4770 REGISTERED PLAN 43M-1840 TOWN 862415

PREPARED BY: MVM GEOMATICS ONTARIO LTD 2418 MIDLAND AVE. UNIT 10 MISSISSAUGA, ONTARIO, L5N 6S2 (905) 856-4770 862415

OF CALEDON REGIONAL MUNICIPALITY OF PEELE

LEGEND

MAIN ENTRANCE

EXIT

SERVICE

EXISTING ELEVATION

PROPOSED ELEVATION

OB

HP

FH

B.R.

HANDICAPPED PARKING

CATCH BASIN

HYDRO POLE

FIRE HYDRANT

BOLLARD LIGHT REFER TO ELEC DWGS

planning
paul a. king

structural
electrical
mechanical
landscape
insite landscape architects

interior

site services
stantec consulting ltd

project:
chateaux mid-rise
0 atchison of caledon, ontario
spa# 2018-0008

site plan & statistics

feb 23, 2018
1:250
17-49
bd

date:
scale:
project:
drawn by:
drawing number:
A101

May 29, 2018

Mary Nordstrom
Development Planner
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Ms. Nordstrom:

**Re: Application to Amend the Official Plan, Zoning By-law and Site Plan Approval
Paul King on behalf of Pluribus Corp.
Files: POPA 18-01, RZ18-03, SPA 18-0007
0 Atchison Drive
North east corner of Atchison Drive and Old School Road
Town of Caledon**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 85 apartment units which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Cornelius	689	557	6
Secondary School	Robert F. Hall	910	1293	0

The Board requests that the following condition be incorporated in the development/site plan agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential units.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "K. Koops".

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: A. Singh, Peel District School Board (via email)

May 31, 2018

Mary T. Nordstrom, MCIP RPP
Senior Planner, Planning & Development
Community Services
Town of Caledon
6311 Old Church Rd
Caledon, ON L7C 1J6

Dear Mary,

Re: Site Plan Application, Official Plan Amendment, Zoning By-law Amendment
Pluribus Corp.
0 Atchison Drive – Town Square
Town of Caledon
File No.: SPA 18-06, POPA 18-01 & RZ 18-03

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea20@enbridge.com.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive style with a large initial "A".

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

June 1st, 2018

Ms. Mary Nordstrom
Development Planner
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Ms. Nordstrom:

**RE: Application for Official Plan and Zoning By-law Amendment and Site Plan
File No. RZ 18-03
Paul King on Behalf of Pluribus Corp.
Block 164, Registered Plan 43M-1840
Northeast corner of Atchison Drive and Old Church Road
Town of Caledon (Ward 3)**

The Peel District School Board has reviewed the above-noted application (85 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

4	K-8
2	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Caledon East P.S.	288	254	1
Humberview S.S.	1,238	1,437	2

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering Agreement:

Trustees

Janet McDougald, Chair
Suzanne Nurse, Vice-Chair
Carrie Andrews
Stan Cameron
Robert Crocker
Nokha Dakroub

David Green
Sue Lawton
Brad MacDonald
Kathy McDonald
Harkirat Singh
Rick Williams

Director of Education and Secretary
Peter Joshua

**Associate Director,
Instructional and Equity Support Services**
Poleen Grewal

Associate Director, School Support Services
Wendy Dowling

**Associate Director,
Operational Support Services**
Jaspal Gill

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
 - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Amar Singh
Planner
Planning and Accommodation Dept.

- c. B. Bielski, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)



CANADA POST
 200-5210 BRADCO BLVD
 MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
 200-5210 BRADCO BLVD
 MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

June 5, 2018

Town of Caledon
 Planning Department

To: Mary T. Nordstrom

Re: **Application No:** POPA 18-01, RZ 18-013 & SPA 18-06
 0 Atchison Drive – Town Square Mixed Use
 Town of Caledon



Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

In order to provide mail service to the mixed-use building(s) for this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. **For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.**
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building’s lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our revised National Delivery Policy, **street level residences and businesses will also receive mail delivery at centralized locations, not directly to their door.** For example:

- extra mail compartments can be provided to accommodate these units in the main mailbox panel
- if these units are not part of the condo then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

As the project nears completion, it is requested that the Developer contact us directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development.

The Developer’s agent should contact a Delivery Supervisor – **Caledon Post office – 171 Van Kirk Dr**
Phone number 905-846-4814 for mailroom/lock box inspection and mail delivery startup.

The complete guide to Canada Post’s Delivery Standards can be found at:

https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Sincerely,

Tigist Yage
 Delivery Planning Officer - GTA
 Canada Post Corporation
 200-5210 Bradco Blvd
 Mississauga ON L4W 1G7
tigist.yage@canadapost.ca

Memo

Date: May 31, 2018

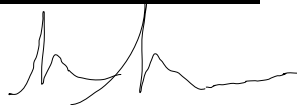
To: File

From: Mary T. Nordstrom

Subject: POPA 18-01, RZ 18-03 and SPA 18-06 – 0 Atchison Drive (Town Square) – Pluribus Corp.
Concerns from [REDACTED]

[REDACTED] resident at [REDACTED] called to express her concerns with the proposed development, including:

- Varies too much from the original plans
- Too tall
- Traffic impacts
- Playground/townsquare should be located away from the intersection, away from traffic
- Safety concerns
- Lack of fit with the community

[REDACTED]


Mary Nordstrom

Mary Nordstrom

From: [REDACTED]
Sent: Friday, June 15, 2018 10:11 AM
To: Mary Nordstrom
Subject: 0 Atcheson Block 164 Plan 43M-1840

Hi Mary

I am writing concerning the northeast corner of Atcheson and Old Church Road, Ward 3.

As a resident in the Pathways subdivision, I believe the proposed use of having store front/commercial space with 5 storeys including condo living above will add more traffic to an already very congested subdivision, not to mention it will decrease the property value for the entire subdivision.

Another issue will be the air quality. Where there is commercial space, it means pollution and emissions from the vehicles coming in and out.

I am opposed to the proposed use at 0 Atcheson Block 164 Plan 43M-1840.

Thank you.

Mary Nordstrom

From: [REDACTED]
Sent: Thursday, May 31, 2018 11:40 AM
To: Mary Nordstrom
Subject: Re: Files # RZ 18-02 and POPA 18-01 and RZ 18-03

Hi Mary,

Thank you for getting back to me so quickly. After seeing all the plans and photo renditions of the condo project I have a few more concerns/issues with the proposal.

- The design of the condo does not fit in with the streetscape, it is a modern design with no small town character. It should fit in with other buildings around it. An example of this is the condo in Klienburg and similar structures in Niagara on the lake.
- The condo plans show the garbage storage and pick up area behind the condo and behind our backyards, this will cause us all problems with rodents, noise and bad odors
- The plans show a proposed future walkway from Old Church behind the condo to a new walkway running east west on the south side of my property; why would that be necessary if there is access on Atchison just to the west and a walkway from Old Church to McCurdy crt just to the east.
- As per the study there is not enough parking for the uses intended
- As per the study there will be too much traffic (until they changed the parameters of the assumptions)
- All of the units are not family units, they are far too small to accommodate a family and therefore there will be mostly singles in the building, thus creating even more traffic than anticipated because singles come and go more often
- Like I suggested before a long two to three storey traditional building with larger and fewer units and a much larger Town Square would add appeal to the intersection instead of that ugly sterile design.
- This is definitely not a live work type of building, no family could live in those small units so they could operate a small business at street level.
- There could be more commercial/retail space as there is nothing around the area to service the neighbourhood

Thanks again

[REDACTED]

From: Mary Nordstrom <mary.nordstrom@caledon.ca>
Sent: May 30, 2018 12:35 PM
To: [REDACTED]
Subject: RE: Files # RZ 18-02 and POPA 18-01 and RZ 18-03

Hi [REDACTED]

It was a pleasure meeting you as well. Thank you for your emails. Your concerns have been noted and put in our files. As well, they will be forwarded to the applicant to consider.

As discussed, the Town has set up a webpage for each of the applications that includes more information on the applications as well as supporting documentation submitted by the applicant (i.e. site plan, elevations, urban design report, planning report, engineering, traffic):

0 Atchison Drive (Town Square): <https://www.caledon.ca/en/townhall/atchison-drive.asp>

0 McElroy Court (Townhouses): <https://www.caledon.ca/en/townhall/mcelroy-court.asp>

Mary Nordstrom

From: [REDACTED]
Sent: Tuesday, May 29, 2018 1:51 PM
To: Mary Nordstrom
Subject: File # POPA 18-01 & RZ 18-03

Hi Mary,

I would like to voice our concerns with the above zoning amendment for the proposed condo on Atchison dr. We have many concerns regarding this project and how it will effect our town.

- increasing the density from 12 units to 85 is completely unacceptable
- there will be traffic issues
- there will be noise and garbage issues
- small 1000 sq.ft units attract mostly singles or renters
- it will change the dynamics of the small town feel of Caledon East
- it should have a much larger Town Square/open space
- the additional height will cast more shadows
- it doesn't fit in to the surrounding buildings
- what happens to the north of the building? will there be future development there?
- Can the configuring of the building be changed and moved closer to Old Church?
- a two storey building with shops and restaurants with patios would be nice even if it covered more area of the lot
- it should not be built adjacent to any existing homes

Can you please keep me informed of any updates or meetings regarding this proposal.

Kind regards

[REDACTED]

Mary Nordstrom

From: [REDACTED]
Sent: Wednesday, June 13, 2018 11:27 AM
To: Mary Nordstrom; casey.blkely@caledon.ca; Peggy Tollett
Subject: RE: Atchison Zoning By-Law Amendment Proposal

Good Morning All,

After receiving notification of this proposal I do appreciate the offer to voice my concerns. I have enough points not in favour of this proposal that I believe they will be best served by a list:

1) Parking: They have allotted 135 underground parking spaces for 85 units. The combination of the likely price of these condos and the fact that public transit is not an option for most in Caledon East means 1 person with 1 car needing 1 space per 1 Unit is going to be rare and that 2-3 cars per "household" is the norm. You can actually drive around this area and you will see 2- 4+ cars per household forcing some to get "creative" with their legal parking already.

36 Parking spaces have been allotted for visitors/retail. There may be times where this small amount of parking is adequate but this, combined with McDevitt lane not having street parking, will mean the dozen or so spots on Old Church will fill up fast during peak times.

Consider if even just 10% of those on McDevitt plus these 85 units have 1 visitor (Round down to say 100 Total). The parking on Old Church would fill up almost immediately with the spill over from the visitors to the units not even counting anyone parking for retail purposes.

2) Congestion: The study by Extrans Engineering Consultants concluded that "*The intersections and existing accesses are expected to operate with excellent levels of service*" however, they have no concrete numbers listed in the attached document below and as to what that means and from anecdotal evidence of actually living here I find that doubtful and her is why:



- Not even taking into consideration that Atcheson is the main rout to exit this sub-division in this one circle you have converging all of McDevitt and half Boyces that would now have to compete with the edition of 85 other units (not counting retail)

- During peak times getting into and out of this area I would currently say is not operating at "excellent levels of service" so suddenly in essence doubling the amount of traffic that has to squeeze through this one small circle makes me question the validity of this study...

3) The Visual Marring of a Beautiful Town:

A) Skyline: There are reasons for height limitations and to suddenly have it marred by one building brings the rest of the adjacent area into physical shadow but also makes what I would consider a "cheery" and "warm" neighborhood "shadowed" as well. A blot in an otherwise beautiful view.

B) Shadow: The attached proposal says this building will act as a "buffer" to the adjacent neighborhood; however, I would hazard a guess those are just the people who are most rigorously fighting against this. Imagine looking out at a view to suddenly see a giant building and that is now all you can see... No one wants that.

C) Inconsistency: In the proposal they say they want to "stand out" and give this area a more "urban feel" with its close proximity to Old Church. Again I would hazard a guess that those moving to Caledon East are not doing so for its "urban feel". They also say they want this building to be an "Anchor to the community" and that I do believe as it would drag the rest of it down...

4) Garbage/Recycling: In an area that is already having "issues" with rodents a sudden influx of 85 units worth of trash (plus retail) will no doubt exacerbate the trouble! (A rat infestation that seeming is already going unchecked...) To suddenly have all that garbage generated in a localized area could make for a real breeding ground for pests not to mention the logistics of getting it all out of there every week.

5) Petition: There is at least 1 petition I could find with close to 1,000 signatures on it to prevent this from happening. Now you can likely assume those in the immediate area are the most vocal; however, there is no way you could find 1,000 people to sign a petition FOR the changing of this zoning to allow this building. Most people will likely fall into 2 categories. Those very much against and those who don't really care one way or the other. In a democracy those who 'vote' should (I hope) be those that are listened to.

6) Setting a Precedent: One could use the "slippery slope" argument that something like this would open up the doors to more situations like this in Caledon East until eventually you will lose something about what makes this town great...

There may be other reasons; however, coming up for reasons why this should not happen is easy. Coming up with reasons it SHOULD happen much less so...

Thank You,

Sincerely,



The Proposal: https://www.caledon.ca/en/townhall/resources/Development_Applications/0-McElroy/Urban-Design-Report.pdf

Mary Nordstrom

From: [REDACTED]
Sent: Friday, May 25, 2018 3:49 PM
To: Mary Nordstrom
Cc: Nick DeBoer; Jennifer Innis
Subject: Application for zoning and plan amendment - 0 Atchison, Caledon East

Dear Ms. Nordstrom,

I learned yesterday about the zoning amendment application from Paul King on behalf of Pluribus Corp. regarding the lot in front of town hall in Caledon East. I am a resident of Caledon East, in fact my house faces the empty lot.

I am completely opposed to the zoning amendment to increase the height of this building.

When I purchased the home I am currently in, the builder told us it was going to be a "town square". The renderings even looked like it was a small park. Since then, I have heard various rumours of what this development might be. While I understand that the building has been zoned for a commercial property, including 12 commercial units on the ground floor, the building should not be allowed to increase in height.

These are the reasons that I am opposed to the zoning amendment:

- The increase in height will block the sun from all the houses around it.
- There will be an increase in noise and traffic in an area that is already busier than it used to be.
- There is already another subdivision being built down the road - the drain on resources on this town will already be experienced with the new developments that have been accepted and planned.
 - Housing prices around this new development will no doubt go down.

I would like to know when there will be a public meeting about this zoning amendment. I will also be reaching out to fellow residents in the area surrounding the proposed development to voice their concerns.

Sincerely,

[REDACTED]

Mary Nordstrom

From: [REDACTED]
Sent: Sunday, May 27, 2018 7:34 PM
To: Mary Nordstrom; Jennifer Innis
Subject: Concerns over proposed Zoning Amendment | File # POPA 18-01 & RZ 18-03

I am writing this email to express my concerns over the proposed development of 0 Atchison Drive; right behind my home.

We reside at [REDACTED] and I am very upset to hear about the proposal of a 5 storey condominium outside of my back window. This space is not meant for a building this size, it would be towing over all of the beautiful family homes on the street. We would have absolutely no privacy and it would impact the sunlight we currently get in our yard. It will crowd the park and parking in our neighbourhood and would have a very negative effect on our community.

When we purchased this home, this was not the plan we were advised and although I know things can change - it is very concerning not only to us, but all of the neighbours on ours and surrounding streets.

I am not sure what I can do other than voice my concerns and hope that this proposal is **not accepted**.
Thank you for your time,

[REDACTED]

Mary Nordstrom

From: Peggy Tollett
Sent: Thursday, May 31, 2018 7:36 PM
To: [REDACTED] Mary Nordstrom
Cc: [REDACTED]
Subject: RE: Caledon East Town File No.: POPA 18-01 & RZ 18-03
Attachments: Fact Sheet for 0 Atchison_31MAY2018.pdf

Thank you for your concerns and we will add you to the notification list on this application.

Attached is a fact sheet that will provide you some clarification on this application. Please note when staff receive an application we will not have an opinion until all comments from all agencies, departments, and public are gathered following the Public Meeting.

Peggy Tollett, CPA, CGA
General Manager
Community Services

Office: 905.584.2272 x.4112
Cell: 416.524.2332
Email: peggy.tollett@caledon.ca

Town of Caledon | www.caledon.ca | www.visitcaledon.ca | Follow us @YourCaledon

From: [REDACTED]
Sent: Thursday, May 31, 2018 4:16 PM
To: Mary Nordstrom
Cc: [REDACTED]
Subject: Caledon East Town File No.: POPA 18-01 & RZ 18-03

Mary,

Excuse my brevity and let me dive right in,

Is this in your opinion even Ethical? When purchasing a home from a developer/builder, a purchaser is buying much more than just the home, the brick, the windows and the lot... the purchaser has bought into the plan set forth by the builder ie; the community and all of its accoutrements painted by subtle brush strokes in a beautiful presentation centre.

We were purchasing a feel, a vision and an expected outcome.

What would be the recourse for such a blasphemous proposal? Its a concept that is so polar opposite from the expectation what we bought into, not to mention how inconsistent it is with the community itself.


We were sold a clear vision and this in no way even closely resembles that, it's incongruent with our expectations and our patience of awaiting the quaint "Plaza/Square" is being callously replaced with a 5 story building???. . . . not to mention, we paid for a community and haven't yet received it in that corner after almost 6 years of waiting?

Let me ask you this, does the idea of driving into your neighbourhood to a rusty metal fence surrounding 2 acres of dirt for 5 years agree with you?

Would you feel robbed of what your expectation was?

This is only adding insult to injury and it needs to be re-examined and approved by the purchasers and majority holders of this sub-division. We pay taxes, we paid in full for this sub-division and we haven't yet even received it.

Your thoughts?



This e-mail message and all attachments transmitted with it are intended solely for the use of the addressee and may contain confidential and/or privileged information. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and please delete this message and all attachments from your computer. E-mail transmission cannot be guaranteed to be secure or error-free. The sender therefore does not accept liability for damage, which arises as a result of e-mail transmission.

"This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the Corporation of the Town of Caledon. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Town to a third party in certain circumstances). Thank you."

Mary Nordstrom

From: [REDACTED]
Sent: Friday, May 25, 2018 4:10 PM
To: Mary Nordstrom
Cc: Jennifer Innis
Subject: Concerned Caledon resident.

I am writing this email because of recent articles I have read in the Caledon enterprise about the proposed development of 0 atchison and the proposed amendments to zoning that will allow a 5 level condominium in the middle of this beautiful space.

I am a neighbour to this site and for obvious reason complete object to this proposal. This building is in no way in line with what I believe Caledon east was dreamed up as. A building of this nature belongs in Bolton and even that is a stretch. There are possibly 2 buildings of this size in Caledon both of them in Bolton. One is a hotel and the other a condo. Neither of these building is anywhere near the proximity to residential dwellings as this proposed building. Add to that the upcoming subdivisions on airport and soon to be walker as well as the addition 14 units proposed near Fallis. You will be streaming an already cramped school system even more thin. As well you will be hurting the value of all homes within the eye sight of this monstrous building.

I hope you listen to your resident. I hope you do what's right for Caledon east. An approval of this building will set a very good example of what town hall is all about.

I brought my family here to get closer to schools and enjoy the green spaces the trails the soccer fields. Now you want to put a building behind my home so that I can't even see the blue sky. This neighbourhood is barely 5 years old. I have talked to town about fencing on commercial property and you have given me and my wife the cold shoulder and sad replies at every turn. We had to read in the paper about this building and it is going to drastically effect our life. You have all let us down in this neighbourhood. I hope you will at least try to make sure this proposed commercial space remains 2 story and fits into what Caledon east is supposed to look like.

Disappointed Caledon resident
[REDACTED]

Mary Nordstrom

From: [REDACTED]
Sent: Saturday, May 26, 2018 7:44 PM
To: Mary Nordstrom
Cc: Jennifer Innis
Subject: File Number(s): POPA 18-01 & RZ 18-03 File Number: RZ 18-02

Hello,

I am writing to appeal against the Zoning By-law Amendment:

File Number(s): POPA 18-01 & RZ 18-03

File Number: RZ 18-02

File Number(s): POPA 18-01 & RZ 18-03

This Developer has made many mistakes with our sub-division which many people have admitted, even members of Council. If we allow this 86 unit low rise condo building to be built we are continuing the mistakes of this sub-division. I believe it is time to actually do something right for this sub-division and not allow this to low rise condo to happen at all.

When we purchased our house from the builder we where told is was going to be a Town Hall Square, which was stated on the document I have from the builder showing the layout of the sub-division. Which we were told it was zoned to be commercial, no residential. We where prepared for a one or two story commercial unit at the most, but not a possible five story low-rise condo unit with underground parking.

There are multiple reasons why I don't believe this low rise condo building will fit into our sub-division. Some of main ones I have listed below:

People are already not the biggest fans of the three story town houses saying they didn't fit in to the community at all and now we want to put a five story low-rise condo.

We are always talking about green space, since we are Caledon. If you walk around this sub-division we don't have that much green space. Adding this low-rise condo on that amount of space, will just add to the lack of green space in this sub-division.

Living right off Atchison, the street is already busy enough with vehicles coming and going. By adding that low-rise condo with that many units, there will be even more traffic, which Atchison can't handle with kids playing on the street and the community park being on Atchison. The noise of all this traffic will also be an issue.

With all condos, parking is an issue and since we who live in this sub-division have parking issues already, which have been brought to some member of the Councils and nothing has been done to help us. The parking is going to be a even bigger issue now. I can't wait to see how hard it is to find a spot on the street to park.

The noise from the low-rise condo unit. If this low-rise condo unit does get approved, the noise issue will start from the point of construction to after it has been built and will always be an on going issue.

The construction of the underground parking. I would like to know how excavating the ground for the parking garage will not affect the foundation of surrounding houses.

We now know what this Developer would like to do and has the Lawyer team to protect them and know all the ins and outs of trying to get their way. We of course don't have all that, we have the Town and I want to know what we all can do to stop this low rise unit condo from happening in our sub-division.

File Number: RZ 18-02

We knew there was going to be future development in area since we bought, but we did not think of 14 townhouse units as per the Developers request in that area off McElroy Court. Right now there are ten town houses that fit across that area on Fallis Crescent.

This developer is not thinking of people living in these houses, especially with reduced lot area and frontage standards. There goes the green space again. Also, the town houses will be located right beside two story town houses and one story houses. With the Increased height limit they are requesting as well, there goes the view for those residents and others who have to look at those town houses.

Parking is an issue already in this area already where they plan to add these town houses. The parking is going to be a even bigger issue now. I can't wait to see how hard it is to find a spot on the street to park.

As per the Town of Caledon website

"Our residents make Caledon a vibrant place to live, work and play. Council ensures the voice of our community is heard by affecting change to policies, practices and services. Municipal staff work diligently to ensure the things that are important to our community come to life - they make it happen."

I hope this stands true to the issues we are running into now with these two Amendments.

Thank you



Mary Nordstrom

From: Jennifer Innis
Sent: Saturday, June 09, 2018 3:52 PM
To: Mary Nordstrom
Subject: Fwd: File # POPA 18-01 & RZ 8-03 CONDO BUILDING

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: June 9, 2018 at 12:33:14 PM EDT
To: <nick.deboer@caledon.ca>
Cc: <jennifer.innis@caledon.ca>
Subject: File # POPA 18-01 & RZ 8-03 CONDO BUILDING

Hello Councillor Innis / Deboer

First of all I would like to start this email stating that OUR tax dollars pay for your salaries and it is your JOB to make Caledon East a very safe, quiet and beautiful community here. And for the most part you both have been doing a great job, until I heard about the proposal to build an 85 unit condo in the corner Old Church and Atchison Drive. It really shows that both of you don't have a pulse in our community. Because if you did you would not even entertain a ridiculous proposal in changing what was supposed to be a commercial unit and town square that would greatly benefit our community.

The only conclusion that everyone is talking about is that someone must be taking a bribe of some sort from the builder to even allow such stupidity to be allowed or even thought about. But who really knows right!!.

When I moved my family from Brampton to Caledon East we were very happy to get away from busy crazy traffic and etc.....and before I purchased here I wanted to know what was being built in the open land, when I saw the planning of a town square and commercial unit that's what helped me make my decision.

But now hearing this I feel cheated and robbed, because if I knew a condo was going up I would have never bought in Caledon East.

Please please please !!!!! I urge you to not allow for this condo unit to continue and proceed with the original plan.

My hopes in this email is to help you realize what a special place this is and let's keep it this way.

[REDACTED]

On Jun 8, 2018, at 5:03 PM, [REDACTED] wrote:

Please stop this building permit, we bought thinking this was going to be tight quite green community, but then I found out that there building a condo please stop this. As per plan the retail commercial use is ok the community can benefit from that but not the condo building. Im also going to have a meeting with Sylvia Jones with more people from my street.

Thanks

[REDACTED]

"This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the Corporation of the Town of Caledon. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Town to a third party in certain circumstances). Thank you."



October 10, 2018

Mary Nordstrom
Senior Development Planner
Community Services, Planning and Development Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Mary,

Re: Urban Design Peer Review for Official Plan Amendment, Zoning By-law Amendment & Site Plan Approval – Paul King on behalf of Pluribus Corp., 0 Atchison Drive, Block 164 on Plan 43M-1840 (Town Square) – Town File No. POPA 18-01, RZ 18-03, SPA 18-006

We have received a package of drawings and documents related to this application dated May 17, 2018. An agreement for our peer review was signed by the applicant on June 5, 2018 and received in our office June 18, 2018.

We have visited the site, taken photographs and reviewed the submission for the proposed mixed-use building consisting of residential and commercial uses and a private park. The related application for nearby townhouses are not part of this peer review.

The following items have been reviewed with particular urban design relevance for the proposed development:

- Town of Caledon Fact Sheet
- Cover Letter prepared by Paul King of Pluribus Corporation, April 30, 2018
- Town of Caledon Pre-Consultation (DART) Meeting Form, Stamped May 4, 2018
- Draft Official Plan Amendment, Paul King, Planning & Development Consultant date-stamped May 4, 2018
- Draft Zoning By-law, Paul King, Planning & Development Consultant date-stamped May 4, 2018
- Planning Justification Report, April 21, 2018, Paul King, Planning & Development Consultant
- Grading Plan – SG-1 and DET-1, February 2018, Stantec Consulting Ltd.
- Landscape Plan, December 5, 2017, INSITE Landscape Architects
- Site Plan Package, February 23, 2018, Architecture Unfolded
- A100 – Conceptual Master Plan February 23, 2018
- A101 – Site Plan & Statistics
- A102 – Site Plan
- A201 – P1 Parking Plan
- A301 – Ground Floor Plan
- A302 – 2nd Floor Plan
- A303 – 3rd-4th Floor Plan
- A305 – 5th Floor Plan
- A306 – Roof Plan
- A401 – Elevation 01 & 02
- A402 – Elevation 03 & 04
- A403 – Elevation 05 & 06
- A404 – Elevation 01
- A405 – North-East View

M. BEHAR PLANNING & DESIGN INC.

25 Valleywood Drive, Unit 23, Markham, Ontario, Canada L3R 5L9
(905)470-MBPD(6273) • Fax: (905) 470-6274 • email: moiz@mbpd.ca
www.mbpd.ca

- A501 – Building Section
- Shadow Study – A601, A602, A603, A604, February 23, 1028, Architecture Unfolded
- Urban Design Brief, April 2018, Architecture Unfolded

Background

The applicant has applied for Official Plan Amendment, Zoning by-law Amendment and Site Plan Approval to facilitate the development of the property with a mixed-use (residential and commercial) mid-rise building (5 storeys) and a privately owned/publicly accessible open space area. The site area is approximately 0.59ha with approximately 68m frontage along Old Church Road and 87.8m frontage along Atchison Drive.

Commercial uses, with an area of 870m², are located on the ground floor. A total of 85 residential units are proposed.

The subject property is surrounded to the north and northeast by existing townhouses. Along Old Church Road, detached houses are located to the immediate east, and 3 storey townhouses are located west of Atchison Drive. Across from the site, townhouses and detached houses are located on the west side of Atchison Drive. Caledon Town Hall is located across the subject site on the south side of Old Church Road.

Summary of applicable design related Official Plan policies

The site is located in the Rural Service Centre (Caledon East) in the Town of Caledon Official Plan (Schedule A1). Rural Service Centres are compact, well-integrated rural towns on full piped water and sewer services. Caledon East has been designated as a Rural Service Centre and will serve as a focus for growth and service provision in the central part of the Town. Caledon East is also the administrative centre for the Town as a whole.

Caledon East Secondary Plan, under Section 7.7.2 seeks to create a compact community that maintains the character of the surrounding rural landscape, makes effective use of land and services and facilitates pedestrian and vehicular access to community facilities and services. Section 7.7.3 The Structural Concept states that “The Old Church Road corridor is intended to develop as an institutional/recreational and office/service commercial focus.” As well, a Community Focus Area has been identified on the north side of Old Church Road, which would consist of higher density mixed office/service commercial and residential development and a public open space area in the form of a town square. A mixed-use corridor along the north side of Old Church Road has also been designated to permit office and personal service commercial uses on the ground floor of residential buildings. Section 7.7.4 Community Design requires maintaining the historic character and desire for a traditional “main street” commercial area with appropriate (and preferably traditional) architectural style, common space within the community, integration of housing types, and good architectural design. Section 7.7.8.5 outlines policies for Special Use Area C” Community Focus Area for a town square, including a mixed-use building (3-4 storeys in height) enclosing a landscaped public open space (at least 0.1ha).

Summary of applicable design guidelines

Sections 7.1 Sustainable Building Practices, 8.1.1 General Guidelines, 8.1.7 Mid-rise Buildings and 10.2 Mixed Use buildings of the Town of Caledon Comprehensive Town-wide Design Guidelines (TWDG) (November 2017) provide guidance regarding this development proposal.

The design objectives put forth in the guidelines further echo the Town’s Official Plan policies and promote sustainable building features, compact built form, walkable communities, street related buildings, avoiding or limiting surface parking, clearly identified main entrances, well-articulated buildings, appropriate massing stepbacks, taller first floors, appropriate transitions to low-rise residential neighbourhood, as well as visually pleasing streetscapes.

Comments and Recommendations

Urban Design Brief

The Brief provided in support of the application, in summary, states that the proposed mid-rise building establishes appropriate height, density and massing given its prominent location in Caledon East, incorporates appropriate setbacks and building stepbacks to mitigate the transition to adjacent properties, a retail podium, a proposed public square with a mix of hard and soft landscaping, highly articulated facades, different brick colours and detailing. The Brief includes shadow studies that show a townhouse development to the east of the subject site fronting onto Old Church Rd.

The Brief also provides a detailed policy and design guidelines analysis and how the proposal addresses them.

1. The Brief should refer to the Council approved TWDG, which is dated November 2017, instead of final draft dated April 7, 2017.
2. The Brief should reference and describe sustainable building practices for the proposal in keeping with Section 7.1 of TWDG.

Site Plan and Landscape Plan

The proposed building is located to address both street frontages while allowing for a 100m² public square at the intersection of Atchison Drive and Old Church Road. The surface parking lot is located on the north side of the site with some landscape buffering in the perimeter. The Site Plan and Site Plan and Statistics drawings show either proposed or potential 3 storey live-work townhouses to the immediate west of the subject site.

3. Generally, the building and associated parking and service areas are placed on the site to provide an appropriate street presence and enclosure for the public square. However, visual access to the square along Old Church Road could be improved by setting the building back further. In this regard, we recommend that the building be set back a minimum of 3m to 4m from the Old Church Road property line.
4. We could not determine the precise dimension of the landscape buffer east of the garbage staging area, which backs onto the existing townhouses and their backyards accessed from McElroy Court. The applicant should clarify. As well, potential noise impacts on the easterly townhouses from the garbage truck maneuvering area should be assessed.
5. We could not determine if the proposed paving in the public square matches/complements the existing paving on the public right of way. The applicant should clarify.
6. We could not ascertain the landscape buffer dimensions around the surface parking lot. The available landscape width in the northeast corner of the parking lot seem particularly narrow. The applicant should clarify and implement enhanced buffering.
7. The applicant should clarify re. the adjacent detached house sites to the east along Old Church Road that indicate either a proposed or potential townhouse development. It is our understanding from Town staff that that there are no development applications for those lots.

Building Plans, Massing and Elevations

The ground floor plan indicates retail stores wrapping around the square with vision glass windows and entrances from the square or either street. The main residential entrance is directly from Old Church Road. Balconies have been recessed in the upper floors. The building is set back approximately 7.5m from the east property line. Stepbacks create terraces at 2nd and 5th floors.

8. Generally, a mixed-use, 5 storey mid-rise building, with a public square, is an appropriate urban design response in this location. The building massing and façade cladding materials and treatments provide a contemporary design aesthetic. However, we recommend the following:

- The building is a full 5 storey height along the east property line adjacent the existing detached dwellings. The applicant should provide a setback at the 4th and 5th floors of the east wall of the building for a more gentle transition.
- The coloured building elevation drawings, such as drawing A404, have conflicting information, including the locations of precast stone, metal flashing and material selection. The applicant should clarify. Furthermore, we recommend the use of precast and brick for additional texture on the elevations, including precast lintels or soldier brick coursing above window openings and at roof lines.
- Canopies at the retail storefronts, particularly for the areas where the red masonry terminates above the glazed storefronts.
- The entry to the building from Old Church Road should be further emphasized as the main pedestrian entrance from the street.

Please contact the undersigned if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Moiz Behar', with a horizontal line drawn through the middle of the signature.

Moiz Behar, OAA, MRAIC, MCIP, RPP

Peer Review of

Joseph Urban Consultants

Market Opportunity & Impact Analysis

NE Old Church Road & Atchison Drive,

Caledon East Community

Town of Caledon, Ontario

Prepared for: Town of Caledon

October 23, 2018



**TATE
ECONOMIC
RESEARCH INC.**



TATE ECONOMIC RESEARCH INC.

Ms. Mary T. Nordstrom, MCIP RPP
Senior Planner, Planning & Development
Community Services
Town of Caledon
6311 Old Church Road
Caledon, Ontario L7C 1J6

October 23, 2018

Re: Peer Review of “Market Opportunity & Impact Analysis, NE Old Church Road & Atchison Drive, Caledon East Community”

Dear Ms. Nordstrom:

Tate Economic Research Inc. is pleased to submit, to the Town of Caledon, our peer review of the above noted report prepared by Joseph Urban Consultants.

Thank you for the opportunity to conduct this assignment on your behalf and we look forward to discussing these results with you.

Yours truly,

TATE ECONOMIC RESEARCH INC.

James P. Tate
President

Sameer Patel
Vice President

1 Background

1.1 Mandate

Tate Economic Research Inc. (“TER”) was retained, through a Request For Quotation, by the Town of Caledon to conduct a peer review of the Joseph Urban Consultants (“JUC”) report titled *Market Opportunity & Impact Analysis, NE Old Church Road & Atchison Drive, Caledon East* (“JUC Report”). The JUC Report was conducted for Chateaux of Caledon Corporation (“Applicant”) and is dated January 22, 2018.

1.2 Background

The JUC Report has been prepared to address a proposed increase in the amount of retail commercial space permitted in a mixed-use development proposal. This mixed-use development proposal is located at the north east corner of Old Church Road and Atchison Drive (“Subject Site” or “Site”) in the Caledon East community of the Town of Caledon. There are specific policies in the Town of Caledon Official Plan (“OP”) that refer to the Subject Site. Section 7.7.8.5.2 of the OP refers to the Site as “Special Use Area C: Community Focus Area”. Section 7.7.8.5.2 states:

The permitted uses within this area include a mixed-use building or buildings with a maximum height of three stories, subject to the Community Design and Architectural Design Guidelines. The mixed-use building or buildings may contain office and personal service commercial uses, institutional uses and residential uses. A maximum total gross floor area of 650 square metres of retail commercial use is permitted within Special Use Area C, abutting the intersection of Old Church Road and the main internal subdivision street.

It is our understanding that the Applicant is proposing an OP Amendment to permit a larger (5 storey, 85 residential unit) building, as well as increased parking and an increase in the amount of retail commercial space on the Site. With respect to the retail commercial permissions, the Site currently allows for a maximum total gross floor area of 650 square metres (approximately 7,000 square feet). The Applicant is seeking permission for an increase to 870 square metres (approximately 9,500 square feet).

The stated purpose of the JUC Report, as described on page 1 in the JUC Report, is:

Joseph Urban Consultants were asked to prepare a market opportunity and merchandising analysis assessing the need, opportunity and impact of the proposed amendments, recognizing existing and planned area commercial nodes and facilities.

1.3 Existing Permissions on the Site

The JUC Report states on page 3: “The Official Plan expressly excludes any retail uses along the Old Church Road corridor.” TER has been advised by the Town that retail uses are permitted on the Site.

TER has been advised by the Town that the exclusion of retail uses noted in the JUC Report does not relate to the Site, which is designated as “Special Use Area C: Community Focus Area”. Instead, the exclusion applies to “Special Use Area D: Old Church Road”, which are lands adjacent to, and near, the Site. Furthermore, retail uses are permitted on the Site, as referenced in Zoning By-law 2006-50, which zones the Site CV-507 and OS-505. The CV-507 zone permits a variety of commercial uses, including “Retail Store”.

1.4 Focus of Peer Review

The focus of this peer review is on the request by the Applicant to increase the size of the retail commercial component from 650 square metres to 870 square metres. This peer review utilizes the imperial measurements in its analysis, referring to the existing cap as 7,000 square feet and the proposed cap as 9,500 square feet.

The Request For Quotation and ultimately the retainer of TER by the Town indicate the requirements of the peer review. This peer review will address these requirements directly.

SCOPE OF WORK / SPECIFICATIONS

As part of the complete application requirements for this subdivision a Commercial Impact Study was required. The Scope of Work is outlined below. The successful consultant will analyze how the Commercial Impact Study prepared by the applicant's consultant addresses the following:

1. Adequacy of the Study:

- Has the study been prepared by a qualified expert?

- Has the study been prepared in accordance with applicable policies of the Official Plan, including Sections 5.4.3.13, 5.4.4, 7.7.3, 7.7.7 and 7.7.8.5?

2. Impact Considerations

- Is there a need for the additional proposed commercial uses and will there be any commercial-related impacts on existing and planned (i.e. designation and/or zoned) commercial areas in the Caledon East Secondary Plan area?

1.5 Scope of Work

As part of this peer review, TER conducted the following:

- Review of the JUC Report;

- Review of the Town of Caledon Official Plan;
- Review of the Planning Justification Report prepared by Paul A. King on behalf of the Applicant;
- Review of previous TER research and analysis relating to the Caledon East market;
- Replication of the JUC analysis to verify its accuracy;
- Commentary on the appropriateness of the JUC methodology, including its inputs and assumptions;
- A review of JUC forecasts;
- Discussions with Town staff; and,
- Commentary on the JUC Report in the context of the Scope of Work.

1.6 Exchange of Information

As part of the peer review process, the following information requests were prepared by TER and responded to by JUC:

- After an initial review of the JUC Report, TER sent JUC a list of clarifying questions on October 4, 2018 (“TER Letter”);
- Jamie Tate of TER met with Henry Joseph of JUC on October 11, 2018; and,
- JUC responded to TER’s questions in written form in a letter dated October 11, 2018.

This correspondence is attached to this report as Appendix A.

2 Peer Review Findings

2.1 Official Plan Requirements

The RFQ refers to five sections of the OP: Sections 5.4.3.13, 5.4.4, 7.7.3, 7.7.7 and 7.7.8.5.

Section 5.4.3.13 includes requirements for this type of study. Specifically, Section 5.4.3.13.2 states: *A Commercial Impact Study will include, as appropriate, the following: a) An examination of the trading area (existing and potential), the related impacts of the proposed uses on existing uses, and an assessment of the need for the proposed uses...*

The remaining referenced policies refer to General Commercial policies (5.4.4), the Structural Concept (7.7.3, which refers to the vision for Caledon East), General Commercial in Caledon East (7.7.7), and Special Use Area C, (7.7.8.5) which refers to the policies addressing the Site itself. The Special Use Area C policy includes the commercial restrictions on the Site stating: *The mixed-use building or buildings may contain office and personal service commercial uses, institutional uses and residential uses. A maximum total gross floor area of 650 square metres of retail commercial use is permitted within Special Use Area C, abutting the intersection of Old Church Road and the main internal subdivision street.*

TER has referenced these OP policies in this peer review.

2.2 Overall Methodology

The JUC analysis incorporates a per capita approach. This approach is considered to be appropriate in the context of the scale and location of the Applicant's proposal.

2.3 Market Demand Methodology

JUC conducted a per capita needs analysis to assess the demand for commercial uses as required by a defined market area population. TER has concerns with the inputs incorporated in to the JUC analysis.

Our concerns are outlined below. These concerns were raised with JUC in the TER Letter dated October 11, 2018 and more detail is provided in the TER Letter, which is attached to this peer review. These concerns were not addressed to our satisfaction in the JUC response.

Population Levels – TER raised concerns relating to the use of the 2016 base year; population growth rates; the use of forecasts that are not from the most recent OP. The current population targets are lower than those used in the JUC Report.

Existing Retail Inventory – TER considers an analysis of the amount and type of existing retail commercial space in a market to be an essential component of a per capita market demand and impact assessment. Simply put, it is not reasonable to conduct an impact analysis when one cannot measure existing market conditions.

The JUC Report does not include a current floorspace inventory. Therefore, we are not satisfied that impacts on existing space has been appropriately analysed.

Other Proposed Developments – The JUC Report includes references to one other development proposal in Caledon East. It is the Shacca Development proposal, which is proposed to include approximately 14,500 square feet of commercial space, according to the JUC Report. It is our understanding that the Shacca Development proposal is to include 14,800 square feet of retail commercial space.

Analysis – The TER Letter notes our concerns with the analysis contained in the JUC Report. To summarize, we note that the market demand forecast by JUC is roughly equal to the amount of retail proposed at the Site and at the Shacca Development proposal. These proposals total 24,050 square feet. Total demand, under the assumptions of the JUC Report, is forecast at 23,759 square feet. The market demand forecast by JUC is less than the proposed supply.

2.4 TER Re-Cast of JUC Analysis

As noted above, the JUC population forecasts are higher than the current forecasts, which are indicated in the OP. JUC notes in their response to our letter that the forecasts differ by 2.8%. However, the JUC analysis is based on population growth. The forecast growth over base year is 1,715 in the JUC analysis, and is 1,472 based on the current figures. This variation represents a decline in growth of 14%. This variation in population results in changes to the JUC analysis.

TER has re-cast the JUC analysis incorporating two changes. TER has revised the population figures and the size of the Shacca Developments proposal. We note that TER has concerns with the details of the inputs into the JUC analysis, such as the basis for the per capita space figures. However, for the exercise conducted below, TER has incorporated all of the JUC inputs, with two exceptions:

- 1) Updated 2021 population forecasts for Caledon East; and,
- 2) Updated size of Shacca Developments retail commercial proposal.

The results of this re-cast analysis are summarized below.

TER RE-CAST OF JUC ANALYSIS	JUC Analysis	TER Re-Cast
Population Growth - 2016 to 2021	1,715	1,472
Per Capita Space (Selected Categories)	13.85	13.85
Total Floor Space Potential (sf)	23,753	20,387
Permitted at Subject Site (sf)	7,000	7,000
Proposed Increase at Subject Site (sf)	2,500	2,500
Proposed At Shacca Development Site (sf)	14,500	14,800
Total Permitted / Proposed (sf)	24,000	24,300
Shortfall in Demand (sf)	-247	-3913
Source: Tate Economic Research Inc.		
Based on JUC Report, including revised population forecast for Caledon East and revised figure for Shacca Development proposal.		

Based on this re-cast analysis, there is no demonstrated market support for the additional 2,500 square feet proposed at the Subject Site. Therefore, TER has concerns with the JUC conclusion that "...both projects could come on stream by 2021 with minimal net impact on the existing Caledon East facilities".

2.5 TER Conclusions and Recommendations

TER notes that population growth in Caledon East will result in demand for additional retail commercial space. We also note that the expansion proposed at the Subject Site from 7,000 square feet to 9,500 square feet is considered minor in the Caledon East context.

However, TER notes that the RFQ from the Town specifically states that TER must opine on the following JUC Report findings:

- 1- Adequacy of the Study: Has the study been prepared by a qualified expert?

Yes, the report has been prepared by Henry Joseph, a recognized and accepted expert in the field of retail market demand and impact analysis.

- 2- Adequacy of the Study: Has the study been prepared in accordance with the applicable policies of the Official Plan, including Sections 5.4.3.13, 7.73, 7.7.7 and 7.7.85?

There are various references to need and impact in the OP. It is our opinion that both "need" and "impact" have not been specifically addressed in accordance with the OP.

- 3- Impact Considerations: Is there adequate need for the additional proposed commercial uses and will there be any commercial-related impacts on existing

and planned (i.e. designation and/or zoned) commercial areas in the Caledon East Secondary Plan area?

Although the proposed expansion is considered by TER to be minor, it is the professional opinion of TER that the JUC Report has not provided adequate research and analysis to demonstrate that there is need for the additional proposed commercial uses. Furthermore, the JUC Report has not demonstrated that there will be no commercial-related impacts on the existing and planned commercial areas in the Caledon East Secondary Plan area.

TER recommends that Joseph Urban Consultants conduct additional research and analysis. This research should include:

- A detailed inventory of existing retail commercial space in Caledon East. This inventory should include types, sizes, locations and names of individual retail / service operators in Caledon East. This information will provide an understanding of the current vacancy level in the community and allow for a more detailed assessment of future impact. We note that this inventory has been undertaken as part of the Shacca Development application; and,
- In addition, TER recommends that Joseph Urban Consultants provide an analysis that incorporates revised inputs including:
 - Updated per capita space ratios reflecting the updated inventory information.
 - The most recent population forecasts.
 - Analysis of the potential impact of the proposal on the designated and planned commercial sites in Caledon East.

APPENDIX A - CORRESPONDENCE WITH JOSEPH URBAN CONSULTANTS



Mr. Henry Joseph
Joseph Urban Consultants
310 Glencairn Avenue
Toronto, ON
M5N 1T9

October 4, 2018

**Re: Peer Review Questions
Market Opportunity & Impact Analysis
NE Old Church Road & Atchison Drive, Caledon East Community**

Dear Mr. Joseph:

Tate Economic Research Inc. ("TER") has been retained by the Town of Caledon to conduct a peer review of the Joseph Urban Consultants report titled "*Market Opportunity & Impact Analysis, Mixed Use Development – Retail Component N.E. Old Church Road & Atchison Drive, Caledon East Community, Town of Caledon, Ontario*", prepared for Chateaux of Caledon Corporation and dated January 22, 2018 ("Joseph Report"). To assist us in undertaking the peer review, please respond to the following questions:

Population Levels

1. Table 1 refers to Census population levels from 1991 to 2016 for the City of Brampton, Town of Caledon and City of Mississauga. Table 2 refers to Official Plan allocations of population to areas within Caledon. We would like to understand if you have undertaken a reconciliation between the Census and the Official Plan (We note the Census indicates a 2011 Caledon population of 59,460 compared to a 2011 Caledon Official Plan allocation of 75,000). In addition, please comment on the impacts of this variation in population.
2. Table 2 indicates growth of 343 persons per year in Caledon East between 2011 and 2021. Please comment on the growth to date and likelihood of these forecasts being attained by 2021.
3. The Joseph Report is dated January 22, 2018. It uses a 2016 base year. Please explain the use of 2016 as the base year.
4. We note that the Joseph Report does not rely on the most recent Official Plan (consolidated April 2018). Please incorporate the most recent population

allocations into the analysis. We have provided an excerpt from the current Town of Caledon Official Plan below:

4.2.6 Population Allocations – Rural Service Centres and Villages

4.2.6.1 The 2021 and 2031 Population Allocations for Bolton, Caledon East and Mayfield West have been assigned subject to any adjustments made in accordance with Section 4.2.4.3.2 of this Plan.

4.2.6.2 The 2016 population for Caledon East is 6,400 and shall not be exceeded before this date.

TABLE 4.3 Population Allocations - Rural Service Centres

Population Allocations	2021 Population	2031 Population
South Albion-Bolton	28,234	39,898
Caledon East	8,412	8,412
Mayfield West ⁽¹⁾	18,179	26,744
Total	54,825	75,054

⁽¹⁾ The population allocation for Mayfield West includes 11,587 population allocated to Mayfield West Phase 1. This number includes the Census undercount.

Inventory

5. Table 3 includes inventory figures for 2008 and 2017. Please provide the floorspace, by individual unit of the 2017 inventory, including vacancies.

Analysis

6. Table 5 indicates a 2016 population level of 6,940 for Caledon East. The 2016 Census indicates a population of 4,282. Please explain this discrepancy.
7. We note there is no estimate of “outflow” or “inflow” of expenditures. Please comment on how local shopping patterns are reflected in the Table 5 analysis.
8. The Shacca Developments proposal is noted in the “Maps and Figures” section of the Joseph Report. The Shacca Developments proposal is to include 14,500 square feet of commercial development. There is 9,550 square feet proposed at the Site. Combined, these two development proposals total 24,050 square feet. This total exceeds the 23,759 square feet warranted in lower portion of Table 5, titled “Figure Floorspace Potential – Caledon East 2016 to 2031”. Please explain the implications of proposed supply exceeding the warranted space.

Other Development Proposals

9. We note there is considerable vacant land that is designated and zoned for commercial uses on Airport Road in Caledon East. How has potential development on these lands been recognized in the Joseph Report?

Thank-you in advance for answering these questions. Please contact Jamie Tate at 416-260-9884 x111 or jtate@tateresearch.com with any questions.

Yours truly,
TATE ECONOMIC RESEARCH INC.



James P. Tate
President



Henry Joseph

JOSEPH URBAN CONSULTANTS
Real Estate Development Consultants
310 Glencairn Avenue Toronto ON M5N 1T9
henryjoseph310@gmail.com 416 489-2388

October 11, 2018

Reference:

Market Opportunity & Impact Analysis
Mixed Use Development Retail Component
N.E. Church Road & Atchison Drive
Caledon East Community
Report Dated January 22, 2018

To: Tate Economic Research
Re: Peer Review Questions, Dated October 4, 2018

The following responses are provided:

Question no. 1 – TER has compared Official Plan population estimates to census results for the overall Town of Caledon. The relevant population estimates for our purpose are those in the Official Plan document which provided allocations down to a Caledon East level. The context of our further analysis is the future growth from 2016 onward. This document forms the basis for future land use planning.

Question no. 2 – The Town of Caledon staff have reduced their population forecast for Caledon East in 2021 from 8,654 persons to 8,412 persons, a decrease of 242 persons or 2.8%. We do not consider this significant.

Question no. 3 – We are comfortable using the base year of 2016 to break down the Official Plan 10 year estimates into smaller 5 year increments, thus arriving at 2016 as the interim point.

Question no. 4 – You may provide a further analysis if you wish. As we previously stated, the revised 2021 population only differs by 2.8%, hardly enough to trigger any significant changes And well within the growth estimates.

Question no. 5 – You may obtain the individual store sizes from the municipal building department if you so choose. It is not a component of our analysis and conclusions. We have focused on the population growth and provision of retail floorspace to meet this growth without any impact on existing facilities.

Question no. 6 – This is a question more properly put to the municipal planning staff who prepared the population forecasts. As we have said before, the relevant population estimates for our purpose are those in the Official Plan document which provided allocations down to the Caledon East level.

Question no. 7 – By using the Bolton retail floorspace per local capita, we are presuming the same relationship of outflow and inflow for the Caledon East submarket. You can examine these if you wish in more detail by referring to the Morgan study identified in JUC table 4. The Bolton market evolution at that stage is used as a proxy for the Caledon East market in our forecast period.

Question no. 8 –Roughly speaking:

Chateaux floorspace 9,550
Shacca floorspace 14,500
Floorspace 24,050 sf

Total potential 23,759 sf

This would suggest that both projects could come on stream by 2021 with minimal net impact on existing Caledon East retail facilities.

The Chateaux development will create stronger retail services in the village core which already has a dense market of new residential, existing office and recent institutional uses.

The Shacca development will reinforce the existing corridor retail along Airport Road which has seen virtually no expansion for the past decade and stable retail operations.

Question no. 9 – The development of the core area residential has progressed without the incorporation to date of any convenience retail facilities. The presence of service retail in this mixed use complex will eliminate a number of vehicle trips to the Airport Road retail facilities for this purpose, a net planning and environmental benefit. The various sites you mention have been available for development for most of the past decade.

Comment – Our study is an update of our original study dated June 3, 2008. At that time, the report was peer reviewed by Scott Morgan (September 22, 2008) who determined that our client’s retail proposal could be supported without any detriment to existing retail facilities. Nearly a decade of growth has passed without any significant retail expansion.

We trust that this information will assist you in your peer review exercise.

Respectfully submitted

Henry Joseph
Toronto, Canada

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

July 11, 2018

Mary Nordstrom
Senior Planner, Development
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

**Re: Application for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval
OZ-18-001C, RZ-18-003C and SP-18-006C
Paul King on behalf of Pluribus Corp.
0 Atchison Drive
Block 164, 43M-1840
Town of Caledon**

Regional staff have reviewed the above noted applications for a five-storey mixed use building and public square in Caledon East and offer the following comments:

Planning and Development Comments

A Planning Justification Report dated April 21, 2018 and prepared by Paul A King, Planning & Development Consultant was received and reviewed. The property is within the Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan area, all of which direct growth in Caledon/Peel's Rural System toward settlement areas including Caledon East. As directed by the PPS, Provincial Plans, and Regional Official Plan, the proposed development contributes to the mix of housing types and provision of commercial space in the Rural Service Centre where amenities and services are available. However, the proposed density of the development is greater than anticipated during the subdivision process. The technical reports and studies submitted in support of the application must demonstrate that the number of occupants can be supported (by municipal water and wastewater services etc.). The applicant must refer to Regional staff comments and required revisions to these supporting documents as follows:

Natural Heritage

There are no natural heritage features designated as part of the Region of Peel Greenlands System on the property.

Healthy Development

The Region has reviewed the Healthy Development Assessment (HDA) received June 8th, 2018. The potential score and achieved score were changed for a few standards (see attached) to recognize nearby amenities or discount standards which are not applicable to the site context. The revised score is now 16/20 (80%) instead of 14/25 (56%). As Gold, the development proposal significantly outperforms traditional greenfield development in Peel, and contains most of the design elements of a compact, healthy and complete community.

Sustainable Transportation

Visitor bicycle parking has been shown at the south side of the proposed building on the site plan and landscape plan, while secure resident bicycle storage has been shown near the elevator bay at on the P1 Parking Plan. The provision of bicycle parking to support multi-modal transportation is a positive component of the proposed development.

Noise Study Comments

A Noise Impact Study dated February 2, 2018 and prepared by Swallow Acoustic Consultants Ltd. was received and reviewed by Regional staff. Please note that, the following comments are preliminary technical comments only. Regional staff are not in position to recommend approval until all matters are addressed to the Region's satisfaction. As the study is currently not satisfactory the following revisions, discussed below, will be required:

- Table 1 indicates all receiver heights to be 4.5 metres or 13.5 metres from the ground. There are dwelling units on the ground floor, Regional guidelines require a receiver location to be 1.5 meters off the ground, located 3 meters from the real wall of the dwelling unit.
- The consultant has indicated the MOECC's indoor sound level limits (report section 6.2), but did not provide a calculated indoor sound level for this proposal. As a summary of sound levels with and without noise control measures is required, the consultant must state the mitigated indoor sound level after the application of building components. As per Region of Peel and MOECC standards, the night time (11:00 pm to 7:00 am) sound level limit is 40 dBA.
- Please ensure that the Warning Clauses recommended in the study are consistent with the Region's guidelines. Once a table summarizing the unmitigated and mitigated resultant DBA sound levels is included, the warning clauses should be revised. Where the sound levels will exceed MOECC noise criteria by 5dBA, the wording stating that noise levels 'may' be of concern/interference must be replaced with 'will.'

Please refer to the *General Guidelines for the Preparation of Acoustical Reports in the Region of Peel* in preparing a revised report:

<https://www.peelregion.ca/planning/noise-guidelines.pdf>

Development Engineering Comments

Water & Sanitary Sewer Servicing

Atchison Drive is serviced by an existing 300 mm diameter water main and existing 250 mm diameter sanitary sewer.

Regional Roads and Storm Water Requirements

- A Stormwater Management Report dated February 21, 2018 and prepared by Stantec Consulting Ltd. was received. The report must be revised in order to reflect the subdivision design, which directs flows away from the Regional Road. The report has been forwarded to a technician for in-depth review and comments will be sent directly to the consultant.
- A Storm Water Management Report is required for our review for all applications adjacent to regional roads to determine the affect of the proposal on the existing structures and drainage along the existing regional right-of-way. A satisfactory report is required prior to Site Plan Approval.
- As per Region of Peel Storm Sewer Design Criteria 2.0 "No grading will be permitted within any Region of Peel Right-of-Way to support adjacent development"
- As per Region of Peel Storm Sewer Design Criteria 3.0 "Post-Development flows must be equal to or less than Pre-Development levels."
- No additional storm drainage shall be conveyed from the subject site to Old Church Road.
- Grading and Drainage approval by the Region is required prior to Site Plan Approval.
- Please refer the applicant to the Region's Storm Water Management Report Criteria found at the following link:

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>

- Please forward the non-refundable Report Fee of \$500 as per current fee by-law 55-2017 to:

*Development Services – Site Plan Servicing
Public Works, Region of Peel
10 Peel Centre Drive, Suite B, 4th Floor
Brampton, On L6T 4B9*

Payment shall be in the form of a certified cheque, money order or bank draft and made payable to the Region of Peel. All fees may be subject to change on annual basis pending Council approval.

Functional Servicing Requirements

- A Functional Servicing Report dated February 21, 2018 and prepared by Stantec Consulting Ltd was received. The Report is incomplete and outstanding information must be provided:
 - Please submit a FSR stamped by a Professional Engineer
 - Please submit a hydrant flow test with revised the FSR
 - Consultant is required to complete and submit the Multi-Use Demand table for the Region to fulfil our modelling requirements and determine the proposal's impact to the existing system. The demand table shall be in digital format and accompanied by the supporting graphs for hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer.
 - For the design flow calculations, please consider the following PPU's:
 - Apartment (2 or more bedrooms) – 2.54
 - Apartment (One bedroom) – 1.68
- A satisfactory Functional servicing Report must be submitted to determine the adequacy of the existing services for the proposed development prior to Site Plan Approval. The reports shall be submitted in digital format.
- Please refer the applicant to the Region's Functional Servicing Report Criteria found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>

Site Servicing Requirements

The non-refundable First Submission review fee of \$400 as per current fee by-law 55-2017 must be forwarded to:

*Development Services – Site Plan Servicing
Public Works, Region of Peel
10 Peel Centre Drive, Suite B, 4th Floor
Brampton, On L6T 4B9*

Payment shall be in the form of a certified cheque, money order or bank draft and made payable to the Region of Peel. All fees may be subject to change on annual basis pending Council approval.

Please be advised that we will not be able to accept or process payments without the following information:

- Person or company name providing the funds
- The full registered municipal address of the person or company providing the funds
- The phone number of the person or the company providing the funds.
- The associated Planning (SP-18-006C) application number

General Servicing Comments

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca.
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>.
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found on-line at <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>.
- Please refer to Water Service connection Fees and Latest User Fee Bylaw found on-line at <http://www.peelregion.ca/pw/water/rates/connect-rates.htm>.
- Please refer to our Standard Drawings to determine which standards are applicable to your project. They are found on-line at <http://www.peelregion.ca/pw/other/standards/linear/drawings/>.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or siteplanservicing@peelregion.ca.
- Final Site Servicing approvals are required prior to the Town of Caledon issuing building permit.
- Fire Protection approval from the Town of Caledon is required prior to site servicing approval.
- Servicing for the proposed development must comply with the Town of Caledon's Requirements for the Ontario Building Code and most current Region of Peel standards.
- The Site Servicing drawings have been received and assigned to a Site Servicing Technician for review. Detailed engineering comments will be sent directly to the consultant.

Traffic Development Comments

Access/Studies

- The Region acknowledges that there are no accesses proposed off of Old Church Road.
- A Traffic Impact Study dated January 23, 2018 and prepared by Next Trans Consulting Group Inc. was received. Regional staff have no comments on the report.

Property Requirements

- The Region requests supporting documentation of the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 22 (Old Church Road) which has a right of way of 30.0 metres, 15.0 metres from the centreline of the road allowance. Additional property over and above the Official Plan requirement will be required within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters: *35.5 metres, 17.75 metres from the centreline* for a single left turn lane intersection configuration;
- The Region will require the gratuitous dedication of 15 x 15 metre daylight triangle at the intersection of Old Church Road and Atchison Drive;
- The Region will require the gratuitous dedication of 0.3 metre reserve along the entire frontage of Regional Road 22 (Old Church Road) and behind the daylight triangle;
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

transfer, including preparation of the necessary reference plan are the responsibility of the property owner. The property owner must provide the Region with the necessary title documents and a draft reference plan(s) for review and approval prior to deposit.

- Please revise all drawings to show the centreline of Old Church Road and the above noted requirements measured and labelled from that point.

Landscaping/Encroachments

- The Owner acknowledges and agrees that landscaping, signs, fences, gateway features or any other encroachments are not be permitted within the Region's easements and/or right-of-way limits unless appropriate landscaping drawings (or other drawings as appropriate) have been submitted to the Region for review and approval. Upon consideration, if approved, an encroachment agreement and Regional Council approval will also be required for encroachments within the right-of-way limits. All costs and fees associated therewith shall be the responsibility of the Owner.

Waste Management Comments

Commercial Units

Waste collection will be required through a private waste hauler.

Residential Units

The Region of Peel will provide front-end collection of garbage and recyclable materials subject to the following conditions being met:

Waste Storage Room Comments

- The number, size, and type of receptacles *must be clearly labelled and shown* on the site plan. The following table can be used as a guideline when calculating the number of front-end garbage and recycling bins required:
- Please note that recyclable materials are not to be compacted.
- The compactor (if present) *must be shown and labelled* in subsequent submissions.
- The type of chute system used must be identified. *Please label the chute system in subsequent submissions.*
- A minimum of 10 square metres must be provided for the storage of bulky items and wide goods. *Please show and label this in subsequent submissions.*

Additional Waste Collection Comments

- The waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, transformer cover, or underground parking garage) therefore, the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes. *Please provide this letter.*
- The collection area should not require the jockeying of front-end bins (i.e. manually positioning one front-end bin at a time for the waste collection vehicle to pick up) by property management staff. The Region of Peel strongly discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection.
- However, where all reasonable attempts have been undertaken and these requirements cannot be met, reliance on property management staff to

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

facilitate waste collection will be considered at the Region's discretion subject to the following requirements:

1. The bins should be properly positioned in the collection area on the day of collection before 7 am.
2. The driver is not required to exit the collection vehicle to facilitate collection.
3. Property management is responsible for moving bins during collection.
4. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
5. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
6. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.

For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Legal Review

The property is has one PIN and is subject to an easement en grosse. Please submit copies of the PIN and easement documents and reference the easement on revised drawings for review prior to site plan approval.

The applicant will be required to enter into a Site Plan Agreement with the Region of Peel, which will include the appropriate Regional provisions as required. Furthermore, a fee of \$2000.00 for the processing of the Site Plan Agreement is required, payable to the Region of Peel.

Draft Plan of Condominium Stage

The Region will require the Declaration and Description for review and comment prior to registration of the Condominium.

Concluding Comments

If there are any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 8673, or by email at: joy.simms@peelregion.ca.

Yours truly,



Joy Simms
Development Services

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca