

Public Comments Response Matrix		
Comment No.	Comment:	Response:
Written Submissions - October 24, 2018		
1	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.	The development application includes a Traffic Impact Analysis that assess the capability of the existing road network to accommodate the anticipated traffic within acceptable operations levels.
2	Another issue will be the air quality. Where there is commercial space, it means pollution and emissions from the vehicles coming in and out.	Commercial uses are permitted by the existing zoning of the property.
3	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 Town of Caledon review process includes a peer review of the urban design of the proposed building. Input has been received and revisions included in the current submission.
4	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	Garbage for residential and commercial uses is stored in the building.
5	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.	This walkway has been removed from the current development design.
6	As per the study there is not enough parking for the uses intended	See Traffic Impact Study for a analysis of the parking requirements.
7	As per the study there will be too much traffic (until they changed the parameters of the assumptions)	See Comment 6 above.
8	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	The unit sizes and distribution is intended to introduce unit types that are not currently available in the local market. The unit distribution typically attracts young singles and couples entering the market and seniors and empty nesters downsizing from family homes.

9	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.	see comment 3 above
10	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.	This is not identified as a live/work project.
11	There could be more commercial/retail space as there is nothing around the area to service the neighbourhood	Retail space is impacted by the ability to provide adequate parking.
12	Increasing the density from 12 units to 85 is completely unacceptable	
13	there will be traffic issues	see comment 1 above
14	there will be noise and garbage issues	see comment 4 above
15	small 1000 sq.ft units attract mostly singles or renters	see comment 8 above
16	it will change the dynamics of the small town feel of Caledon East	
17	it should have a much larger Town Square/open space	The size of the Town Square is identified in the existing Official Plan and zoning of the property.
18	the additional height will cast more shadows	see shadow analysis for extent of shadowing
19	it doesn't fit in to the surrounding buildings	noted
20	what happens to the north of the building? will there be future development there?	The area north of the building is required for parking.
21	Can the configuring of the building be changed and moved closer to Old Church?	Moving the building closer to the intersection would impact the size of the Town Square.
22	a two storey building with shops and restaurants with patios would be nice even if it covered more area of the lot	Comment noted
23	it should not be built adjacent to any existing homes	Comment noted
24	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.	The residential parking ratio is 1.5 spaces per unit with 0.25 spaces per unit for visitors.
a	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	Nexttran Traffic Impact Analysis is provided for review and analysis by the Town of Caledon.

	b	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.	see comment 24a above
25		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:	see comment 24a above
	a	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)	see comment 24a above
	b	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	see comment 24a above
26		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.	Site Plan submission includes shadow analysis.

	<p>c Inconsistency: In the proposal they say they want to "stand out" and give this are 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...</p>	
	<p>d 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</p>	<p>see comment 4 above</p>
	<p>e 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.</p>	
	<p>f 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 loose something about what makes this town great...</p>	
<p>27</p>	<p>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:</p>	
	<p>a The increase in height will block the sun from all the houses around it</p>	<p>see comment 26b above</p>
	<p>b There will be an increase in noise and traffic in an area that is already busier than it used to be.</p>	

	c	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	
	d	Housing prices around this new development will no doubt go down.	
28		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.	The Official Plan - Caledon East Secondary Plan includes a policy provision for 3 and 4 storey building(s)
29		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 B64 presentation centre. We were purchasing a feel, a vision and an expected outcome. 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.	
30		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.	
31		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:	
	a	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.	

	b	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.	
	c	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.	see comment 1 above
	d	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.	comment noted
	e	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.	
	f	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.	A shoring plan will be required as part of the building permit process.
Public Meeting - November 14, 2018			
1		What are the dimensions of the utility box on the rooftop	It is approximately 18m x 8m.
2		The look of the apartment building is too modern for Caledon	The building has been redesigned in consultation with Town staff
3		When did the development change from commercial to include residential. The purchase agreement in 2011 with Brookfield stated the block would only be used for commercial purposes	The Town of Caledon Official Plan designates the site as a Special Use Area C which is envisioned as providing multiple housing in close proximity to community facilities and services.
4		Not enough parking	A total of 172 parking spaces are proposed.
5		Will the minimization of green space lead to flooding?	Stormwater studies
6		Aesthetic appeal does not match the rest of Caledon. It is too modern.	The building has been redesigned in consultation with Town staff

7	Why are there 5 stories if the max building height is 4 stories?	This is a zoning bylaw amendment and site plan application to increase permitted height by one storey.
8	Change the look of the building: less insitutional, more country	The building has been redesigned in consultation with Town staff
9	The building is too tall	Proposed height is 17.3m
10	What about the underground parking? How many spots? Are there enough?	137 parking spaces are proposed in the underground garage. This is sufficient
11	Every residential unit should have a 4ft balcony	Every unit will have a private balcony or patio.
12	Can you gurantee that no one will rent here?	The proposed development consists of condominium units.
13	Fire fighting equipment - is it adequate?	The building is design to Ontario Building Code requirements including prevention.
14	The building should follow victorian styled architecture.	The building has been redesigned in consultation with Town staff
15	Building will tower over neighborhood	
16	1/3 acre of space > size of my backyard	The Official Plan envisions the site as a mixed-use development.
17	Is there enough bike storage?	Yes. Bike storage for residents is provided underground. Temporary bike storage will be available on the surface near Old Church Road.
18	With this 5 storey building, there is going to be congested traffic as well as no privacy in a rural area. What can be done in order to provide such amenities? With the roadway already done how is it possible to accommodate 85 units of residents with limited parking? Also concerned with the safety and security if this happens. What is your proposal?	Medium density development does not impact the safety of the neighbourhood. Sufficient parking will be provided for residents. Please also refer to Transportation Impact Study.
19	Parking reduction - is there enough parking for visitors, retailers + residents?	Yes. The proposed parking is supported by the traffic impact study and parking analysis.
20	Visual impact of 5-storey building	The building will provide an anchor and backdrop to the public square. Landscape buffers and trees will be provided near the edge of the site to provide visual enhancements.

21	More visitor parking for residents	The proposal has been revised from shared parking between retail and visitors to separate parking for each use.
22	Parking for commercial units occupants?	Retail tenants will be able to park underground. Customers will be able to park at the surface parking lot.
23	Where will visitors park?	Visitors will be able to park on surface parking lot. 22 parking spaces are proposed for visitor use.
24	Is there a parking study?	Yes. Please refer to Transportation Impact Study prepared by Nextrans consulting.
25	Is there bike storage for residents?	Yes. Bike storage for residents is provided underground.
26	How many additional cars during morning and afternoon peak hours?	Please refer to Transportation Impact Study.
27	Increasing units from 4 floors to 5 floors, will there be more traffic? Will each unit have a parking space?	Yes, each unit will have a parking space.
28	How many parking spaces per unit?	The propose parking ratio is 1.5 per unit.
29	How many resident parking spaces?	131 resident parking spaces are proposed.
30	Where do retail owners park?	Retail owners will be able to park underground.
31	The noise produced from the roof regarding the HVAC units and how it will impact the residents	The HVAC units will not impose negative impacts on residents. Please refer to noise study.