

# PAUL A. KING

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May 1, 2019

Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C1J6

Attention: Leilani Lee-Yates, MCIP, RPP, Senior Development Planner  
Planning & Development  
Community Services Division

**RE: Pluribus Corp.  
Proposed Official Plan Amendment. Zoning By-law Amendment and Site Plan  
Application (Full Stream)  
0 Atchison Drive – Block 164, Plan 43M-1840  
File Numbers: POPA 18-01, RZ 18-03 and SPA 18-06**

Please find attached a planning submission that includes a revised Proposed Official Plan Amendment, a proposed zoning by-law and a site plan approval resubmission for the above noted property. This submission includes revisions to plans and reports based on your comments of October 24, 2018, related to the May 4, 2018 applications by Pluribus Corp.

Included with this cover letter is a Matrix of responses prepared by the respective consultants to address each of the comments provided by the Town, Region of Peel, Toronto and Region Conservation Authority, MBPD Inc., Tate Economic Research and written and verbal comments received from the public. The responses are in numerical order (where applicable) based on the corresponding comment received from the Town or circulated agency/department.

The following materials are included with this submission:

- Draft Official Plan Amendment, Paul A. King, Planning & Development Consultant
- Draft Zoning By-law, (including digital schedule) Paul A. King, Planning & Development Consultant.
- Zoning By-law Matrix, Paul A. King, Planning & Development Consultant.
- Planning Justification Report, Paul A King, Planning & Development Consultant, revised April 26, 2019.
- Market Opportunity and Impact Analysis – Response Letter, Joseph Urban Consultants, April 26, 2019.
- Functional Servicing and Stormwater Management Report, April 30, 2019, Stantec Consulting Ltd. (Stantec)
- Erosion & Sediment Control Plan and Details – ESC-1 &ESC-2. April 2019, Stantec
- Grading Plan – April 2019, Stantec
- Site Servicing Plan and Details – April 2019, Stantec

- Construction Management Plan – April 2019, Stantec
- Landscape Plan & Detail L1, L2, INSITE Landscape Architects, April 29, 2019
- Landscape Cost Estimate, INSITE, April 29, 2019
- Noise Impact Study – Revision 1, April 29, 2019, Swallow Acoustic Consultants Ltd.
- Phase 1 Environmental Site Assessment, January 3, 2019, G2S Environmental Consulting Inc.
- Light Trespass Analysis, April 30, 2019, RTG Systems Inc. Electrical Consulting Engineers (RTG)
- Photometric Analysis, RTG, April 30, 2019
- Site Lighting Plan, RTG, April 30, 2019
- Site Plan Package, April 30, 2019, Architecture Unfolded
  - A101, Site Plan & Statistics
  - A201, P1 Parking Plan
  - A301, Ground floor Plan
  - A302, 2<sup>nd</sup> Floor Plan
  - A303, 3<sup>rd</sup> and 4<sup>th</sup> Floor Plan
  - A305, 5<sup>th</sup> Floor Plan
  - A306, Roof Plan
  - A401, Elevation 01 & 02
  - A402, Elevation 03 & 04
  - A403, Elevation 05 & 06
  - A404, Elevation 01
  - A405, North East View
  - A501, Building Section
  
- Urban Design Brief – Addendum Letter, Architecture Unfolded, April 30, 2019
- Shadow Study, A601 – A604 April 30, 2019, Architecture Unfolded
- Traffic Impact Study – Addendum, April 26, 2019, Nexttrans Consulting Engineers
- Registered Plan of Subdivision 43M-1840
- Reference Plan 43R-35150 (Easements and PINS)
- Healthy Development Assessment Form

Three (3) digital copies are also included with this submission.

I trust that this information completes the submission requirements. The number of copies and distribution packages are based on the resubmission checklist provided in your letter. If any additional copies are required or you have any questions regarding the materials included please contact me.

Yours truly,

*Paul King*

Paul A. King