



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

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November 8th, 2019

Our File: 1020-001

Planning & Development
Community Services
6311 Old Church Road
Caledon, Ontario
L7C 1J6

**ATTN: Mary T. Nordstrom, MCIP, RPP
Senior Planner**

**RE: Official Plan, Zoning By-law Amendment, and Draft Plan of Subdivision
Applications
Resubmission #1
21T-17005C, POPA 17-02, RZ 17-09
Shacca Caledon Holdings Inc.
16114 Airport Road
Town of Caledon, Region of Peel**

Dear Ms. Nordstrom:

Glen Schnarr & Associates Inc. has been retained by Shacca Caledon Holdings Inc. to assist in obtaining the necessary planning approvals to permit thirty-two (32) common element condominium townhouses and a commercial block containing a new 753 m² (8,101 ft²) commercial building and the adaptive reuse of the existing 470 m² (5,069 ft²) Allison's Grove heritage house (the "proposed development") on the lands located at the northwest corner of the intersection of Airport Road and Walker Road, Caledon East in the Town of Caledon (the "subject property").

Enclosed please find resubmission materials in support of the active Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications required to permit the proposed development and noted above. The comment matrix included with this resubmission provides a detailed response to each staff, agency and consultant comment issued.

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We have addressed all comments received as demonstrated in the included reports, plans, correspondence and studies and have provided an overall summary update below.

The subject property is currently vacant with the exception of the Allison's Grove heritage house and is located adjacent to and on the west side of Airport Road and north of Walker Road and legally described as Part of Lot 4, Concession 6 EHS and Part 1 of Plan 43R-21686. The subject property has a frontage of approximately 177.03 metres on Airport Road with a depth of approximately 213.3 metres and a gross site area of 4.09 hectares (10.11 acres).

Summary Update

Since the initial submission in July of 2017, the Development Concept Plan has been refined to provide for enhanced internal road and walkway circulation, established and confirmed natural heritage, buffer and compensation areas, a potential public park and Regional road widening and reserve lands, along with the required land dedications associated with each which combined inform a new a new limit of development. The revised proposal now includes 32 residential townhouse units with a net residential density of 38.1 units/ha and combined 1,235 sm (13,293 sq. ft) of commercial GFA, a public park, landscaping and landscape compensation areas.

In accordance with the Caledon East Secondary Plan, the proposed development provides for a mixed-use, innovative housing development that respects the character of the surrounding landscape. The proposed development has been revised to include a road/sidewalk connection between the residential and commercial blocks and the layout of the townhouses has been adjusted to eliminate the dead-end at the northwest, along with the removal of six (6) townhouse units. These changes allow for pedestrian access to the commercial buildings, the heritage house, park and for continuous forward movements of service vehicles, with vehicle ingress from Airport Road, and egress to Walker Road.

The Allison's Grove heritage property and house continue to be evaluated by the cultural heritage and archeological consultants. The recommendations contained within the Cultural Heritage Impact Statement will ensure sympathetic and compatible alterations to the subject property and heritage house. It is anticipated that the adaptive re-use of the heritage house will consider the historic use of the building and reconstruction efforts will be completed using documentary evidence of architectural features. The Cultural Heritage Impact Assessment has been updated to include the re-instatement of the missing decorative bargeboard at the request of staff. The heritage house sits on a raised-hill and provision for an eight (8+) metre buffer from buildings and parking areas is provided to maintain its historical setting and prominence. It is anticipated that the Strategic Conservation Plan will be developed by the project architect and cultural heritage consultant as the planning process continues.

Archeological investigations relating to the cultural heritage of the Allison's Grove property have been ongoing and continue to be undertaken by Archeological Services Inc. (ASI). A Memorandum summarizing the findings of the Stage 3 Assessment undertaken has been included in the resubmission.



The Environmental Impact Statement prepared by Dillon Consulting informs the natural heritage area requirements and compensation agreed to with the TRCA to address the regenerating woodlot was found within the limits of the proposed development. To address the partial removal of the regeneration woodland area, a compensation area, buffer, and landscape compensation measures are provided including the planting of native tree species and removing invasive species including Black Locust and Manitoba Maple. Creation of the compensation area creates a new natural heritage feature limit, from which a 30 metre regulated buffer is established to create the new limit of development.

Two Butternut trees were identified within the subject property. One of the two is located within the future Airport Road ROW. Butternut Health Assessments were conducted on the two trees by a Certified Butternut Health Assessor. The appropriate steps will be taken to address potential impacts to Butternut trees under the ESA, 2007. This may include completion of a Butternut Impact Form and Notice to the MNR Registry.

A Commercial Impact Study prepared by IBI confirms the viability of the adaptive reuse of the Allison's Grove heritage house and proposed commercial building in relation to the subject properties surrounding commercial inventory. The updated Commercial Impact Study finds that the addition of the proposed development to the retail/commercial inventory space in Caledon East would not impact the commercial hierarchy of the community.

Section 7.7.6.1 of the Caledon East Secondary Plan requires that prior to allocating any lands for new development, a developer must carry out all of the studies deemed necessary by the Town and Conservation Authority. The consultant team has undertaken the necessary updates and additional investigations required by the Town of Caledon and the Toronto and Region Conservation Authority to properly assess the characteristics of the cultural and natural areas and to evaluate existing soil conditions and the viability of the commercial component of the proposed development. Combined, these investigations ensure the proposed development does not have any adverse impacts on the subject property's existing cultural and natural heritage resources, the Allison's Grove heritage house and the commercial viability of existing business in Caledon East.

Proposed Development

Shacca Caledon Holdings Inc. is proposing to develop the subject property with thirty-two (32) condominium townhouse units accessed by a condominium road, a retail commercial block consisting of the existing heritage house and a new commercial building for a combined GFA of 1,222.59 m² (13, 293 ft²), a potential public park and the associated walkways, landscaped areas, parking and bicycle parking required to service the proposed development. The proposed residential townhouse component has a net residential density of 38 units per hectare. Townhouse units are arranged in four (4) blocks of six (6) units and one block of eight (8) units.



Resubmission Material

In support of the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications and accordance with the resubmission list provided by yourself, we have included the following material:

1. Eighteen (18) copies of the Comment Response Matrix as prepared by Glen Schnarr & Associates Inc. and the consultant team, October 31, 2019;
2. Five (5) copies of the revised Official Plan and Zoning By-law Amendment Application Forms;
3. Five (5) copies of the revised Draft Subdivision Application Forms;
4. Six (6) copies of the Stage 3 Archaeological Assessment update Memo prepared by ASI, dated September 23, 2019;
5. Four (4) copies of the Commercial Impact Study prepared by IBI, dated October 30, 2019;
6. Nineteen (19) copies of the Draft Official Plan Amendment prepared by Glen Schnarr & Associates Inc.;
7. Twenty-five (25) copies of the Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc., dated August 28, 2019;
8. Nineteen (19) copies of the Draft Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc.;
9. Fourteen (14) copies of the Commercial Building Floor Plan & Elevation prepared by FBP, dated August 14, 2019;
10. Fourteen (14) copies of the Townhouse Building Elevations prepared by FBP, dated September, 2019;
11. Fourteen (14) copies of the Commercial & Residential Cross Sections prepared by FBP, dated September, 2019;
12. Eight (8) copies of the Environmental Impact Study and Management Plan prepared by Dillon Consulting, dated October, 2019;
13. Twelve (12) copies of the Erosion and Sediment Control Report and Plans prepared by Trafalgar Engineering Ltd., dated October, 2019;
14. Eleven (11) copies of the Townhouse Building Floor Plans prepared by FBP, dated August 2019;
15. Fourteen (14) copies of the Functional Servicing and Stormwater Management Report prepared by Trafalgar Engineering Ltd., dated October 29, 2019;
16. Fourteen (14) copies of the Engineering Response Letter to TRCA prepared by Trafalgar Engineering Ltd., dated October 29, 2019;
17. Thirteen (13) copies of the Grading Plan prepared by Trafalgar Engineering Ltd., dated October 29, 2019;
18. Fourteen (14) copies of the Servicing Plan prepared by Trafalgar Engineering Ltd., dated October, 2019;
19. Eleven (11) copies of the Hydrogeological Impact Assessment prepared by R.J Burnside & Associates Limited., dated October, 2019;
20. Eight (8) copies of the Tree Inventory and Tree Preservation Plan prepared by Strybos Baron King Landscape Architecture, dated November 6, 2019;



21. Seventeen (17) copies of the Landscape Plan prepared by Strybos Baron King Landscape Architecture, dated October 29, 2019;
22. Eight (8) copies of the Arborist Report prepared by Strybos Baron King Landscape Architecture, dated November 6, 2019;
23. Six (6) copies of the Noise and Vibration Study prepared by HGC dated October 28, 2019;
24. Twenty-five (25) copies of the Open Space Concept Plan prepared by Glen Schnarr & Associates Inc., dated October 22, 2019;
25. Twelve (12) copies of the updated Planning Justification Report prepared by Glen Schnarr & Associates Inc., dated October, 2019;
26. Nine (9) copies of the updated Phase 1 Environmental Site Assessment prepared by Terraprobe dated August 30, 2019;
27. Twenty-seven (27) copies of the Site Plan Drawing prepared by FBP Architects Inc., dated October 25, 2019;
28. Nine (9) copies of the Parking Justification Letter prepared by C.F. Crozier & Associates Inc., dated October 28, 2019;
29. Nine (9) copies of the Traffic Impact Study prepared by C.F. Crozier & Associates Inc., dated October, 2019;
30. Six (6) copies of the Urban Design Brief prepared by FBP Architects Inc., dated September 17, 2019;
31. Two (2) copies of an email confirming the compensation area with the TRCA;
32. Two (2) copies of an email confirming the daylight triangle requirements with the Region of Peel;
33. Two (2) copies of an email confirming the round-a-bout requirements with the Region of Peel;
34. Two (2) copies of an email confirming the Reserve. Buffer, ROW requirements with the Region of Peel;
35. Two (2) copies of an email confirming the Airport ROW requirements with the Region of Peel; and
36. Four (4) copies of the digital Submission above (USB).

Additional documents which have been identified in the recently issued resubmission checklist including the OBC Matrix, Colour Elevations, and Photometrics Plan will be provided at the Site Plan Application stage. It is premature to provide that level of detail at this stage.



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Please contact the undersigned if you have any questions, require any material provided in the previous submissions or any additional copies of the material included in this resubmission package.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.

Bruce McCall-Richmond, MCIP, RPP
Planner