



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

PARTNERS:

**GLEN SCHNARR**, MCIP, RPP

**GLEN BROLL**, MCIP, RPP

**COLIN CHUNG**, MCIP, RPP

**JIM LEVAC**, MCIP, RPP

TOWN OF CALEDON  
PLANNING  
RECEIVED  
Dec. 3, 2020

December 1<sup>st</sup>, 2020

Our File: 1020-001

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

Attention: Stephanie McVittie, MCIP, RPP  
Acting Manager, Development Review Services

**RE: Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision  
Applications - Resubmission #2  
21T-17005C, POPA 17-02, 17-09  
Shacca Caledon Holdings Inc.  
16114 Airport Road  
Town of Caledon  
Regional Municipality of Peel**

**Part Lot 4, Concession 6, EHS, designated as Part 1 on 43R-20293; except  
Parts 1 & 2 on 43R-21686; Town of Caledon; Municipality of Peel  
PIN: 14289-0188 (LT)**

Dear Ms. McVittie:

Glen Schnarr & Associates Inc. are the planning consultants assisting Shacca Caledon Holdings Inc. with obtaining the necessary planning approvals to permit thirty-two (32) common element condominium townhouses and a commercial block containing a new 752.59 m<sup>2</sup> (8,101 ft<sup>2</sup>) commercial building and the adaptive reuse of the existing 470 m<sup>2</sup> (5,069 ft<sup>2</sup>) 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"). The subject property is 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). The subject property is currently vacant with the exception of the Allison's Grove heritage house.

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



### **Summary Update**

Since the previous submission and in response to the various staff and agency comments, there have been minor revisions and several clarifications requested and incorporated in the current Site Plan. Overall, and as result of our team's comprehensive review of the comments, there are no changes to the number of units, internal road layout or commercial block configuration or Gross Floor Area. The current Site Plan configuration is supported by the plans, reports and studies submitted along with the email confirmations demonstrating resolution and dialogue with staff regarding the comments from the first resubmission. The comment matrix included with this resubmission provides a detailed response to each staff, agency and consultant comment issued. We encourage staff to review the email confirmations folder included with the digital submission for confirmation of the various matters than can impact the Official Plan and Zoning By-laws.

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 following items have been highlighted to assist staff in their review and understand the how the pertinent issues have been addressed:

1. **Allison's Grove Heritage House:** The proposed development has been designed to accommodate the important heritage feature being the Allison's Grove Heritage House and property. The limit of the buffer surrounding the Allison's Grove Heritage House has been expanded to the extent possible being the limit of the adjacent parking areas and Regional residential buffer block nearest Airport Road. Further, Heritage By-law 95-08 remains and will ultimately only be released from the areas to be dedicated to the Region of Peel for road widenings, reserves and buffer blocks. The Heritage House and property remain an important part of this development.
2. **Walker Road Full-Moves Access:** The Walker Road full moves access has been reviewed in the context of site triangles and zoning setback requirements. The entrance continues to comply with zoning requirements. The necessary dimensions have been added to assist staff in their review. Sidewalk connections are conceptualized and accommodated within the future ROW nearest Walker Road. Staff have confirmed that the exact sidewalk locations can be confirmed at the detailed design stage. See email confirmation dated October 22, 2020.
3. **Airport Road Commercial Access:** An updated Traffic Impact Study had been prepared by C.F Crozier & Associates. On May 6, 2020, Regional staff confirmed that only a right-in access to the commercial component could be supported. As such, the plans were revised accordingly. The commercial component will continue to function with the right-in access from Airport Road and the full-moves access to/from Walker Road.
4. **Airport Road – Right of Way Land Dedication Requirements:** Region of Peel staff have confirmed that all of the land dedications requirements have been shown correctly on the updated plans. These land dedication requirements include the following: 0.3 meter



Reserves, Residential Buffer Block, Daylight Triangle, and Road Widening. See enclosed email confirmation from the Region of Peel dated September 14, 2020 and June 4, 2020.

5. **Commercial Impact Study:** The updated Commercial Impact Study has been approved and signed off by the Town of Caledon and the peer reviewer Tate Engineering Inc. See enclosed email confirmation from the Town of Caledon dated October 2, 2020.
6. **Butternut Tree within the Regional Right-of-Way:** Region of Peel staff have requested that the butternut tree be preserved in the interim until Airport Road construction works are undertaken. Trafalgar Engineering and SBK arborists have confirmed that this preservation strategy can be achieved and have accommodated the necessary space and grading requirements to preserve the tree in the interim. Please refer to comment matrix for details (see comment #9).
7. **Trail Connection:** The trail can be accommodated if the Condominium board to the north wishes it to exist to provide an extension in this area and to the terminus of Leamster Trail. Further, since it will be a natural trail, the trail can evolve should the connection be deemed acceptable by the condominium board. There is an existing trail connection to Leamster Trail so why the condominium board would facilitate this is questionable. If it is deemed to be desired, an informal trail connection can be illustrated on Site Plan drawings. However, as noted, the exact trail location will evolve naturally and as existing. An easement over the proposed townhouse road will be provided as a permanent solution to facilitate public access to the public park proposed. A general note to the Town - the TRCA has stated that no trails are permitted through natural areas or buffers. Overall, and as agreed to by M. Consentino in August 2020, this can be addressed at the Condition / Site Plan stage, as noted in the Condition section of the comments, as there are no impacts to matters concerning the Official Plan or Zoning By-law Amendment documents.
8. **Internal Road Layout:** Town of Caledon Emergency Services have confirmed that the internal layout of the site is acceptable from an Emergency Services perspective. See enclosed email confirmation dated October 2, 2020.
9. **Parking Requirements:** It has been confirmed that the number of parking spaces being proposed is correct based on the split between residential and commercial land uses. The commercial parking standard was applied.
10. **Architecture:** The proposed commercial building on the site is identified as a single storey building. However, in order to address the Urban Design comments and provide compatibility to the Allison's Grove Heritage House, the proposed commercial building has been designed to look like its two storeys, while the upper level does not include additional Gross Floor Area or a second storey for residential uses.
11. **Archaeological Assessment:** A Stage 3 and Stage 4 Archaeological Assessment has been prepared and has been included as part of this resubmission. The documents are currently



with the Ministry for approval.

**12. Phase 1 & 2 Environmental Site Assessments:** All final Phase 1 and 2 ESA Reports for conveyance and site lands have been submitted to the Planner previously and again on July 6, 2020. The following Reports have been provided to the Town and are included again with this resubmission:

- Updated Phase One ESA for entire subject property;
- Updated Phase Two ESA for entire subject property;
- Phase One ESA for blocks 4, 5 & 6 (Parkland);
- Phase Two ESA for conveyance lands; and,
- Phase Two ESA for blocks 4, 5 & 6 (Parkland).

**13. Strategic Conservation Plan:** Town of Caledon staff have confirmed that a Strategic Conservation Plan can be submitted as a part of Draft Plan Approval. See enclosed email confirmation dated September 5, 2018.

### **Resubmission Material**

Enclosed please find resubmission materials in support of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications required to permit the proposed development and noted above.

1. A digital copy of the Arborist Report prepared by SBK dated November 20<sup>th</sup>, 2020;
2. A digital copy of the Comment Response Matrix as prepared by Glen Schnarr & Associates Inc. and the consultant team, November 20<sup>th</sup>, 2020;
3. A digital copy of the Commercial Impact Study prepared by IBI, dated October 30<sup>th</sup>, 2019;
4. A digital copy of the Cover Letter prepared by Glen Schnarr & Associates Inc., dated November 30<sup>th</sup>, 2020;
5. A digital copy of the Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc., dated September 9<sup>th</sup>, 2020;
6. A digital copy of the Erosion and Sediment Control Report and Plans prepared by Trafalgar Engineering Ltd., dated October 13, 2020;
7. A digital copy of the Commercial Building Elevations prepared by FBP Architects Inc., dated November, 2020;
8. A digital copy of the Townhouse Building Elevations prepared by FBP Architects Inc., dated November, 2020;
9. A digital copy of the Email correspondence confirming the Airport ROW requirements, dated June 4<sup>th</sup> 2019;
10. A digital copy of the Email correspondence confirming the Region of Peel entrance requirements, dated May 5<sup>th</sup> 2020;
11. A digital
12. A digital copy of the Email correspondence confirming the Commercial Impact Study sign off, dated October 2<sup>nd</sup>, 2020;
13. A digital copy of the Email correspondence confirming the Compensation Area



- Confirmation requirements, dated May 9<sup>th</sup>, 2019;
14. A digital copy of the Email correspondence confirming the Daylight Triangle requirements, dated May 27<sup>th</sup>, 2019;
  15. A digital copy of the Email correspondence confirming the sites Emergency Services requirements, dated October 21<sup>st</sup> 2020;
  16. A digital copy of the Email correspondence confirming the Regional Land Dedication requirements, dated September 14<sup>th</sup>, 2020;
  17. A digital copy of the Email correspondence confirming the potential Round-a-bout requirements, dated June 28<sup>th</sup>, 2019;
  18. A digital copy of the Email correspondence confirming the Sidewalk Design requirements, dated October 22<sup>nd</sup>, 2020;
  19. A digital copy of the Email correspondence confirming the Strategic Conservation Plan requirements, dated September 5<sup>th</sup>, 2019;
  20. A digital copy of the Email correspondence confirming the Reserve, Buffer, and ROW requirements, dated June 2<sup>nd</sup>, 2019;
  21. A digital copy of the Environmental Impact Study (EIS), prepared by Dillon Consulting, dated October 2019;
  22. A digital copy of the Functional Servicing and Stormwater Management Report prepared by Trafalgar Engineering Ltd., dated September 28<sup>th</sup>, 2020;
  23. A digital copy of the Grading Plan prepared by Trafalgar Engineering Ltd., dated October 13, 2020;
  24. A digital copy of the Geowarehouse Capture, dated September 8<sup>th</sup>, 2020;
  25. A digital copy of the Hydrogeological Impact Assessment prepared by R.J Burnside & Associates, dated September 1<sup>st</sup>, 2020;
  26. A digital copy of the Landscape Plan prepared by Strybos Baron King Landscape Architecture, dated November 20<sup>th</sup>, 2020;
  27. A digital copy of the Noise Feasibility Study prepared by HGC dated November 26<sup>th</sup>, 2020;
  28. A digital copy of the Parking Justification Letter prepared by C.F Crozier & Associates, dated September 9<sup>th</sup>, 2019;
  29. A digital copy of the updated Phase 2 Environmental Site Assessment (Block 4, 5, 6 - Parkland) prepared by Terraprobe dated February 20<sup>th</sup>, 2020;
  30. A digital copy of the updated Phase 2 Environmental Site Assessment (Block 7, 8, 9, 10 – Conveyance Land) prepared by Terraprobe dated December 23<sup>rd</sup>, 2020;
  31. A digital copy of the updated Phase 2 Environmental Site Assessment (Entire Site) prepared by Terraprobe dated December 13, 2019;
  32. A digital copy of the updated Phase 1 Environmental Site Assessment (Block 4, 5, and 6 - Parkland) prepared by Terraprobe dated August 30, 2019;
  33. A digital copy of the updated Phase 1 Environmental Site Assessment (Entire Site) prepared by Terraprobe dated August 30, 2019;
  34. A digital copy of the updated Planning Justification Report prepared by Glen Schnarr & Associates Inc., dated October, 2019;
  35. A digital copy of the Commercial OBC Matrix prepared by FBP Architects Inc., dated November 20, 2020;
  36. A digital copy of the Servicing Plan prepared by Trafalgar Engineering Ltd., dated

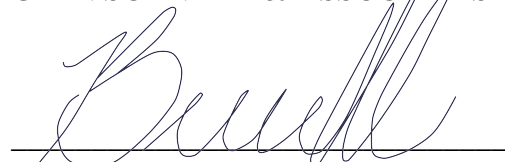


- November 20, 2020;
37. A digital copy of the Servicing Plan prepared by Trafalgar Engineering Ltd., dated November 9, 2020;
  38. A digital copy of the Commercial Floor Plans and Elevation prepared by FBP Architects Inc., dated November 9, 2020;
  39. A digital copy of the Site Plan and Elevation prepared by FBP Architects Inc., dated November 20, 2020;
  40. A digital copy of the Stage 3 Site Specific Assessment Letter prepared by the Archeologist Inc., dated December 5<sup>th</sup>, 2019;
  41. A digital copy of the Stage 3 Site Specific Assessment Report prepared by the Archeologist Inc., dated December 5<sup>th</sup>, 2019;
  42. A digital copy of the Stage 4 Archaeological Assessment prepared by the Archeologist Inc., dated September 28<sup>th</sup>, 2020;
  43. A digital copy of the Streetscape Section prepared by FBP Architects Inc., dated November 20, 2020;
  44. A digital copy of the Traffic Impact Study prepared by C.F. Crozier & Associates Inc., dated November, 2020;
  45. A digital copy of the Draft Official Plan Amendment prepared by Glen Schnarr & Associates Inc., dated November 29, 2020;
  46. A digital copy of the Draft Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc. dated November 29, 2020;
  47. A digital copy of the Urban Design Brief prepared by FBP Architects Inc., dated November 26, 2020; and,
  48. A digital copy of the Tree Inventory Plan prepared by Strybos Baron King Landscape Architecture, dated November 20, 2020.

We trust that this resubmission is sufficient to bring the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision forward to the next available Planning and Council meetings. We would be happy to assist staff at any time to ensure a timely assignment on the agenda. 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  
Associate