

October 24, 2018

Paul King, Planning & Development Consultant
16 Willett Crescent
Richmond Hill, ON, L4C 7W3

Sent Via Email – paking@pathcom.com

Dear Mr. King,

Re: Proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Application (Full) – 1st Submission for Mid-Rise, Mixed Use Town Square Proposal
Paul King on behalf of Pluribus Corp.
0 Atchison Drive - Block 164, Plan 43M-1840
File: POPA 18-01, RZ 18-03, SPA 18-06

The Town of Caledon received the following materials in support of the above noted applications on May 4, 2018, including:

- Fact Sheet and Location Map
- Cover Letter prepared by Paul King dated April 30, 2018
- Pre-Consultation (DART) Meeting Form (PRE 17-0084)
- 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
- Cost Estimates, Engineering (Stantec) dated March 1, 2018 and Landscape (INSITE Landscape Architects), dated April 16, 2018
- Engineering (Stantec) dated February 21, 2018 and Landscape (INSITE) dated April 16, 2018 Letter of Conformances
- Zoning Matrix, Paul King, Planning & Development Consultant date-stamped May 4, 2018
- Healthy Development Assessment Form date-stamped May 4, 2018
- Stage 1 (June 2007) and Stage 2 (October 2007) Archaeological Assessment, The University of Western Ontario Institute for Research in Ontario Archaeology at the Museum of Ontario Archaeology.
- Market Opportunity and Impact Analysis, January 22, 2018, Joseph Urban Consultants
- Erosion & Sediment Control Plan and Details - Pages ESC-1 and ESC-2, February 2018, Stantec Consulting Ltd.
- Functional Servicing and Stormwater Management Report, February 21, 2018, by Stantec Consulting Ltd.
- Soil Investigation, May 2009, Soil Engineers Ltd.
- Grading Plan – SG-1 and DET-1, February 2018, Stantec Consulting Ltd.
- Hydrogeological Report, October 2007, Goffco Limited
- Landscape Plan, December 5, 2017, INSITE Landscape Architects
- Noise Impact Study, February 2, 2018, Swallow Acoustic Consultants Ltd.

- Phase 1 Environmental Site Assessment, October 10, 2007, Soil Engineers Ltd.
- Light Trespass Analysis, February 14, 2018, RTG Systems Inc., Electrical Consulting Engineers
- Site Plan Package, February 23, 2018, Architecture Unfolded
 - A100 – Conceptual Master Plan
 - 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
 - A501 – Building Section
- Shadow Study – A601, A602, A603, A604, February 23, 1028, Architecture Unfolded
- Urban Design Brief, April 2018, Architecture Unfolded
- Registered Plan of Subdivision 43M-1840
- Transportation Impact Study, January 23, 2018, Nextrans Consulting Engineers

Subject Site

The subject lands measure approximately 0.59 hectares (1.45 acres) in size and have frontage of approximately 68 metres on Old Church Road and 87.8 metres on Atchison Drive (subject to 0.3m reserve). The lands are designated Special Use Area C: Community Focus Area on Schedule “D” – Caledon East Land Use Plan.

The lands are currently zoned Village Commercial Exception 507 (CV-507) and Open Space Exception 505 (OS-505) in the Town of Caledon’s Zoning By-law 2006-50, as amended (“Zoning By-law”).

Proposal

The Town has received applications to amend the Official Plan and Zoning By-law to permit a 5-storey mixed use building consisting of 85 residential units and approximately 870 square metres (9,365 square feet) of commercial floor space along with a 0.1 ha (0.25 acre) open space area (Town Square) and 173 parking spaces provided both above and below grade. A Site Plan Application is being proposed concurrently that depicts the proposed form and design of the development.

Executive Summary of Comments

The submission has been reviewed by external agencies and internal commenting departments and detailed comments are listed below. At this time, the applications cannot be supported for the reasons set out in the letter, which include but are not limited to the following:

- A number of the technical studies, including but not limited to Servicing, Stormwater, Grading, Traffic, Noise, Market Impact, Urban Design and Planning require revision to correct inconsistent development statistics (non-residential GFA) and to meet applicable Town, Regional and Provincial policies and standards.
- Additional justification is needed to support the Official Plan Amendment from a market, impact and housing policy perspective.
- Staff are not supportive of the proposed Zoning By-law Amendment in its current form, particularly as it pertains to setbacks, landscape buffering and parking.
- The Region requires the submission of current PIN and Easement Documents.
- A revised Site Plan package and additional rendering (West View) is required to address the various technical comments provided herein

A resubmission is required to address the comments provided herein. Please ensure the resubmission package includes a cover letter explaining how each comment has been addressed.

General Comments

1. For property tax purposes, 0 Atchison Drive, Block 164 on Plan 43M-1840, is currently assessed as Commercial. The Town's share of taxes levied, based on the current value assessment is approximately \$1,633. The property tax account as at October 18, 2018 is determined to be current. If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect the development that would have taken place.

Currently, the following Development Charges would apply to the proposed development:

- Town of Caledon: (a) \$17,597.18 per residential apartment > 70 m²; (b) \$10,328.39 per residential apartment < 70 m²; and (c) \$39.57 per m² of commercial floor space.
- Region of Peel: (a) \$32,013.04 per residential apartment > 70 m²; (b) \$21,174.71 per residential apartment < 70 m²; and (c) \$215.35 per m² of commercial floor space.
- Go-transit: (a) \$384.05 per residential apartment > 70 m²; and (b) \$199.02 per residential apartment < 70 m².
- School Boards: (a) \$4,567 per residential apartment; and (b) \$10.87 per m² of commercial floor space.

The Development Charges comments and estimates above are as at October 18, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application. *(TOC – Finance)*

2. A permit will be required for any proposed signs in accordance with the Sign By-law 2017-054. *(TOC – Building Services, Signage)*

3. Municipal addresses are issued based on the driveway location. In reviewing the site plan drawing, it appears that the entrance is located on Atchison Drive, and so addresses will be issued on this road. Prior to municipal numbers being issued, staff will require confirmation of the preferred unit type from the owner (i.e. suite, unit). The municipal number will be amended to include identification of the units. *(TOC – Municipal Numbering)*
4. Staff require confirmation from the applicant that the municipal number will be identified on a ground sign or sign located on the building. In addition, unit numbers should be displayed on each of the units. If it is not identified on a sign, a green municipal number sign will be required to be installed at the entrance to the property. The green sign and pole will be provided to the applicant at their cost and it is their responsibility to have the sign installed in accordance with the Municipal Numbering By-law and Guidelines. A municipal number will not be issued until such time that appropriate signage to identify the number has been approved. *(TOC – Municipal Numbering)*
5. A municipal number(s) will be issued at the earliest of: site grading approval, site servicing approval, or satisfactory site plan approval. Once the site plan has reached one of these stages, the Lead Planner will provide a copy of the site plan to municipal numbering staff. Town staff will issue the number and the applicant and owner will be notified of the address in writing. The applicant is not required to contact municipal numbering staff to request a number. *(TOC – Municipal Numbering)*
6. The submission included a Phase I Environmental Site Assessment dated October 10, 2007. Staff require an updated Phase I ESA that investigates the site following construction of the surrounding residential subdivision. *(TOC –Development Engineering)*
7. The applicant needs to clearly identify the proposed non-residential Gross Floor Area (GFA) and unit count as there are inconsistencies in the submission materials (i.e. The Traffic Impact Study states 899.88 m²; The Planning Justification Report states 870 m²; The Urban Design Brief states 9,372 m², The Healthy Development Assessment states 800 m²; and, the Functional Servicing Report states 1022 m²). *(TOC, Planning)*
8. Staff have received a number of communications from the public that are attached to this comment summary letter. There is also a Residents Meeting scheduled on Tuesday, November 13th, 2018 where additional comments and concerns may be expressed by the public. The resubmission will need to include a public comments response matrix that responds to the themes raised in the written and verbal public comments. *(TOC, Development – Planning)*

<p>The following comments pertain to the proposed Official Plan Amendment</p>
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9. The Draft Official Plan Amendment should be revised to: *(TOC, Development – Planning)*
 - a) Include a maximum residential density
 - b) Section 7.7.8.5.3 should read: “The mixed use building shall enclose a publicly accessible landscaped open space area a minimum of 0.1 hectares (0.25 acres) in size.”
10. The Planning Justification Report should be revised to address the following: *(TOC, Policy)*
 - a) Peel’s Housing and Homeless Plan
 - b) Accessible Housing

- c) Region of Peel's Official Plan, Section 5.8 (Housing) in terms of affordable ownership, social housing target and environmental housing initiatives
 - d) Clarify if the residential units on the ground floor will have terraces (as PJR describes only floors 2 to 5 having balconies and terraces)
 - e) Clarify that 0.1 ha of open space is achieved without including the area for patios/outside display
11. The shadow studies should be revised as follows: *(TOC, Development – Planning)*
- a) The as-of-right condition for the mid-rise building should reflect as-of-right height (i.e. 11m) as well as as-of-right setbacks
 - b) The shadows of existing townhouses should not differ between the as of right and the proposed conditions
 - c) The as-of-right and proposed conditions should not include the townhouses to the east as there is no proposal for redevelopment of these sites. Rather, the existing dwellings/structures should be shown
 - d) The shadow study analysis in the Urban Design Brief should be updated accordingly
12. Additional clarification is required for the proposed POPS (privately owned public space) and how it will be animated, please include within the Planning Justification Report and Urban Design Brief: *(TOC, Policy)*
- a) Explain how the space will be animated
 - b) Provide adequate seating options, shade, sunlight and animation including public art
 - c) The POPS should also offer public restrooms and flexibility of use for different groups and events
 - d) An entrance should be provided for future residents of the building to the square
13. The development will add and diversify the Town's housing stock which is called for in the Official Plan and throughout upper-tier planning documents but the unit mix should be analyzed in more detail, for example: Are 51 - 1 bedroom units appropriate or could this number be more evenly distributed amongst the 2 bedroom and 2 bedroom + den options? A 3 bedroom option should be included in the unit mix. *(TOC, Policy)*
14. The Market Opportunity and Impact Analysis should be revised as follows: *(TOC, Planning & Policy)*
- a) The population allocation for Caledon East should be 8412
 - b) Many population allocations are listed incorrectly in Tables 2 and 5. Please revise the analysis to accurately reflect the current population allocations identified in the Town of Caledon Official Plan.
 - c) Please see attached the Peer Review Comments of Tate Economic Research including concerns with respect to market demand methodology and forecasts. Additional research and analysis is needed to determine need and impact of the proposed increased commercial space.

The following comments pertain to the proposed Zoning By-law Amendment

15. Please comment on the implications, if any of the Regional property requirements. Please see attached comments regarding property requirements, i.e. Old Church Road Right-of-Way, Daylight Triangle and reserve and revise the Site Plan accordingly. *(TOC – Planning)*
16. The Light Trespass Analysis prepared by RTG Systems Inc. shows light trespassing along the northern limits of the site, which is contrary to Section 5.2.19 of the Town's Zoning By-law which prohibits lighting from projecting beyond the lot the lighting is intended to serve. *(TOC – Planning)*
17. The proposal contemplates private ownership of Town Square and on page 13 of the PJR notes "provision made for utilization and access by the public" – please elaborate on those provisions. *(TOC – Planning)*
18. The submission materials (PJR, Site Plan) should be updated to remove all references to zone CV-36 in favour of the existing zone, CV-507 and OS-26 with its existing zone, OS-505. *(TOC – Planning)*
19. S.E. Map indicates two cross sections (A-A, B-B); however, no such cross sections were included with the By-law. Please provide. *(TOC – Planning)*
20. Comments on the proposed CV-XXX Zone include: *(TOC – Planning)*
 - a) The proposed standards in the By-law are inconsistent with the proposed standards on A101 – Site Plan and Statistics, including parking, retail GFA, lot area. Notably, the proposed building area is greater than the Site Area. Please revise.
 - b) Please ensure the Site Plan identifies visitor parking spaces. Based on the proposed residential parking ratio, some visitor parking spaces may be on the PI level (i.e. 139 underground parking spaces are shown and the proposed By-law would require 128 residential parking spaces).
21. Staff do not support the following: *(TOC – Planning)*
 - a) The proposed parking standard reduction for non-residential uses from 1 space/20 m² (set out in the existing site-specific By-law adopted in 2011) to 2.5 spaces per 100 m² of net floor area (or 1 space/40 m²).
 - b) The reduction in planting strip width from 3m to 1.25m.
 - c) The reduced parking space setback from 3m to 1.3m.
 - d) The reduced setbacks, in particular the minimum setback from Old Church Road should be enhanced to permit views into the Town Square for those approaching from the east and the setback to the east property line should be enhanced.
22. Comments on the proposed OS-YYY Zone include: *(TOC – Planning)*
 - a) Please note that a parking standard of 5 spaces/ha is required. At 0.25 ha, 2 parking spaces would be required for the OS-YYY Zone.

- b) A Farmers' Market should be added as a permitted use.
 - c) Please justify the proposed Landscaping Area standard of 25% for the OS-YYY Zone, noting that the definition of Landscaping Area includes surfaced walkways and patios.
 - d) Please clarify the accessory outside display provisions:
 - It applies only to the non-residential uses on the lot.
 - Clarification that limiting the size to 25% of the GFA of the permitted CV-XXX use would limit the maximum size to 46.25 m² (0.25 x 185 m² – maximum individual non-res GFA).
23. Red-line changes have been proposed to the Zoning By-law (see attached) to address concerns; however, additional clarification is needed with respect to the following:
- a) The location of the required delivery spaces should be 3 metres from any street line and a minimum of 6m from any residential zone boundary and exclusively used for the non-residential uses.
 - b) Are Accessory Buildings proposed to be permitted for the ground floor apartment units?
 - c) Please indicate the GFA of the ground floor apartments.
 - d) Confirmation that site triangle standards can be met.
 - e) Are any buildings or structures proposed for the OS Zone and, if so, identify the maximum building area.
 - f) Section 5.2.19 (Illumination) is not being met.
 - g) Clarify if the following standards are being met: 5.2.17; 5.2.14; 5.2.12, 5.2.10, 4.27, 4.4.
24. Please provide a minimum 3.0m planting strip width (minimum) along all lot lines adjacent to a residential use to permit placement of trees. *(TOC – Landscape)*
25. The By-law does not address a number of existing standards that are not shown/being met with the proposed development, including Play Facilities, Private Yard Depth. Please ensure each standard not being proposed for amendment can be met. *(TOC – Planning)*
26. Please submit a revised By-law in both word and pdf formats. Please submit the schedules to the By-law in accordance with the attached digital submission standards. The revised By-law will need to be reviewed at a By-law Review Team Meeting. *(TOC – Planning & Zoning)*

The following **Urban Design Comments** must be addressed:

- 27. The Town's Control Architect has provided an urban design peer review of the proposal (see attached) and recommends the Urban Design Brief be updated to refer to the Council approved Town Wide Design Guidelines and the Site Plan be revised/updated to address massing, setback, design and landscaping concerns.

28. The North-East View (Drawing 405) should be updated to incorporate the propose landscape plan. *(TOC – Planning)*
29. Please provide an additional rendering of the proposed building and landscaping from Old Church Road, east of Atchison (looking westward). *(TOC – Planning)*
30. The Urban Design Brief, page 28 makes incorrect references to Policy 7.7.8.5.1. *(TOC, Planning & Policy)*

The following **Transportation Comments** must be addressed:

31. Regional staff acknowledge there are no accesses proposed to Old Church Road and have no comments on the traffic report. *(Region of Peel)*
32. Staff are concerned with the proposed parking deficiency and the justification provided for same in the Transportation Impact Study (TIS), including: *(TOC, Policy & Planning)*
 - a) Section 6 of the Transportation Impact Study (TIS) should make reference to the Site Specific By-law in place for this site, i.e. CV-507. Based on this, the parking requirement is 213 parking spaces (not 194) and the parking deficiency is 40 spaces (not 21).
 - b) The TIS provides a review of parking supplies for other mixed-use sites as a comparable; please note that staff do not accept the two Markham sites as similar to the Caledon site. Please provide as a comparable municipalities that are similar in size, population and transit infrastructure.
 - c) Staff do not accept the proposal to share the proposed parking supply between residential and non-residential visitors as there will be overlap of parking demands during the day (8am to 8pm) on weekdays and weekends.
33. The development application proposes a total of 173 vehicle parking spaces; 137 spaces for the Apartment Building and 36 spaces for the Visitors and Retail Stores. The parking provision is less than the by-law requirements. The Study also conducted a parking utilisation review to justify the shortage and assumed that the duration of the utilisation of the parking needs between the Retail Stores and Visitors are mutually exclusive. It is to be noted that more detailed content and calculation should be provided to identify the maximum shared parking needs based on the methodology outlined in Urban Land Institute (ULI) shared parking manual using time of the day factor, noting Planning's concern cited above. Please note that since the trips reduction justification by the Shopping Centre in PM is based on the number of parking, the Traffic Impact Study, specifically section 4 (Site Traffic) and LOS analysis, will need to be updated if the number of parking spaces increase. *(Town of Caledon, FIS, Transportation)*

The following **Noise Comments** must be addressed:

34. The noise report prepared by Swallow Acoustics, dated February 2, 2018, is to be revised to evaluate any impacts the proposed building will have on the surrounding residences, including but not limited to the garbage truck maneuvering area. Once the revised report is received by the Town, the noise report is to be peer reviewed at the applicant's expense. The Town will forward the applicant with the peer review costs once they are received from the vendor. *(TOC – Development, Engineering & Planning)*

35. The noise report dated February 2, 2018 refers to floor plans and building envelope not yet being available (Section 7.2); however, the Site Plan, Floor Plans and Elevations dated February 23, 2018 formed part of the submission. The report is to be revised to consider the proposed building components. *(TOC – Planning)*
36. The noise report is to be revised to include receiver locations on the ground floor (dwelling units on ground floor), calculate indoor sound levels and include Warning Clauses consistent with the Region's guidelines, as detailed in the attached comments. *(Region of Peel)*

The following **Stormwater Management and Servicing Comments** must be addressed:

37. Please revise the Stormwater Management Report as per the attached Region of Peel comments, including the need to direct flows away from Old Church Road, meet pre-development flow levels and adherence to the Region's SWM Report Criteria.
38. Please revise the Functional Servicing Report as per the attached Region of Peel comments, including submission of a hydrant flow test and multi-use demand table.
39. The analysis is based on a proposal for 86 residential suites and 1022 m² of retail; this is inconsistent with other submission materials for 85 residential suites and approximately 870 m² of retail space (see also Comment 7). Please revise as per the confirmed development statistics. *(TOC – Development Planning)*
40. The Stormwater Management Report is to be revised to reflect the following comments: *(TOC – Development Engineering)*
 - a) The Stormwater Management Report is to be stamped and signed by a Professional Engineer;
 - b) The Stormwater Management Report prepared by Cole Engineering, dated August 2010 has the runoff coefficient for the major and minor storm listed at 0.70; however the stormwater management report submitted in support of the SPA 2018-0006 used a runoff coefficient of 0.75;
 - c) The runoff coefficient of 0.75 appears low for the site. The applicant's consultant is to provide a breakdown of how that coefficient was achieved. Additionally, a value higher than 0.25 should be used for landscape areas above the underground parking area;
 - d) Time to concentration is to be 5 minutes for site plans, not 10 minutes;
 - e) The storage tank on the servicing plan does not match the location of the storage tank shown on the Site Plan; additionally, the volume of the storage tank on the plan is less than the required amount listed in the report;
 - f) The report is to indicate how the storage tank will be drained;
 - g) Provide hydraulic calculations for the catchbasins that drain to the storage tank. The calculations should be done with the assumption that the catchbasins are operating at 50% capacity;
 - h) The storm pond was designed to accommodate the drainage from the south west corner of the site. The applicant is to confirm if there is sufficient capacity in the pond; and

- i) Confirm that the percent imperviousness for catchment area A2POST after completion of this development and the development of the townhomes off McElroy Court (SPA 2018-0007) is still at or below 54% as per the Stormwater Management Report prepared by Cole Engineering, dated August 2010.

The Following Comments pertain to the Proposed Site Plan Application

Region of Peel

41. Please see attached comments regarding property requirements, i.e. Old Church Road Right-of-Way, Daylight Triangle and reserve and revise the Site Plan accordingly.
42. Landscaping, signs, fences, gateway features, etc. are not permitted within the Region's easements and/or right of way limits without necessary approvals and encroachment agreement.
43. Waste collection will only be provided to the Residential Units, subject to conditions set out in the attached, including revisions to the Site Plan.
44. The property is subject to an easement – copies of the PIN and easement documents and notation on the revised Site Plan is required.

Town of Caledon, Community Services, Development Planning

45. An application for Draft Plan of Condominium is required and additional comments pertaining to the Draft Zoning By-law Amendment and/or Site Plan may follow.
46. The Site Plan currently proposes one point of access/egress to be shared by all residents and visitors of the proposed 85 dwelling units and all staff and visitors to the 871 m² of retail space and any associated delivery, drop-off, loading and garbage movements for the residential and non-residential components. A second access/egress should be explored.
47. Page A101 – Site Plan & Statistics:
 - a) The existing standards do not reflect those for the site-specific zone, CV-507 of By-law 2006-50, including setbacks and parking requirements.
 - b) Proposed Retail GFA is listed at 920 m², whereas the Draft By-law proposes 871 sq. m
 - c) The proposed parking statistics total 168 parking spaces; this is inconsistent with the floor plans that total 175. This differs from the PJR which indicates a total of 173 parking spaces. Please clarify.
48. Please revise the Site Plan to enhance the residential entrance along Old Church Road.
49. Page A306 – Roof Plan: Please confirm if there will be any residential amenity space on the rooftop.

Town of Caledon, Community Services, Development Zoning

50. Section 5.2.19 of the Zoning By-law (Illumination) is to be indicated on the Site Plan.

51. Please include zoning overlay on Site Plan.
52. Please remove “retail service space” and label “Delivery Space”.
53. Show required site triangles.

Town of Caledon, Fire & Emergency Services

54. Clearly indicate location of the Fire Department (FD) connection and the nearest fire hydrant (current submission unclear).
55. Clearly indicate the distance between the FD connection and hydrant.
56. Include the distance between the principal entrance (FF entrance) and the fire department access.
57. Clearly indicate the location of the fire department access route.
58. Signage needs to be installed in accordance with By-law 2015-058.

Town of Caledon, Legislative Services (Accessibility)

59. Please note that the Town will require as a condition of draft condo approval, that prior to offering units for sale and in a place readily available to the public, the owner will display information regarding universal design options that may be available for purchase within the development.
60. Exterior travel routes (sidewalks) shall be a minimum of 1.5 m wide as per the Design of Public Spaces legislation of the AODA, pertaining to exterior travel routes.
61. All sidewalks shall be connected, when crossing over to another street, with accessible features such as tactile surfaces and curb ramps
62. Lighting on exterior routes of travel shall comply with the Town’s lighting standard.
63. If a community mail box is installed, the area shall be well lit via a light standard and a curb depression from the sidewalk and/or roadway to the mail box landing area
64. Site Plan shall note that the main entrances of each proposed retail unit are barrier-free with either a power door operator or an automatic sliding door feature as per the barrier free section of the Ontario Building Code.

Town of Caledon, Development Section, Engineering

65. Prior to site plan approval, a Construction Management Plan (CMP) is to be submitted to the Town for review and approval. The CMP must include a comprehensive set of plans, details, schedules, notes, and other documents which delineate the anticipated construction program for development of the site including:
 - a. Erosion and sediment controls for all phases of development, including maintenance procedures;
 - b. Mud and dust control during all phases of development;
 - c. Temporary swales with rock check dams, including details, as required;
 - d. Construction fencing and hoarding;
 - e. Tree protection in conjunction with the Tree Preservation Plan/Report;
 - f. Road cleaning program details;

- g. Construction vehicle and equipment access points including mud mat;
 - h. Construction equipment storage and servicing areas, including details of waste disposal associated with servicing;
 - i. Construction worker parking areas for all phases of development, ensuring accordance with Town and Regional by-laws;
 - j. Location of site trailer and/or sales office;
 - k. Location of temporary washroom facilities;
 - l. Location of topsoil stockpiles and stabilization treatments, as required;
 - m. Construction material delivery and storage areas;
 - n. Construction refuse management;
 - o. Excavation and associated hoarding and/or tie back systems necessary to support vertical face shoring, as required;
 - p. Construction crane operations including crane location, crane radii and proposed hoist locations, as required;
 - q. Working hours, ensuring accordance with Town by-laws;
 - r. Spill Response Plan details;
 - s. Emergency contacts, including names and telephone numbers;
 - t. Adherence to the requirements of all other studies and reports submitted approved for the development.
66. The ESC Plan prepared by Stantec Consulting Limited, dated February 2018, is to be revised to address the following:
- a. Clearly identify the temporary gravel access road on the plan;
 - b. Several of the indicators refer to ESC-3, however an ESC-3 plan was not submitted;
 - c. Clearly identify the silt fence location on the plan;
 - d. Clearly identify the ESC measures around the catch basin adjacent to Old Church Road;
 - e. Regional approval will be required for any connection to the storm sewer within Old Church Road's right of way.
67. The Grading Plan prepared by Stantec Consulting Ltd., dated February 2018, is to be revised to address the following:
- a. Regional approval for the proposed emergency overland flow route is required;
 - b. Indicate areas where curbs are depressed and where they are full barrier curbs.
68. The Site Servicing Plan prepared by Stantec Consulting Ltd., dated February 2018, is to be revised to address the following:
- a. Indicate how all the area drains are connected to the ultimate outlet;
 - b. Indicate the location where all the transformers and telecommunication boxes will be relocated. Confirmation from the utility companies that they agree with the new location will be required.
69. The Light Trespass Analysis prepared by RTG Systems Inc, dated February 14, 2018 is to be revised to reflect the following:
- a. The plan indicates that the illumination value on the northern property line is 7.1, 4.5 and 2.6 then the values go to zero. The consultant is to confirm if this is correct.
 - b. There should be illumination on all walkways and any other area where the public may be able to access.

70. The Site Plan & Statistics prepared by Architecture Unfolded, dated February 23, 2018 is to be revised to address the following:
 - a. Show the ventilation locations for the underground parking. These should be taken into account by the noise report;
 - b. Clearly identify the limits of the underground parking.
71. Provide cross sectional drawings that includes the underground parking lot, the above ground parking lot and the landscaped island. The cross section is to extend 10 meters past the property and include any tieback system that will be utilized.

Town of Caledon, Development Section, Landscape

72. Please ensure only the documents pertinent and relevant to the site are included within the submission. It was noted that some submission material includes documentation for other sites and/or future works not associated with this application.
73. Please omit non-relevant engineering information from the landscape drawings as to provide greater ease of legibility.
74. Please confirm if Block 141 of Plan 43M-1921 is intended to be retained by the condominium corporation. If retained by the condominium corporation, the Town of Caledon requests an easement over the block to allow for circulation of pedestrians and the general public. This easement shall extend along the Eastern edge of Block 164 up to Old Church Road.
75. Please confirm a permanent public easement over the Open Space (OS) zone shall be provided along with ownership retained by the condominium corporation.
76. Please coordinate between sub-consultants and update the Urban Design Brief to match the landscape plans included with the submission. It was noted that the 'Coloured Site Plan – Mid Rise' (pg. 18) does not match the landscape plan submitted by Insite Landscape Architects. Drawing in Urban Design Brief to include "Conceptual" within drawing title.
77. Please revise the heading of the Landscape Cost Estimate and Landscape Letter of Conformance to include the correct SPA number.
78. Please revise the title bar of all Landscape Drawings to include the correct SPA number.
79. Please specify appropriate units for each line item within the Landscape Cost Estimate.
80. Please specify locations for trash cans within the L1 Landscape Plan, providing an appropriate detail specifying details such as make/model. Please note Maglin trash cans preferred as to keep site furnishings consistent.
81. Please add a line item to the Landscape Cost Estimate to accommodate for the proposed trash cans on site.
82. Please provide a Maglin alternative to the Skyline/Wishbone bench proposed.

83. Please update the Town of Caledon Standard Landscape Notes, point #1, on L1 Landscape Plan to include the name of the consulting Landscape Architectural firm.
84. Please specify a pot size for items “a” through “g” within the Plant List on the L1 Landscape Plan.
85. Please ensure all plant material meets the minimum 70mm cal. for deciduous trees and 200cm minimum height for coniferous trees, as per the Town of Caledon Site Plan Control Manual Standards.
86. Please include and reference the Town of Caledon standard drawing #701 within the landscape drawing set.
87. Please provide the “Landscape Plan” enlargement shown on L1 Landscape Plan at a scale of 1:100 as opposed to 1:400 for greater ease of legibility.
88. Please label with directional arrows on all landscape drawings, the entrance and exit from the underground parking garage.
89. Please illustrate on all landscape drawings and within the legend of the title bar, the extents of the underground parking area.
90. Please clarify and provide relevant details as to how the outdoor garbage area on the North East side of the site will be screened.
91. Please hatch surface materials on all landscape plans and match each hatch to a surface material within the legend of the title bar. i.e. asphalt, concrete, sod, unit paver, etc.
92. Please incorporate strata cells, silva cells or approved equal into the design so as to ensure adequate soil volumes for trees are provided above the underground parking garage.
93. Please specify make, model, colours and paving patterns for the unit pavers proposed.
94. Please revise the alignment of the walkway paving bands to follow the alignment of the sidewalk along Old Church Road.
95. Please clearly illustrate how pedestrian circulation exists to/from Block 141 via the site.
96. Please provide adequate accent planting around the transformer and switch gear on the North end of the site, so as to screen the elements.
97. Please label all retaining walls on the landscape drawings, including any retaining walls required within Block 141.
98. Please label all stairs on the landscape drawings, including number of risers.
99. Please label all fencing on site, both existing and proposed, including type and height.
100. Please identify on the landscape plans the existing armour stone and perennial planting treatment on the corner of Old Church Road and Atchison Drive. Please clarify if they are to remain (incorporated into design) or be removed.

101. Please provide a complete construction set for review, following Landscape Architectural industry standards. I.e. Cover Sheet, Layout Plan, Planting Plan, Grading Plan, Construction Details, etc.
102. Please identify any existing trees for removal within the site or regional right of way, noting common name, latin name and diameter at breast height (dbh).
103. Please revise the layout of plant material within the 2 plant beds on the North side of the condominium to eliminate sod and provide a continuous plant bed of plant material.
104. Please utilize plant ties between plant species of identical species, or alternatively provide different plant symbols to differentiate one species from another.
105. Please remove the sod from the plaza areas and replace with hard surface unit pavers.
106. Please show a categorized breakdown of L1 Plant List, including sub-headings such as deciduous trees, coniferous trees, deciduous shrubs, coniferous shrubs, and perennials.
107. Please clarify who will be responsible for implementation of the site works from the back of sidewalk (regional ROW) to property line (site plan) to ensure a clean, even transition and overall finished appearance to the street corner.
108. Cash-in-lieu of parkland dedication ('CIL') is a requirement of the site plan process. The applicant must pay CIL prior to the issuance of a building permit. In order to determine the amount of CIL payment, the applicant shall have a market value appraisal completed for the subject property. The long form appraisal must be prepared by an AACI certified appraiser. The Town will review the appraisal and if there is a concern about the value of the appraisal then a peer review of the report may be required. The peer review shall be done at the cost of the applicant. An appraisal is only valid for six months so the applicant should ensure that an appraisal is done at an appropriate time in the site plan process so as to not delay the issuance of a building permit or cause an updated appraisal to be done. CIL payment shall be based on 5% of the approved appraised value of the subject lands.
109. Please revise and re-submit a cost estimate based on the proposed landscape materials and comments provided above. The cost estimate needs to be originally stamped, signed and dated by an OALA licensed landscape architect. The amount of landscape securities the Town requires is based on 100% of the total cost of the landscape works.
110. Please note that for final approval, two full size sets of landscape plans with an original stamp, signature and date are required.
111. As part of the next submission, please provide a detailed letter from the landscape architect summarizing how each of the above items has been addressed.

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112. There are three 0.3 metre reserves along the outer edge of the Property. The entrance way to the Site must line up with Plan 43M-1840. If an additional entrance way will be required to the Property, the Town will be required to lift a 0.3 metre reserve.
113. **Hydro One** doesn't have any conflicts with this project providing that;

- Underground locates are obtained prior to excavation
- No open trenching within 1.5m of Hydro poles and/or anchors.
- Maintain 1m clearance from Hydro One Plant if trenchless horizontal drilling / directional bore.
- PUC owner is responsible to address all conflicts with Hydro One plant and request conflict corrections through appropriate channels
- Ensure all industry standard utility separations and clearance minimums are maintained.
- Any grade changes are brought to the attention of Hydro One and addressed prior to commencing work
- Any poles affected by grading requiring a pole setting adjustment will be charged at 100% labour and material without advanced notice having been received.

Please see attached Hydro Markup.

114. **Bell Canada** is requesting the following paragraph be include as a condition of approval: “The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

115. **Rogers Communications Canada Inc.** has buried and aerial fibre and coaxial plant in this area, as it is indicated on the attached plans. Caution is advised. Hand dig when crossing or within 1m of Rogers plant. Please note locates are still required, call 1-800-738-7893.

Comments from the following agencies and departments are attached for your review:

- Dufferin-Peel Catholic District School Board – May 29, 2018

- Enbridge – May 31, 2018
- Peel District School Board – June 1, 2018
- Canada Post – June 5, 2018
- Public Comments
- Urban Design Peer Review by Moiz Behar – October 10, 2018
- Commercial Impact Assessment Peer Review by Tate Economic Research Inc. – October 23, 2018
- Region of Peel, Development Services – July 11, 2018

Comments from the following agencies and departments remain outstanding at this time and will be forwarded upon receipt:

- MPAC
- OPP
- Building & Support Services Section, Building (Mechanical, Permit)
- Policy & Sustainability Section, Heritage
- Strategic Initiatives, Economic Development

Concluding Comments:

As per the comments provided herein, the Proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval applications cannot be supported as presently proposed and a resubmission is required to address the comments contained in this letter. Once you have had an opportunity to review, please advise and staff will coordinate a comment review meeting to ensure the next submission satisfactorily addresses the comments contained here.

A Resubmission Checklist is attached. Please note that as the applicant it is your responsibility to sort the packages as outlined in the Resubmission Checklist. Staff will not accept or review incomplete submissions and/or submissions received via email. The resubmission is to include a cover letter explaining how all comments have been addressed.

Please note that a recirculation fee of \$1,000 is applied to each subsequent site plan recirculation after the 3rd submission.

If you have any questions please do not hesitate to contact me anytime at 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca

Yours truly,

Mary T. Nordstrom, MCIP RPP
Senior Development Planner

c. Casey Blakely, Manager of Development – East
Sylvia Kirkwood, Manager of Policy & Sustainability
Konstantine Stavrakos, Solicitor/Manager of Legal
Angie Mitchell, Manager, Building Services/CBO
Ryan Grodecki, Manager, Engineering Services

Brian Baird, Manager of Parks
Jay Menary, Technologist, Development Engineering
Kyle Poole, Landscape Architect
Bailey Loverock, Community Planner - Policy
Douglas McGlynn Heritage Urban Design Planner

Moiz Behar, MBPD (Urban Design Peer Review/Control Architect)
Dave Pelayo, Chief Fire Prevention Officer
Cindy Pillsworth, Zoning Administrator
Brittany Ziegler, Law Clerk
Arash Olia, Coordinator, Transportation Development
Municipal Numbers (TOC)
Joy Simms, Region of Peel