OWN OF CALEDON PLANNING RECEIVED Jun 29, 2020

> 520 Industrial Parkway South, Suite 201 Aurora ON L4G 6W8

> > Phone: 905-503-2563 www.nextrans.ca



NextEng Consulting Group Inc.

June 24, 2020

Mr. John Spina

Pluribus Corp. 7681 Hwy 27, Unit 16 Woodbridge, ON L4L 4M5

Re: Transportation Impact Study – Reliance Letter Mixed Use Residential Development Our Project No. NT-17-216

Nextrans Consulting Engineers (A Division of NextEng Consulting Group Inc.) acknowledges receipt of Townof Caledon comments dated September 4, 2019, with respect to our Transportation Study Addendum, dated April 26, 2019. The intention of this Reliance Letter is to address the changes to the Site Plan in regard to the TIS. **Table 1** summarizes all submission documents.

Table 1 – Submission Comparisons

Submission	Date
Transportation Impact Study (TIS)	January 23, 2018
TIS – Addendum in Response to Comments	April 26, 2019
Reliance Letter	June 24, 2020

The Site Plan from the TIS Addendum submission dated April 26, 2019 included 87 apartment units and 696.70 m² of retail gross floor area with 172 parking spaces provided. Based on the revised plan dated June 23, 2020, provided in **Appendix A**, the development consists of 83 apartment units and 650.00 m² of retail gross floor area with 169 parking spaces provided. A comparison of the site plans is provided in **Table** 2.

Table 2 – Site Plan Comparisons

Site Plan Version	Site Statistics						
	Residential Units	Retail	Parking Supply				
TIS – Addendum in Response to Commen <mark>ts</mark> April 26, 2019	87	696.70 m ²	172				
TIS – Reliance Letter June 24, 2020	83	650.00 m ²	169				
Net Difference	-4	-46.70 m ²	-3				

Traffic Assessment:

Trip generation for the updated site plan is based on the same methodology utilized in the April 26, 2019 TIS, and it is summarized in **Table 3**.

			iipailooilo						
	Trip Generation								
Site Plan Version	A	M Peak Ho	our	PM Peak Hour					
	In	Out	Total	In	Out	Total			
April 26, 2019 TIS Addendum	29	49	78	87	67	154			
June 24, 2020 TIS – Reliance Letter	28	47	75	85	66	151			
Net Difference	-1	-2	-3	-2	-1	-3			

Table 3 – Site Trip Generation Com	parisons
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As summarized in the table above, it is our opinion that the conclusions and findings presented in our April 26, 2019 TIS Addendum remains valid, as the number of trips has been reduced by three (3) trips in the AM peak hour and three (3) trips in the PM peak hour.

Parking Assessment:

Based on discussions with Town Staff during the September 18, 2019 meeting, staff advised to utilize a parking rate of 1 parking space per 30 m² net floor area for the retail component of the site. Incorporating this with the Town of Caledon Zoning By-law 2006-50 (Revised March 2016) Section 5- Parking, Loading and Delivery for the apartment / visitor portion of the site, a minimum of 168 parking spaces will be required for the proposed development. The preliminary site plan provides for a total of 169 parking spaces, resulting in a technical parking surplus of one (1) parking spaces. The parking requirement for the proposed development is detailed in **Table 4**.

Use	Units / Net Floor Area	Rate	Parking Provided	Difference	
Apartment Building	83 units	1.5 spaces per dwelling unit	125	126	+1
Apartment Visitor	83 units	0.25 spaces per unit for visitor	21	21	0
Retail Store	647.40 m ²	1 s <mark>pace per</mark> 30 m² of net floor area	22	22	0
	То	tal	168	169	+1

Table 4 – Vehicle Parking Requirements (Zoning By-law 2006-50)

As summarized in **Table 4**, a total of 168 parking spaces are required for the subject site. In comparing the proposed parking supply of 169 parking spaces with the with the By-law requirements and staff advised retail parking rate, the site has a technical surplus of one (1) parking space.

Nextrans concludes that based on the revised site plan, our traffic findings and conclusions remain applicable based on the previous submission. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Nextrans Consulting Engineers

A Division of NextEng Consulting Group Inc.

Prepared by:

Reviewed by:

Andy Bilamejian

Andy Bilawejian, B.Eng., EIT Transportation Analyst

An<mark>nosan Srikantha</mark>, P.Eng. Project Engineer – Transportation

Approved by:

Richard Pernicky, MITE Principal

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Appendix A - Proposed Site Plan



OWN OF CALEDON

	CV-507 Zone Standards	1
	Required	Proposed
ר)	5,500 m2	4,933.3 m2
mum)	9 m	28.4 m
timum)	n/a	40%
minimum)		
ad	4.5 m	
		0.7 m
		1.2 m
	4.5 m	2.5 m
ne boundary		
	1.2 m	0 m
	3 m	1.2 m
r lot line	10 m	7.5 m
n		
ings separated by a walkway	4.5 m	n/a
her buildings	3 m	n/a
	11 m	18.9 m
maximum)		
-residential uses	650 m2	650 m2
residential uses	185 m2	185 m2
lot (maximum)	12	83
h (minimum)	3 m	3 m
	1.5 x 83 = 125	1.5 x 83 = 125
	0.25 x 83 = 21	0.25 x 83 = 21
	1/30 x 647.4= 22	1/30 x 647.4= 22
	2.75 m x 6 m	2.75 m x 6 m
	2.75 m x 6 m	2.6 m x 5.8 m
acks (minimum)	3 m	3 m
inimum)	2 per lot	2
Size (minimum)	3.5 m x 9 m	3.5 m x 9 m
Setbacks (minimum)		
treet line	3 m	3 m
esidential zone boundary	6 m	5 m
(minima)		
abutting a residential zone	4.5 m	3 m
(minimum)	20%	20%
	DS-505 Zone Standards	
n)	nil	1,003 m2
<u>י</u> mum)	9 m	8.5 m
(imum)	20 m2	35 m2
n (minimum)	3 m	3 m
aximum)	10.5 m	10.5 m
n)	7.5 m	2.5 m
	7.5 m	40% of net floor area of an
	Parking spaces are not required for any	associated permitted CV-XXX
	outdoor patio that is less than 40% of	
	the net floor area of the restaurant it	use
	serves. The standard restaurant ratio	
	shall apply to any area over 40%	
	5 parking spaces per hectare or	0
	portion thereof	
(minimum)	50%	50%

STATIST	ICS											
1. ZONING	G						0	6-505 &	CV-507			
2.SITE AR	EA		5,985.86 m2 64,431.20 ft2 1.48 Ad							ACRES		
3.GROSS I	FLOOR AREA (GF	A)	7,462.30 m2 80,323.45 ft2									
	D FLOOR AREA				1,802.50			,401.93				
5.PROPOS	SED BUILDING DE	INSITY						1 25	FSI (NFA)	(5 1)		
6.PROPOS		VERAGE						30.1%		54)		
7.LANDSC	APED AREA PRO	VIDED			0.00	m	2 SOFT +	0.0%	m2 HARD =	τοται	0	
8.FLOOR A	AREA :				0.00		2 301 1 1	0	IIIZ HAND -	TOTAL	0	
LEVEL		TOTAL FLOO	R AREA (TFA)		GRC	SS FLOO	OR AREA (GFA)		NET	SALABL	e area (NSA)	
P1		5,081.8 m2	54700	ft2	0.0	m2	0	ft2	0.0	m2	0.0) ft2
GND	RESIDENTIAL	1,036.6 m2	11158	ft2	983.8	m2	10590	ft2	264.3	m2	2844.9	ft2
2ND	RETAIL	765.9 m2 1,570.0 m2	8244 16899		650.0 1,532.6		6997 16497		647.4 1,303.0		6968.5 14024.9	
3RD		1,570.0 m2	16899		1,532.6		16497		1,305.8		14024.9	
4TH		1,466.9 m2	15790		1,429.5		15387		1,305.8		14055.9	
5TH GRAND TO	ΤΔΙ	1,371.2 m2 12,862.4 m2	14759 138450		1,333.8 7,462.3		14357 80323		1,192.4 6,018.8		12835.0 64785.2	
	SUMMARY	12,002.4 1112	130430		7,402.3	1112	80323	112	0,018.8	1112	04785.2	. 112
FLOOR					UNIT T	YPE						
	Studio	1B	1B+D		2B		2B+D		3B		TOTAL	
(avg. sq.ft)	(n/a)	(625 sq. ft.)	(695 sq. ft.)	(87	75 sq. ft.)	(9)	95 sq. ft.)	((n/a)		4	
GND 2ND	0	2	0 13		2		0	0		21		
3RD	0	3	13		3		2	0		21		
4TH	0	4	10		3		3		0		20	
5TH	0	1 13	2 38		5 16		4 11	5 5		1		
TOTAL	0.0%	15.7%	45.8%		19.3%		13.3%	(5.0%		100.0%	
11. ACCESS												
					UNIT T	YPE						
	Studio	1B 0	1B+D		2B		2B+D	3B		TOTAL		
TOTAL	0	0.0%	8 21.1%	:	4 25.0%		4 36.4%	0 0.0%			16 19.3%	
12. EFFICE	NCY (NSA/GFA)						I				.7%	
13. HEIGH		PERMITTED :					PROPOSED			5 STO	REYS (18.9n	n)
14. PARKI SURFACE = 2.7		REQUIRED : RES. 1.5	PER UNIT (83) =	125	PROPOSED RES.	:			(P1)	126
P1 = 2.6m x 5.8			PER UNIT (21	VISITOR				(P1)	
		RETAIL 1 S	PACE PER 30 r	m2	=	22	RETAIL				(SURFACE)	22
		(BAS ACCESSIBLE - Res=	ED ON NET AR		*21_1		VISITOR				(SURFACE)) 12
			.04 221=3; \ =1+.03*128=5		21=1							
			ACCESSIBLE SP	ACES R	EQUIRED)	168	TOTAL	(7 A	CCESSIBLE S	PACES P	ROVIDED)	169
15.LOCKE	RS	REQUIRED :					PROPOSED P1	:				54
											TOTAL	54
16.BICYCL	E	REQUIRED :					PROPOSED	:				
							SURFACE P1			HORT-TE ONG-TEI		10 27
										TOTAL	37	
17.INDOO	R AMENITY	REQUIRED :		m2		ft2	PROPOSED	:	175.68	m2	1,891.00) ft2
18.OUTDC	OOR AMENITY	REQUIRED :		m2		ft2	PROPOSED	:	1,000.00		10,763.90) ft2
							I		(1	OBLIC	SQUARE)	

							-														
	0	BC M	ATRI	X									\bigcirc	BC M	ATR	ľΧ					
der dn. .RAGE	ASSOCIAL AAGE PORTION)							The C of the 498 Name Chat Locati	itecture un ertificate of Pro holder Is the of Project: ceaux Mid-1	actice N holder's Rise (Number 3 BCDN.	ITIAL PO	ORTION)			1		SSOCYTAL			
ng Cod	e Data	Matrix Po	ort 3 or	9		OBC Refer	ence	Item	1	Ontar	io Bu	ilding Co	ode Date	a Matrix Po	art 3 oi	r 9		OBC Reference			
		New	D P	art 11	Part 3	5	🗆 Part 9	1.	Project	Description:				New		Part 11		■ Part 3		🗆 Part	9
nge of Us		Addition Alteration	11.1	to 11.4	1.1.2		2.1.1 9.10.1.3					Change of L] Addition] Alteration	11.	1 to 11.4	4	1.1.2		2.1.1 9.10.1.3	
F3, (PA	rking)				3.2.1.2.;	3.2.2.15	9.10.2	2.	Major ()ccupancy(s) G	roup C,	(RESIDENTI)	AL)					3.2.2.45		9.10.2	
	New	5,082 m2	. Total	5,082 m2	1.1.3.2		1.1.3.2	3.	Building	g Area (m2)	Existir	ng	New	1,456 m2	2 Total	1,456 r	m2	1.1.3.2		1.1.3.2	
	New	5,852 m2	Total	5,852 m2	1.1.3.2		1.1.3.2	4.	Gross /	Area (m2)	Existir	ng	New	7,349 m2	2 Total	7,349 r	m2	1.1.3.2		1.1.3.2	
storey blo			Below	grade 1	3.2.1.1 &		2.1.1.3	5.	Number	of Storeys		5			Below	v grade	1	3.2.1.1 &	1.1.3.2	2.1.1.3	
ccess	2				3.2.2.10	& 3.2.5	9 10.19	6.	-	of Streets/Fir	e Fighte	er Access	2					3.2.2.10 8	α 3.2.5	9.10.19	
					3.2.2.75		9.10.4	7.	-	Classification								3.2.2.43		9.10.4	
		🗖 Entire	Building			11.4.3.4 b,), 3.6.2.5(1)(b),)	9.10.8	8.	Sprinkle	er System Prop	osed			🔳 Entire	Entire Building			3.2.2.15, 3.3.4.3(1), 3.6.3.3(b)	3.6.2.5(1)(b),	9.10.8	
		Yes	🗆 No		3.2.5.16		N/A	9.	Standpi	ipe required				Yes	Yes 🗆 No			3.2.5.16		N/A	
		Yes	🗆 No		3.2.4		9.1017.2	10.	Fire Ald	arm required				Yes	′es □ No			3.2.4		9.1017.	2
		Yes	🗆 No		3.2.5.7		N/A	11.	Water S	Service/Supply i	is Adequ	uate		Yes	Yes 🗆 No			3.2.5.7		N/A	
		□ Yes	🔳 No		3.2.6		N/A	12.	High Bu	uilding				🗆 Yes	s 🔲 No			3.2.6		N/A	
🗆 Combu	ustible	Non-c	combustible	🗆 Both	3.2.2.20-	.83	9.10.6	13.	Permitt	ed Construction	י י	Com	nbustible	□ Non-combustible □ Both			🗆 Both	h 3.2.2.2083		9.10.6	
🗆 Combi	ustible	■ Non-c	combustible	🗆 Both					Actual	Construction		Com	nbustible	□ Non-combustible ■ Both				1			
1					3.2.1.1.(3))-(8)	9.10.4.	14.	Mezzan	ine(s) Area m2		N/A		·				3.2.1.1.(3)-(8)		9.10.4.1	
■ m2/pe	erson	🗆 design	n of building		3.1.16		9.9.1.3	15.	Occupa	nt load based (on	□ m2/	/person	on 🔲 design of building				3.1.16		9.9.1.3	
102 p	ersons/lev	vel									_										
Yes	[🗆 No(Explain)	infill and	addition	3.8		9.5.2	16.	16. Barrier-free Design ■ Yes □ No(Explain) infill and addition					n	3.8 9.5.2						
□ Yes	No No				3.3.1.2. 8	k 3.3.1.19	9.10.1.3.(4)	17.	Hazardo	ous Substances		□ Yes	🔳 No					3.3.1.2. &	3.3.1.19	9,10.1.3.	(4)
Horizor	ntal Assem	nblies	Liste	ed Design No.	3.2.2.20-	.83 & 3.2.1.4	9.10.8	18.		Required		Horiz	zontal Asse	mblies	Lis	ted Desig	gn No.	3.2.2.20-	.83 & 3.2.1.4	9.10.8 9.10.9	
FF	RR (Hours))	or D	escription			3.10.9			Fire			FRR (Hour	s)	or	Descripti	ion			9.10.9	
2 Hour				Drawing			/ \		R	esistance	Floo	rs 1 Hours			Se	e Drawing	g				
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	ermitted	Proposed	FRR	Listed	Comb	Comb.	Non-comb.		Wall	Area of	L.D.		Permitted	Proposed	FRR		sted	Comb	Comb.	Non-cor	
,	1x. % of	% of	(Hours)	Design or	Const	Constr. Nonc.	Constr.		-	EBF (m2)	(m)		Max. % of	% of	(Hours)		ign or	Const	Constr. Nonc.	Constr	•
Up	penings	Openings		Description		Cladding			NL U				Openings	Openings		Desci	ription		Cladding		_
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		-			<u> </u>			┨┣──	East							_					
									West	Describe											
								20.	Uther -	- Describe											
VN OF	- CAL	EDON																			

1. All signs required by this By-law shall be printed on a 30 cm by 45 cm sign

PRESCRIBED SIGNS FO DESIGNATED UNDER A MI THE USE OF DISAB	UNICIPAL BY-LAW FOR
2 cm RED REFLE	P", LEGEND, AND BORDER CTIVE ANNULAR BAND .ECTIVE INTERDICTORY STRO IVE BACKGROUND
BY/PERMIT	3cm 7.5cm 15cm 1.5cm 1.5cm 12.5cm 3cm 12.5cm 1cm
	/E BACKGROUND AND OUTLIN

SURVEY DATA

PLAN OF SUBDIVISION OF PART OF LOT 21, CONCESSION 1 BLOCKS 157 AND 173 (0.30 RESERVE), REGISTERED PLAN 43M-1840 TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

PREPARED BY : MMM GEOMATICS ONTARIO LTD TOWNSHIP OF ALBION, COUNTY OF PEEL 2410 MEADOWPINE BLVD, MISSISSAUGA, ONTARIO, L5N 6S2, (905) 826-4770

LEGEND								
	MAIN ENTRANCE	СВ	CATCH BASIN					
\bigtriangleup	EXIT	H.P. O	HYDRO POLE					
	SERVICE	ғ.н. ф	FIRE HYDRANT					
6. %	EXISTING ELEVATION	B.B. O	BOLLARD LIGHT REFER TO ELEC DWGS					
000.000	PROPOSED ELEVATION	ક	HANDICAPPED PARKING					

08/24/16

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Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect. These drawings are not to be used for construction unless noted below as "Issued for Construction" All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction. The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:



GARBAGE STORAGE ROOM TO BE LOCATED INSIDE BUILDING - GROUND FLOOR FOR RETAIL GARBAGE AND P1 FOR RESIDENTIAL GARBAGE Lighting Notes (refer to Section 5.2.19 of the Zoning By-La Where parking areas are illuminated, the lighting fixtures s in accordance with the following provisions: i) No part of the lighting fixture shall be more than 9 metres above gra and no closer than 4.5m to any lot line; and, ii) Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.

3 reissued for rezoning / spa 04.30.19 2 issued for rezoning / spa issued for client review revisions:

02.23.18 11.23.17

architectural team architect:

bonnie douthwright

owner: pluribus corp. applicant: mdtr group

mark zwicker

planning: mdtr group structural: electrical: mechanical:

-

landscape: baker turner inc. interior:

site services: stantec consulting Itd

pluribus town square 0 atchison dr caledon, ontario spa# 2018-0008

site plan & statistics

june 23.2020 1:250 17-49 bd







date:

scale:

project:

drawn by:

TOWN OF CALEDON PLANNING RECEIVED Jun 29, 2020



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The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

ENCL	OSED PARKIN	G STANDARDS
7	5800	
126004		STANDARD PARKING SPACE
4300 4		ACCESSIBLE SPACE TYPE A
	5800	
7300		ACCESSIBLE SPACE TYPE B
$\mathbf{+}$		

3reissued for rezoning / spa04.30.192issued for rezoning / spa02.23.181issued for client review11.23.17 revisions:

architectural team architect: mark zwicker bonnie douthwright

owner: pluribus corp. app**l**icant: mdtr group

planning: mdtr group structural: electrical: mechanical:

-

-

landscape: baker turner inc. interior:

site services: stantec consulting Itd

project: pluribus town square ^{0 atchison dr} caledon, ontario spa# 2018-0008

p1 parking plan

june 23.2020 1:200 17-49 bd

date: scale: project: drawn by:





