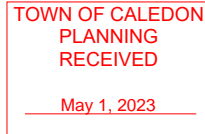




PLANNING PARTNERS INC.

KLM File: P-2623



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May 1, 2023

Town of Caledon
Development Review Services Department
6311 Old Church Road
Caledon, Ontario, L7C 1J6

Attention: **Aleah Clarke, MHBC on behalf of the Development Review Services Department**

Re: **Formal Second Planning Submission**

Applicant: Giuseppe Scenna and Albion-Vaughan (12148) Inc.

Applications: Official Plan Amendment, Zoning By-law Amendment, and Site Plan

Municipal Address: 12148 Albion-Vaughan Road

Location: Between Highway 50 and Albion-Vaughan Road, North of Mayfield Road

Town Files: POPA 2021-0001, RZ 2021-0003, and SPA 2021-0004

Region of Peel Files: OZ-21-001C and SP-21-004C

On behalf of our client, Giuseppe Scenna and Albion-Vaughan (12148) Inc. ("**Owner**"), KLM Planning Partners Inc. ("**KLM**") as the land use planning consultant for the project is pleased to submit the enclosed Dropbox link to access the Second Submission materials to address the formal comments received from the Town of Caledon and external public agencies in August 2021 and thereafter.

We can advise that the development proposal as discussed in early 2022 with Town staff has changed slightly to address road widening requirements along Albion-Vaughan Road (and on Highway 50) that has reduced the developable land area resulting in the elimination of the original 10 townhouse units fronting along this local road. To compensate in the loss of the units, the apartment building structure has been elongated at both the north and south ends, and the southerly tower has increased in height from 6 to 7-storeys with the northerly tower remaining at 6-storeys and the podium connection in between the two towers remaining at 2-storeys.

The original development proposal was based on 240 apartment units and 10 townhouse units for a total of 250 residential units. The revised proposal is now based on 265 apartment units and two full levels of underground resident parking (452 spaces) with 10 visitor parking spaces provided at-grade.

The revised proposal addresses discussions throughout 2022 with Town, Region of Peel, and TRCA staff that has been incorporated into the revised site and building design: the approach to locating the multi-use pathway along Albion-Vaughan Road in light of the road widening not having been taken for the recent development of the storage building to the south; design treatment of the pathway with the 10 m wide buffer along the west side of the building; and confirmation from the Region of Peel that a public sidewalk is no longer required on the east side of Highway 50.

Based on the changes to the building and development design of the site, the client and consultant team are of the opinion that the revised project remains functional and viable, and will allow for a positive place to live, work and recreate as demonstrated in the revised Planning Justification Report, new Housing Brief, and the revised plans and studies that form part of the second submission that demonstrates “good planning”.

Please note that all comments addressed by the Engineer (Masongsong) and Landscape Architect (MSLA) are contained within the comment matrix, and separate response memos have not been included in this submission package.

The following plans and reports are being submitted to the Town for circulation and review:

00. Cover Letter by KLM Planning dated May 1, 2023.
01. Comment Response Matrix (Addressing Town and External Public Agencies) dated May 1, 2023.
02. Comment Response Matrix (Addressing Public Comments) submitted May, 2023.
03. Revised Draft Zoning By-law Amendment (PDF and Microsoft Word) and Schedule (PDF and CAD) by KLM Planning dated March, 2023.
04. Revised Draft Official Plan Amendment (PDF and Microsoft Word) and Schedule (PDF and CAD) by KLM Planning dated March, 2023.
05. Revised Planning Justification Report by KLM Planning dated March, 2023.
06. Revised Urban Design Brief by KLM Planning dated March, 2023.
07. Revised Housing Brief by KLM Planning dated February 1, 2023.
08. Revised Architectural Package by FCA Architects dated March 10, 2023, including:
 - a. Site Plan.
 - b. Interior Floor Plans.
 - c. Parking Level Plans.
 - d. Sun Shadow Study.
 - e. Elevations.
 - f. Building Sections.
09. Revised Renderings by FCA Architects dated March, 2023.
10. Revised Functional Servicing and Stormwater Management Report by Masongsong Associates Engineering Limited dated January, 2023, including:
 - a. Grading Plan.
 - b. Servicing Plan.
 - c. Details.
 - d. Erosion and Sediment Control Plan.
11. Revised Engineering Cost Estimate by Masongsong Associates Engineering Limited dated March 29, 2023.
12. Revised Landscape Master Plan, Pedestrian and Trail Link Plan and Landscape Notes and Details by MSLA dated January 20, 2023.
13. Revised Landscape Cost Estimate by MSLA dated January 20, 2023.
14. Revised Landscape Letter of Conformance by MSLA dated January 20, 2023.
15. Revised Landscape Details by MSLA dated January 20, 2023.
16. Revised Scoped Environmental Impact Study (EIS), prepared by Palmer Environmental, prepared by Palmer Environmental dated April 24, 2023.
17. Phase Two Environmental Site Assessment (ESA - Draft Report), prepared by Palmer Environmental dated April 3, 2023. Note: Palmer has kept this report in draft as additional

information will need to be added in the future related to the conveyance parcel and the stockpiled material that was observed to be present on-Site during their initial fieldwork program. Palmer has advised that the draft report can be submitted to the municipality and they can commence their review on the attached report. They further advise that the Town's comments will likely request a final copy of the report, which Palmer will be able to provide once the additional scope for the conveyance parcel has been completed. Palmer advises that If the municipality has any issues with receiving a draft report for the resubmission, Palmer can finalize upon their request.

18. Revised Hydrological Investigation, prepared by Palmer Environmental dated April 21, 2023.
19. Revised Healthy Development Assessment prepared by Palmer Environmental, dated January, 2023.
20. Revised Arborist Report and Tree Preservation Plan, prepared by Palmer, dated March 31, 2023;
21. Geotechnical Investigation by Davroc Testing Laboratories Inc. dated December 19, 2020;
22. Revised Noise Impact Study by HGC Engineering dated January 30, 2023.
23. Revised Traffic Impact Study and Parking Study by Paradigm dated December, 2022;
24. Revised Lighting Photometric Plan by Tristar Engineering dated January 19, 2023.
25. The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Compliance Letter Associated with the Archaeological Assessment.
26. TRCA *Official Plan Amendment – Minor Review* fee of \$3,355.00 – a scanned cheque from the applicant is enclosed that was couriered to the TRCA under separate cover, and received by the TRCA on April 11, 2023.

Please note that the Detailed Design Brief and the Channel Flow & Modelling, prepared by Palmer Environmental and Masongsong Engineering, were previously submitted to and approved by the TRCA. They are included herein as follows:

27. Approved TRCA Drawings, prepared by Palmer Environmental, dated January 25, 2021, and approved February 11, 2021.
28. Channel Re-Alignment Technical Memorandum, prepared by Masongsong Associates Engineering Limited dated January 21, 2021.

If you have any questions, or require any additional materials or clarification, please feel free to contact us anytime.

Respectfully submitted,
KLM PLANNING PARTNERS INC.



Grant Uyeyama, BAA, MCIP, RPP
Principal Planner



Alyssa Woods
Planner II

Copy to: Client Team - Giuseppe Scenna and Albion-Vaughan (12148) Inc.
Billy Tung, Partner, KLM Planning Partners Inc.