

12148 Albion-Vaughan Road

Public Comments Response

Per the Town of Caledon Memo dated July 7, 2021

	Public Comment	Consultant Response	Status
1	<p><b>Noise Study</b> HGC Engineering visited the site on October 29, 2020. National Helicopters facility which is situated on the east side of Albion Vaughan Rd operates well beyond the 8am-5pm hours listed in this report. Flights from spring to late fall commence as early as 7am any day of the week, even on weekends and holidays. They can go as late as 11pm. Some flights have even landed as late as 2:30am. The helicopters will often hover over the helipads before take-off for well over 10 minutes at times. If the prevailing winds are from the east, or southeast, these noises are very audible. They will also bounce off the east and north facades of the storage facility further augmenting the very loud sound effects.</p> <p>There is also the chronic noise of trucks and loaded container handlers using their horns on a very frequent basis. P.A. Systems are also employed in the early morning hours. I must also emphasize that although the posted speed limit on this stretch of Albion Vaughan Rd is 60 kms, that the actual speed is 10-15 kms and higher. This increases the noise levels especially when southbound heavy trucks and trailers preparing to enter the industrial trucking facility use their engine breaks to reduce speed. There should be 1-2 speed bumps installed between Kirby Rd and the entrance to the trucking terminal. This would be highly advisable especially if a bike lane is to be installed as proposed.</p>	<p>An updated Noise Study was prepared by HGC Engineering, dated January 30th, 2023, which notes that no helicopter activities were observed at the times of the two site visits on October 29, 2020 and on November 2, 2022. The Noise Report also notes that there are existing residential dwellings closer to the helicopter training facility grounds than the proposed development.</p> <p>With regard to the noise associated with trucks, the Noise Study prepared by HGC indicates that the sound level predictions will exceed MECP guidelines and outlines recommendations for acoustic mitigation measures including central air conditioning for all residential units to keep windows closed, upgraded glazing on the windows, and warning clauses to be included in all offers of purchase, sale and lease in forming all future residents and tenants of traffic noise issues. A multi-use pathway for pedestrians and bicycles is planned within the new Albion-Vaughan right-of-way directly adjacent to the frontage of the lot, and will not conflict with road traffic given the future separation by a ditch.</p>	Comment Satisfied
2	<p><b>Traffic</b> There is no access from Hwy 50 as presently exists. If this is the proposed scenario, it would cause further backlog of traffic on our road during peak hours. Does this proposal include a third turn lane on Albion Vaughan Rd?</p>	<p>There is no vehicular access to the site from Highway 50 under the proposed development scenario.</p> <p>The Traffic Impact Study prepared by Paradigm Transportation Solutions Limited, dated December 2022, concludes that a northbound auxiliary left-turn lane is not required at the central site access intersection on Albion-Vaughan Road based upon forecast traffic operations.</p>	Comment satisfied
3	<p><b>Landscape</b> Will there be any berm, fence and landscape/tree buffering on Albion Vaughan Rd?</p>	<p>The Landscape Plan prepared by Martin Smith Landscape Architects includes plantings along the Albion Vaughan Road frontage.</p>	Comment Satisfied
4	<p><b>Height</b> Do the two six-storey apartment buildings meet existing height restrictions or is this a request on a variance for height restrictions? As well, is this development of two six-storey apartment buildings (240 units) and two three-storey townhouse blocks (10 dwellings) a maximum or over maximum request for the lot size of this property?</p>	<p>The existing Official Plan Designation and Zoning on this property does not permit a residential development of this density and height on the subject lands. An Official Plan Amendment is required to permit an increased density on the subject lands, and a Zoning By-law Amendment is required to permit increased height and density on the subject lands. With the elimination of the townhouses attributed to the road widening and 0.3 m reserve along Albion-Vaughan Road, the project has been revised to reflect a 6-storey (north tower) and 7-storey (south tower) building with a 2-storey connection containing amenities containing 265 units.</p>	Comment Satisfied
5	<p><b>Concept Plan</b> The design in the newspaper and online is not very detailed. We would like a more detailed description of the conceptual plan.</p>	<p>All of the materials submitted can be accessed on the Town of Caledon's website, under '12148 Albion Vaughan Road', under the 'Material Submitted' tab. Additional detail about the application is also included in the supporting reports accessed through the link above.</p>	Comment Satisfied
6	<p><b>Environment</b> Will the new development cause the water level in the creek to back up or rise causing flooding in our rear yard? I recognize the creek that flows near the rear of our property and not on our property, yet what worries us is, what impact will this development have on the flow of water in the creek? Is there any considerations in place to ensure the water level in the existing creek will not rise causing flooding?</p>	<p>A Functional Servicing and Stormwater Management Report was prepared by Masongsong Engineers, dated January 2023. Section 5.3 and Appendix C of the Functional Servicing and Stormwater Management Report prepared by Masongsong Associates Engineering Limited demonstrates that the proposed stormwater management methodology is to control the peak flows for 2 year to 100 year storm events at pre-developments levels. In addition, both Masongsong and Palmer (environmental consultant) have been working with the TRCA to produce drawings and materials that will realign and re-naturalize the watercourse to its original location to prevent flooding from occurring, which culminated in the TRCA issuing Permit C-210305 on April 9, 2021.</p>	Comment Satisfied