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In Memoriam, Founding Partner:

Glen Schnarr

June 12, 2023

GSAI File: 792-023

Business, Planning and Development
The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Carmine Caruso
Senior Planner

**Re: Application for Official Plan Amendment, Zoning By-law Amendment
and Draft Plan of Subdivision Re-Submission
Argo Summer Valley Limited
12211, 12213 and 12231 Hurontario Street, Town of Caledon
Town File No.: POPA 2022-0005, RZ 2022-0008, 21T-22005C**

Dear Mr. Caruso,

Glen Schnarr & Associates Inc. (“GSAI”) are the planning consultants for Argo Summer Valley Ltd., owners of the subject lands noted above. We are pleased to re-submit the enclosed application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for your review. The re-submission has been prepared concurrently with the adjacent development proposal in the City of Brampton municipally known as 12197 Hurontario Street. The planning applications for the lands located in Brampton have been provided to the City under a separate cover.

This resubmission addresses the comments received from the Town and commenting agencies which have been reviewed and discussed with staff. This re-submission also addresses the concerns expressed by members of the community during the informal public consultation that was scheduled on November 23, 2022, as well as the formal public consultation that was scheduled on February 21, 2023. The comments received from staff and the public have been provided in the enclosed comment matrix.

Revised Proposal

Argo Summer Valley Ltd. is proposing a revised draft plan of subdivision to develop 57 single detached lots ranging from 12.20 metres to 15.24 metres in width. Each of the detached dwellings will accommodate double-car driveways and the option for single- or double-car garages that allow for 3-4 parking spaces per unit.

The draft plan of subdivision has been revised to provide a road connection to the existing Lighthouse Drive that is located east of the subject lands. The road connection was requested by Fire and Emergency Services to facilitate a secondary access route for emergency vehicles.

The applicant has requested to secure the street name “McAlpine Road” from the Town’s approved heritage street names list. The proposed internal road has been labelled “McAlpine Road” in the supporting draft plan of subdivision, which will connect to the adjoining development proposed in the City of Brampton. At the time of writing this letter, the Town has not confirmed the applicant’s request to secure “McAlpine Road”.

Planning Justification Report

The Town of Caledon’s Planning Department provided comments dated January 18, 2023 relating to the Planning Justification Report prepared by GSAI that was enclosed in the first submission.

With respect to the requested addendum to the Planning Justification Report, responses to the comments have been provided herein. Please see the italicised Town comments and emboldened responses by the applicant below:

Please provide a brief addendum to the Planning Justification Report to address the items below.

a. Section 4.5 of the Planning Justification Report is not clear. Please expand and provide additional background.

Section 4.5 of the Planning Justification Report explains that despite the Residential Policy Area B lands being located within the Mayfield West Secondary Plan Land Use Schedule, it is not subject to the Mayfield West Secondary Plan policies. Section 7.12.2 of the Mayfield West Secondary Plan provides a clear description of the plan area which states that the Plan Area “consists of approximately 444 hectares of land generally bounded to the west by Highway 10 and the Etobicoke Creek...”. The subject lands are located outside of this limit. Section 7.12.2 also references an area of 444 hectares which is equivalent to the area encompassed by the described boundary, and mathematically, could not include any lands west of the Etobicoke Creek or south of the Highway 410 corridor. Further, the planned population of the Secondary Plan was 9,000 which only includes the original planned population for the 2021 boundary expansion and does not include the additional population generated by other lands located within the Land Use Schedule, such as Valleywood.

If it was intended that these lands be governed by the policies under Section 7.2 – Mayfield West Secondary Plan, then there would be no reason for the Town to reference the Etobicoke Creek as the westerly limit, the area of 444 hectares, or the population of 9,000. Lands west of the Etobicoke Creek were largely planned and

developed prior to the Mayfield West Secondary Plan coming into existence and was therefore governed by preceding policies found in the main Official Plan. Similarly, the Residential Policy Area B designation came into existence prior to the inception of the Mayfield West Secondary Plan and is governed by Section 5.10.4.3.3.2 (Residential Policy Area B) of the Official Plan as well as Section 5.10.3.27 which addresses general Policy Area policies. Given that the background studies undertaken to establish the Mayfield West Secondary Plan do not include lands west of the Etobicoke Creek, there are no policies within the Mayfield West Secondary Plan informed to provide guidance on the development of Residential Policy Area B.

As such, for lands located west of the Etobicoke Creek, Section 5.10.4.3.4.1 contains policies which address permitted land uses, density, and accommodation of the Highway 410 interchange which are applicable to residential designations within this area. As the subject lands are located west of the Etobicoke Creek and not informed by studies prepared in support of the Mayfield West Secondary Plan, it is our opinion that Section 5.10.4.3.4.1 of the Official Plan is the appropriate governing policy for the subject lands upon its redesignation to “Residential Area”.

b. Discuss the integration and compatibility with land-uses surrounding the site.

The proposed development demonstrates integration and compatibility with the surrounding land uses, as it contemplates two-storey detached dwellings which is consistent with the existing two-storey detached dwelling housing forms along Donherb Crescent. The comment provided by John G. Williams Limited (dated December 22, 2022) supports this notion, as the reviewer acknowledges that the proposed single detached dwellings along the south and east limits of the subject lands are compatible with the existing single detached dwellings on Highwood Road, Lighheart Drive and Donherb Crescent, and will generally maintain the existing character of the surrounding area through compatible built form types.

The proposed lots that are adjacent to the existing lots to the east and south will provide an appropriate rear yard interface, as the orientation of the proposed lots locate the proposed rear yards such that they abut the existing rear yards and therefore have a matching interface.

The proposal also contemplates distinctive architectural design with high quality building materials as described in the Urban Design Brief prepared by NAK Design Strategies, which will provide appropriate integration with the existing surrounding built form. It also provides an appropriate transition from Lighheart Drive westward to the proposed plan of subdivision.

c. Section 4.7 should be updated to note that a portion of the lands is zoned Agricultural (A1).

Acknowledged. The majority of the subject lands are zoned CH (Highway Commercial), as the northwest corner is zoned Agricultural (A1) in the Town of Caledon's Zoning By-law.

In response to discussions raised by the public and Council regarding the subject lands' proximity to parks and amenities, the enclosed Region of Peel Healthy Development Assessment has been prepared by NAK Design Strategies in support of this re-submission. The future residents will benefit from the existing nearby open spaces at Summer Valley Parkette and Etobicoke Creek Trail, which are located within 800 metres of the subject lands (10-minute walk). The soccer field that is provided at St. Rita Elementary School is also located within walking distance, as future residents can use this open space that is provided for the enjoyment of the students and members of the surrounding community.

Supporting Re-submission Materials

The Town of Caledon has confirmed that the supporting application items may also capture the adjoining development proposed in the City of Brampton. In support of the application, we have enclosed the following revised/updated items in digital format:

- Draft Official Plan Amendment prepared by Glen Schnarr & Associates Inc.;
- Draft Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc, dated May 9, 2023;
- Draft Plan of Subdivision as prepared by Glen Schnarr & Associates Inc., dated May 9, 2023;
- Composite Plan as prepared by Glen Schnarr & Associates Inc., dated May 9, 2023;
- Parking and Pedestrian Plan as prepared by Glen Schnarr & Associates Inc., dated June 5, 2023;
- Functional Servicing Report as prepared by RJ Burnside, dated May 30, 2023;
- Urban Design Brief as prepared by NAK Design, dated June 5, 2023;
- Region of Peel Healthy Development Assessment as prepared by NAK Design;
- Landscape Plan as prepared by NAK Design, dated June 2, 2023;
- Landscape Cost Estimate as prepared by NAK Design, dated June 2, 2023;
- Corner Lot Siting Plans set as prepared by Q4 Architects Inc., dated April 2023;
- Zoning Matrix Template as prepared by Q4 Architects Inc., dated May 5, 2023;
- Noise Feasibility Study as prepared by Valcoustics Canada Ltd. dated May 24, 2023;
- Risk Assessment as prepared by EXP, dated February 9, 2022;
- Risk Assessment Confirmation Letter as prepared by the Ministry of the Environment, Conservation and Parks, dated March 16, 2022;
- Traffic Impact Study and Parking Study as prepared by BA Group, dated June 6, 2023;
- Arborist Report as prepared by LGL Ltd. dated May 2023;
- Hydrogeological Report as prepared EXP dated June 2, 2023;

- Geotechnical Report as prepared by EXP dated June 8, 2023;
- Ministry of Heritage, Sport, Tourism, and Culture Industries Letter of Acceptance, dated December 22, 2021;
- Financial Impact Study as prepared by urbanMetrics, dated May 12, 2023;
- Parcel Abstract, retrieved on October 17, 2022;
- Comment matrix as prepared by Glen Schnarr & Associates Inc. dated June 9, 2023.

We trust this satisfies the requirement for a complete application. We look forward to your review and circulation of the submission. Please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Sebastian Alzamora, MCIP, RPP
Planner
Encl.

c. A. Datt, Argo Summer Valley Ltd.