



URBANTECH®

Memorandum

To: Tanjot Bal, Senior Planner
Town of Caledon

Date: July 23, 2024

Cc: Humphries Planning Group Inc.

From: Urbantech Consulting Inc.

Project #: 15-458

Re: Caledon Station Secondary Plan Final FSR – Non-Standard Design Elements

The following memorandum summarizes the non-standard design elements proposed in the Caledon Station Secondary Plan (CSSP) Final Community-Wide Function Servicing Report (FSR, June 2024). The following design elements diverge from the Town of Caledon's Development Standards Manual (2019).

SWM Facility Design

Through a consultation process with the Town of Caledon staff, Stormwater Management (SWM) pond criteria were established for the three proposed facilities servicing the CSSP lands: Pond 1, 2A and 2B.

The proposed SWM ponds generally conform to the Town's Standards (Section 1.4.10), TRCA and MECP criteria. Minor divergences from the Town's Standards include side slopes, maintenance access road, and the pond liner. These design criteria are summarized in Table 6-3, Section 6.3.1 and Section 6.3.7 in the CSSP FSR.

Right-of-Way Low Impact Development

Modular soil cells are proposed within the road right-of-way (ROW) sections along Ingenuity Lane, Lockyer Street, Propeller Lane, and Inventive Drive, as well as the Linear Park. These modular cells will provide infiltration and/or filtration and stormwater treatment to approximately 10.3 hectares in Catchment 104, as illustrated in Drawing 703 of the CSSP FSR.

The modular soil cells are discussed in Section 8.1 and 8.3 of the CSSP FSR. Divergences from the Town's Standard ROW Drawing Indices (14.0m, 16.0m, 18.0m and 22.0m) can be compared in Drawing 305 of the CSS FSR.

Please reach out to the undersigned if you have any questions, comments or concerns regarding the non-standard design elements proposed in the CSSP FSR.

Regards,
Urbantech® Consulting

Adham Bakr, P.Eng.
Senior Water Resources Engineer