

July 15, 2024

Town of Caledon c/o Rosemarie Humphries
Humphries Planning Group Inc.

RE: Traffic Compliance Letter – Humberking (1) Developments Limited and Humberking (IV) Developments Limited

BA Group has been retained by Humberking (1) Developments Limited and Humberking (IV) Developments Limited (herein referred to as the 'Owners') to provide transportation advisory services for Draft Plan of Subdivision and for Amendment to the Zoning By-Law. These applications seek planning approvals to implement redevelopment of the lands legally described as Part of Lots 11 and 12, Concession 5, Geographic Township of Albion, Town of Caledon and The East Half of Lot 11, Concession 4, Geographic Township of Albion, Town of Caledon (the 'Subject Lands') and are generally located on the east and west side of Humber Station Road respectively, north of King Street.

1.0 PLANNING APPLICATION CONTEXT

The Subject Lands are entirely within the Region of Peel's Urban Area (ROP, Nov 2022) and the Region's Major Transit Station Area (MTSA). As well, the Subject Lands are currently part of the Caledon Station Secondary Plan process (POPA-2021-0002). The effect of the Secondary Plan will be to apply land use designations to the Subject Lands, including Low Density Residential, Medium Density Residential, Mixed Use/High Density, Institutional, Open Space Policy Area. The subject Draft Plan of Subdivision and Zoning By-Law Amendment for the Subject Lands will ensure the creation of a compact, pedestrian and transit-oriented development through implementation of the Secondary Plan policies.

It is also important to note that on March 5, 2021, the Province of Ontario issued a Ministerial Zoning Order ('MZO') under Ontario Regulation 171 / 21 ('O. Reg. 171 / 21') for the Subject Lands. This MZO established zoning for the Subject Lands as a 'Mixed Use Residential Zone'. This Zone permits a range of detached, semi-detached and townhouse dwellings as well as a range of mid-rise residential and commercial uses.

2.0 THIS LETTER

This Traffic Compliance letter has been prepared on behalf of the Owners for a Draft Plan of Subdivision ('DPS') and Zoning By-law Amendment ('ZBA' or 'Amendment') submission to facilitate the development of the Draft Plan of Subdivision consisting of a mixture of land uses, various built forms and densities.

This letter provides a summary of the Subject Lands as it relates to transportation.

The transportation items to be examined in this letter are set out below:

- Compliance with the traffic generation estimates in the Caledon Station Secondary Plan Transportation Study (formerly named Macville Secondary Plan) and preliminary phasing assessment;
- On-Street Parking Allocation; and,
- Waste Management Strategy.

A copy of the draft Plan of Subdivision is provided in **Attachment A**.

3.0 BACKGROUND

3.1 TRANSPORTATION STUDIES

3.1.1 Region of Peel Transportation Master Plan

The Region of Peel has updated their 2051 Official Plan (November 2022) to include Settlement Area Boundary Expansion (SABE) and an MTSA associated with a Caledon GO Station. The Region's latest Transportation Master Plan (RTMP) update is currently ongoing and will include SABE and other recent planning decisions.

3.1.2 Town of Caledon Multi Modal Transportation Master Plan

The Town of Caledon has an adopted Official Plan (OP, March 2024) and Multi Modal Transportation Master Plan (MMTMP) that includes urban boundary expansion and an MTSA associated with a Caledon GO Station.

3.1.3 Caledon Station Secondary Plan Transportation Study

A submission to the Town of Caledon to establish a Secondary Plan for the Caledon Station Community in Bolton was made in February 2021 (Town File : POPA 2021-0002). As part of that process, BA Group prepared the Macville Community Secondary Plan – Transportation Study (dated February 11, 2021) on behalf of the Bolton Option 3 Landowners Group. The Secondary Plan submission was revised in October 2021 to only relate to the ROPA 30 lands. Following Provincial approval of the Region of Peel 2051 Official Plan whereby all of the Secondary Plan lands were brought into the new 2051 Urban Area, the Secondary Plan was again resubmitted and now relates to all of the Secondary Plan lands in Caledon Station.



A revised Secondary Plan - Transportation Study, that included a new report section dedicated to the operations review of the extensive internal road network, was prepared in January 2022. The Transportation underwent updates in May 2023, March 2024, and July 2024 that reflect changes that respond to and address:

- Ongoing collaboration with municipal staff;
- comments from municipal staff and public consultation; and,
- assessment of the phased buildout of the Secondary Plan lands.

3.2 DRAFT PLAN OF SUBDIVISION

The Subject Lands, a portion of the overall Secondary Plan lands, include the provision of 280 townhouse residential units plus additional units within medium density and mixed use blocks. Additional blocks are provided for parks and roads to be assumed by the Town.

The Draft Plan of Subdivision is made up of blocks that are situated in Phase 1a and Phase 1b of the Development Staging and Sequencing Plan (DSSP), allowing for the initial collector road connections to be made with King Street (Phase 1) that will support staged development of the community.

Consistent with the Secondary Plan Road network, the draft Plan of Subdivision continues to protect for the provision of an extensive cycling and pedestrian friendly road network through the dedication of roads that will form a grid-network of streets, “Multi-Modal Ring Road”, and collector road connections to Gore Road and King Street.

The hierarchy, road network connections with the arterial road system, and overall development density within the Subject Lands remain consistent with the latest Caledon Station Secondary Plan. The updated Secondary Plan TIS submitted alongside this application confirms the recommended internal road network appropriately meets the needs of the Secondary Plan development.

3.2.1 Phasing Assessment

Phase-by-phase road network improvements have been assessed in the July 2024 Transportation Study submitted alongside the current draft Plan of Subdivision application. Road network configuration and recommended road improvements, by phase, are summarized in the Transportation Study as follows:

- Figure 10 (Existing Lane Configurations)
- Figure 11 (Phase 1 Lane Configurations)
- Figure 12 (Phase 2 Lane Configurations)
- Figure 13 (Full Buildout Lane Configurations)
- Section 6.2: Analysis Assumptions and Parameters
- Section 6.3: Recommended Road Improvements
- 7.0 Signal Warrants



The Draft Plan submitted remains consistent with and protects for the long term transportation objectives of the Caledon Station Secondary Plan. The arterial road, collector road, and local road rights-of-way established by the Secondary Plan and Town and Region Official Plan policies have been respected on the current Draft Plan submission.

Detailed design of the roads within the Draft Plan will further establish intersection functional design elements as cross-section details are confirmed. The Transportation Study submitted alongside the Draft Plan presents the latest concept for Secondary Plan cross-sections and locations for Multi Use Paths (MUPs) to be commented on by Town staff.

4.0 ON-STREET PARKING SUPPLY

While parking is not required within an MTSA (Bill 185), the public collector and local road sections continue to protect for on-street parking. Parking estimates are recommended to be reviewed once further details on cross-sections, driveways, hydrants and further services are established as part of detailed design.

Any parking provided by medium density and mixed-use blocks are expected to accommodate their needs 'on-site' as demonstrated on future site plan applications.

5.0 WASTE MANAGEMENT

The road cross-sections proposed as part of the Caledon Station Secondary Plan have pavement widths equal to or exceeding the 7.9 metre local / 5.4 metre laneway identified in the Town of Caledon Standard Design Drawing cross-sections. Given conformance with the Town's standard pavement width, our expectation is that curbside municipal collection for low-rise units throughout the Subject Lands can reasonably be accommodated in a manner consistent with typical Waste Management procedures for a new subdivision.

We expect that medium density and mixed-use blocks within the Draft Plan of Subdivision will be required to submit a waste management strategy for their respective land uses and site design as part of their subsequent site plan applications. Medium density and mixed-use blocks are expected to accommodate the loading needs of their respective uses 'on-site' or, through the provision of a waste management strategy at site plan application demonstrating how they intend to meet estimated demands.

Road cross-sections are designed to meet or exceed the pavement widths within the Town's municipal design standards within the Secondary Plan area and are expected to receive curbside municipal collection in a manner consistent with typical Waste Management procedures for a new subdivision. Detailed design of protected intersections will demonstrate waste collection vehicles once cross-section details are confirmed.



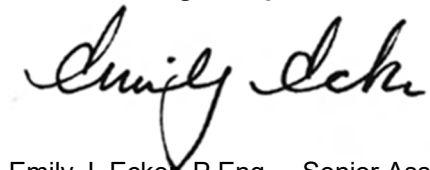
6.0 SUMMARY

The transportation considerations for the Draft Plan of Subdivision (DPS) for the Subject Lands are as follows:

- Phasing of the Secondary Plan lands is subject to a Development Staging and Sequencing Plan and the phasing analysis presented in the July 2024 Transportation Study submitted alongside this submission.
- The arterial road, collector road, and local road rights-of-way established by the Secondary Plan and Town and Region Official Plan policies have been respected on the current Draft Plan submission.
- While parking is not required within an MTSA (Bill 185), the public collector and local road sections continue to protect for on-street parking. Any parking provided by medium density and mixed-use blocks are expected to accommodate their needs 'on-site' as demonstrated on future site plan applications.
- Road cross-sections are designed to meet or exceed the pavement widths within the Town's municipal design standards within the Secondary Plan area and are expected to receive curbside municipal collection in a manner consistent with typical Waste Management procedures for a new subdivision.
- Medium density and mixed-use blocks within the Draft Plan of Subdivision will be required to submit a waste management strategy for their respective land uses and site design as part of their subsequent site plan applications
- Roads within the DPS are subject to future detailed design and coordination with area growth related findings of the RTMP, MMTMP, and ongoing cross-section review with the Town. The Transportation Study submitted alongside the Draft Plan presents the latest concept for Secondary Plan cross-sections and locations for Multi Use Paths (MUPs) to be commented on by Town staff.
- Transit and active transportation are essential elements to proposed Caledon Station Secondary Plan. As such, we recommend early implementation of bus transit, active transportation facilities to promote and support early adoption of alternative modes of travel.

Sincerely,

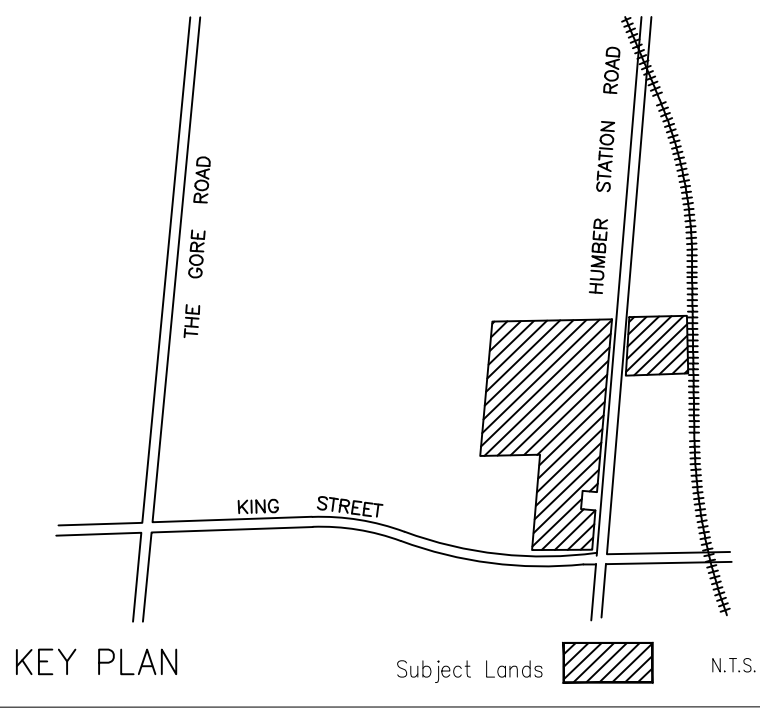
BA Consulting Group Ltd.



Emily J. Eckel, P.Eng. – Senior Associate

cc. Scott Gibbons, Luke Richardson, William Gates-Crease, Diego Mendoza

Attachment A:
Draft Plan of Subdivision



OWNER'S CERTIFICATE:
 I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

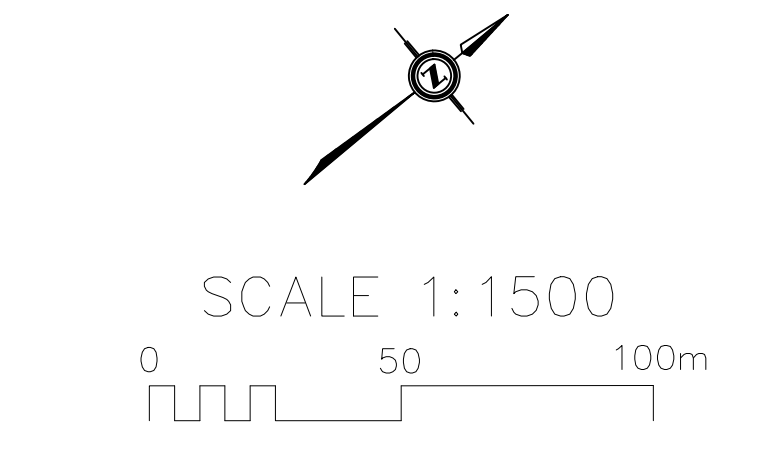
Humberking (I) Developments Limited Date: _____
 8800 Jane Street
 Vaughan, ON L4K 2M9

Humberking (IV) Developments Limited Date: _____
 8800 Jane Street
 Vaughan, ON L4K 2M9

SURVEYOR'S CERTIFICATE:
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

C. All Date: 2024-06-07
 WAHBA SURVEYING
 285 Vaughan Valley Blvd.
 Woodbridge ON L4H 3S5 Tel: 905.891.1300
 Tel: 905.851.1300 www.wahbasurveying.com
 www.wahbasurveying.com

ADDITIONAL INFORMATION:
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]
 b) - on key plan
 c) - on key plan
 d) - see statistics
 h) - piped water to be installed by developer
 i) - loam, sandy loam
 k) - all services to be made available by developer



DEVELOPMENT STATISTICS - WEST SIDE

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-30	153	1.95
Back-to-Back Townhouses	31-40	98	0.92
Street Townhouses	41-45	29	0.65
Medium Density	46-47		1.89
Park	48		1.16
SWM Pond	49		2.63
NHS	50-51		2.59
Future Development	52-55		0.26
Overflow Channel	56		0.03
Road Widening	57-58		0.24
Roads			4.05
TOTAL		280	16.37

DEVELOPMENT STATISTICS - EAST SIDE

LAND USE	BLK #s	UNITS	AREA (ha)
Mixed Use	59		3.10
Natural Heritage System	60		0.10
Roads			0.85
TOTAL			4.05

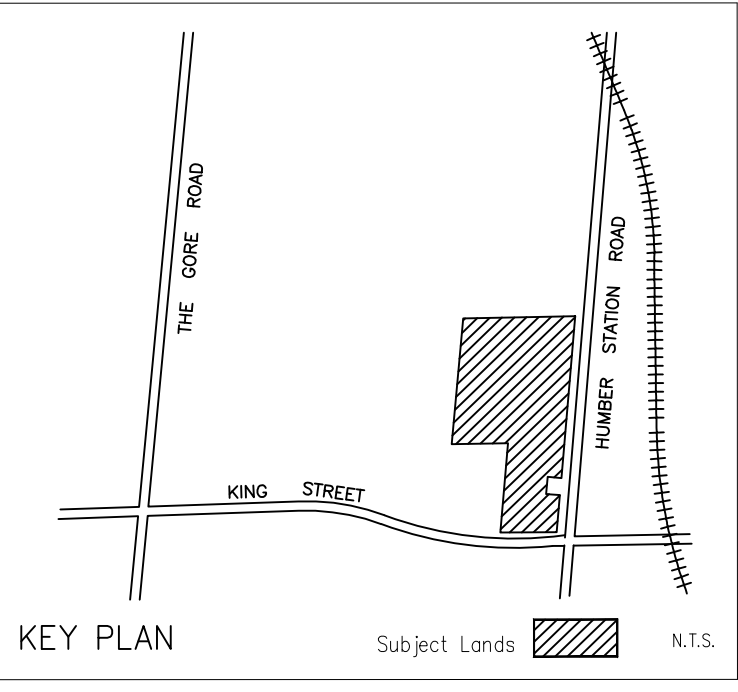
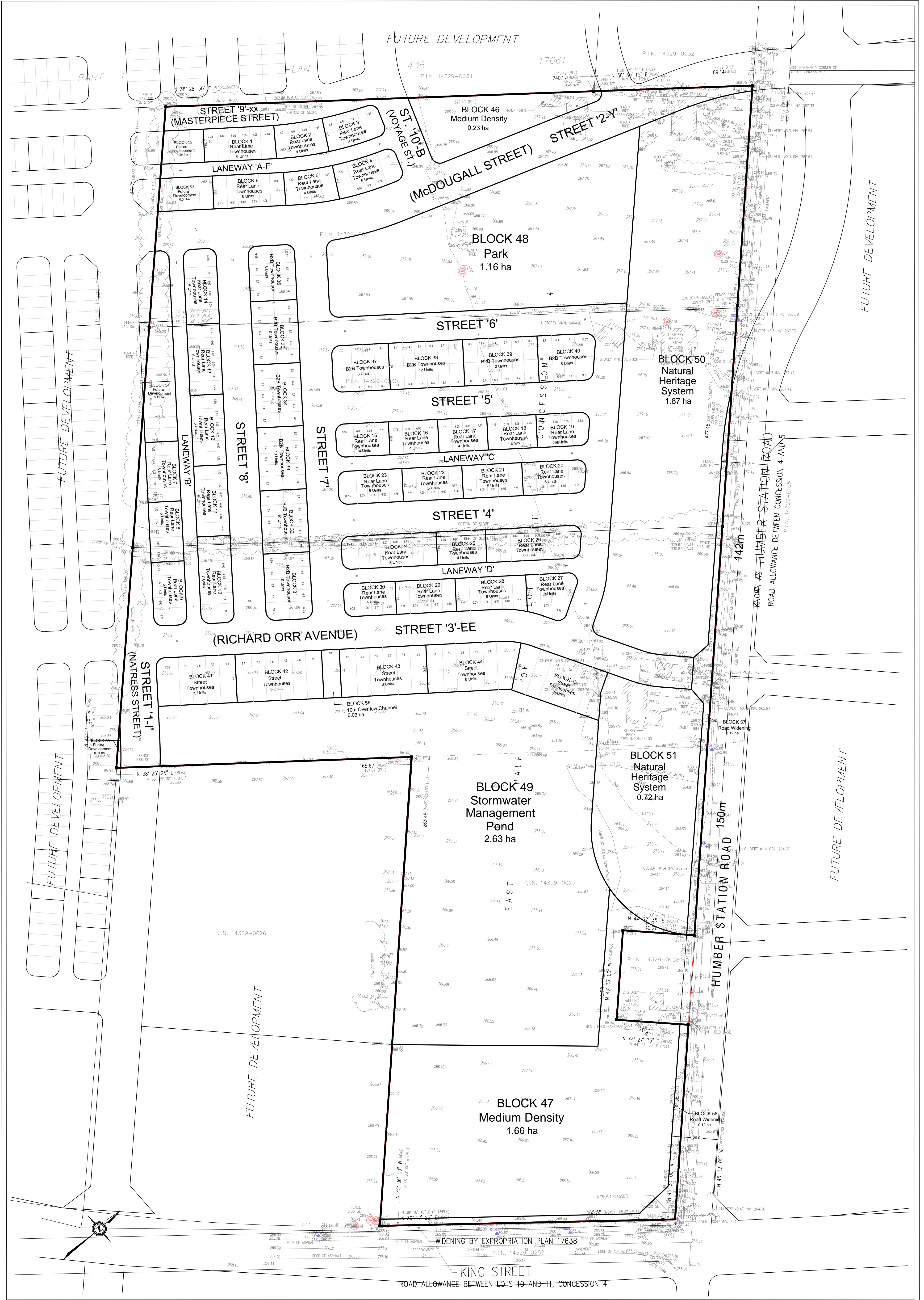
DEVELOPMENT STATISTICS - COMBINED

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-30	153	1.95
Back-to-Back Townhouses	31-40	98	0.92
Street Townhouses	41-45	29	0.65
Medium Density	46-47		1.89
Park	48		1.16
SWM Pond	49		2.63
NHS	50-51 & 60		2.69
Future Development	52-55		0.26
Overflow Channel	56		0.03
Road Widening	57-58		0.24
Mixed Use	59		3.10
Roads			4.90
TOTAL		280	20.42

DRAFT PLAN OF SUBDIVISION

THE EAST HALF OF LOT 11,
 CONCESSION 4
 AND PART OF LOTS 11 AND 12,
 CONCESSION 5,
 (GEOGRAPHIC TOWNSHIP OF ALBION)
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

HUMPHRIES PLANNING GROUP	
<small>218 CHREBLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L7R 4R5 TEL: 905.891.1300 FAX: 905.891.1301 www.humphriesplanning.com</small>	
File Number:	Drawing Number:
Date Drawn: 13 FEB 23	A1
Drawn By: BT	
Checked By: R.H.	
Date Revised: 5 JUNE 24	
CAD File No.:	



DEVELOPMENT STATISTICS:

LAND USE	BLK #s	UNITS	AREA (ha)
Rear Lane Townhouses	1-30	153	1.95
Back-to-Back Townhouses	31-40	98	0.92
Street Townhouses	41-45	29	0.65
Medium Density	46-47	1.89	
Park	48	1.16	
SWM Pond	49	2.63	
NHS	50-51	2.59	
Future Development	52-55	0.26	
Overflow Channel	56	0.03	
Road Widening	57-58	0.24	
Roads		4.05	
TOTAL		280	16.37

OWNER'S CERTIFICATE:
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Humbering (IV) Developments Limited
 8800 Jane Street
 Vaughan, ON L4K 2A9

Date: _____

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WABSA SURVEYING
 285 Vaughan Valley Blvd.
 Woodbridge, ON L4B 1S4 Tel: 905.851.1300
 www.wabsa.com

Date: 2024-06-07

ADDITIONAL INFORMATION:
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]
 a) - on plan
 b) - on plan
 c) - on key plan
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 e) - piped water to be installed by developer
 f) - loam, sandy loam
 g) - all services to be made available by developer
 h) - none

SCALE 1:1000

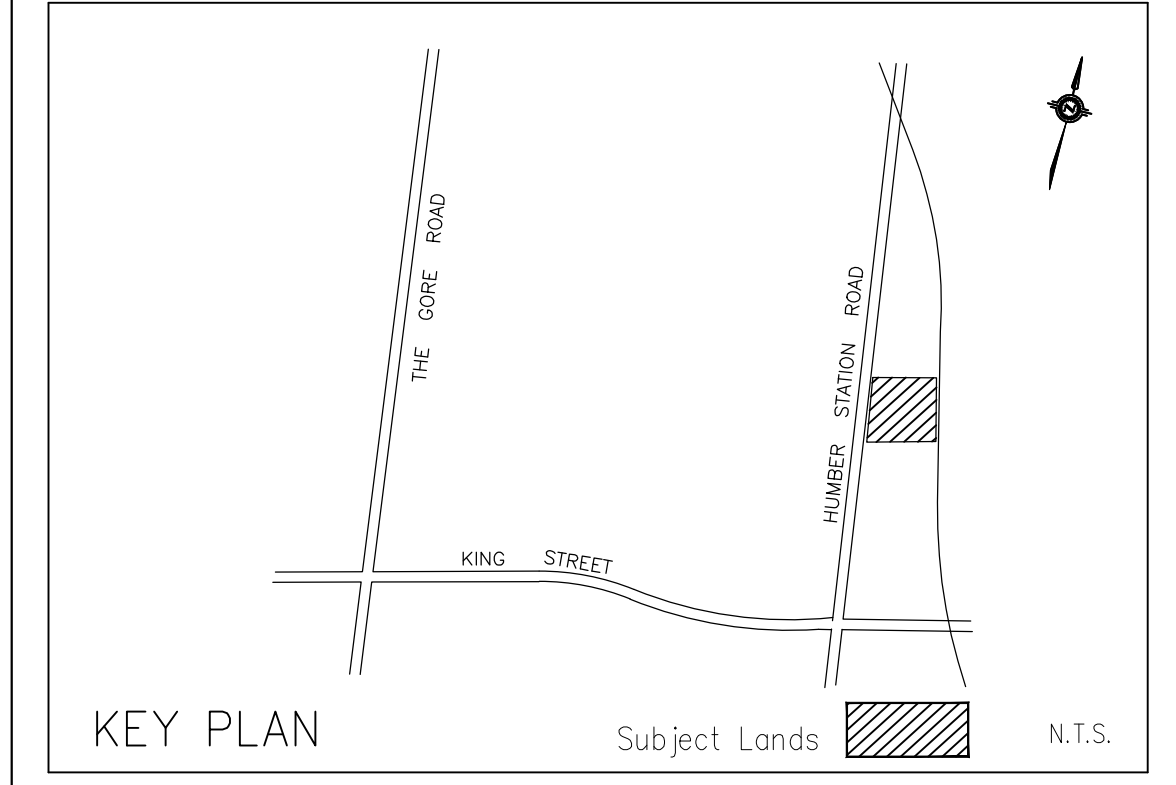
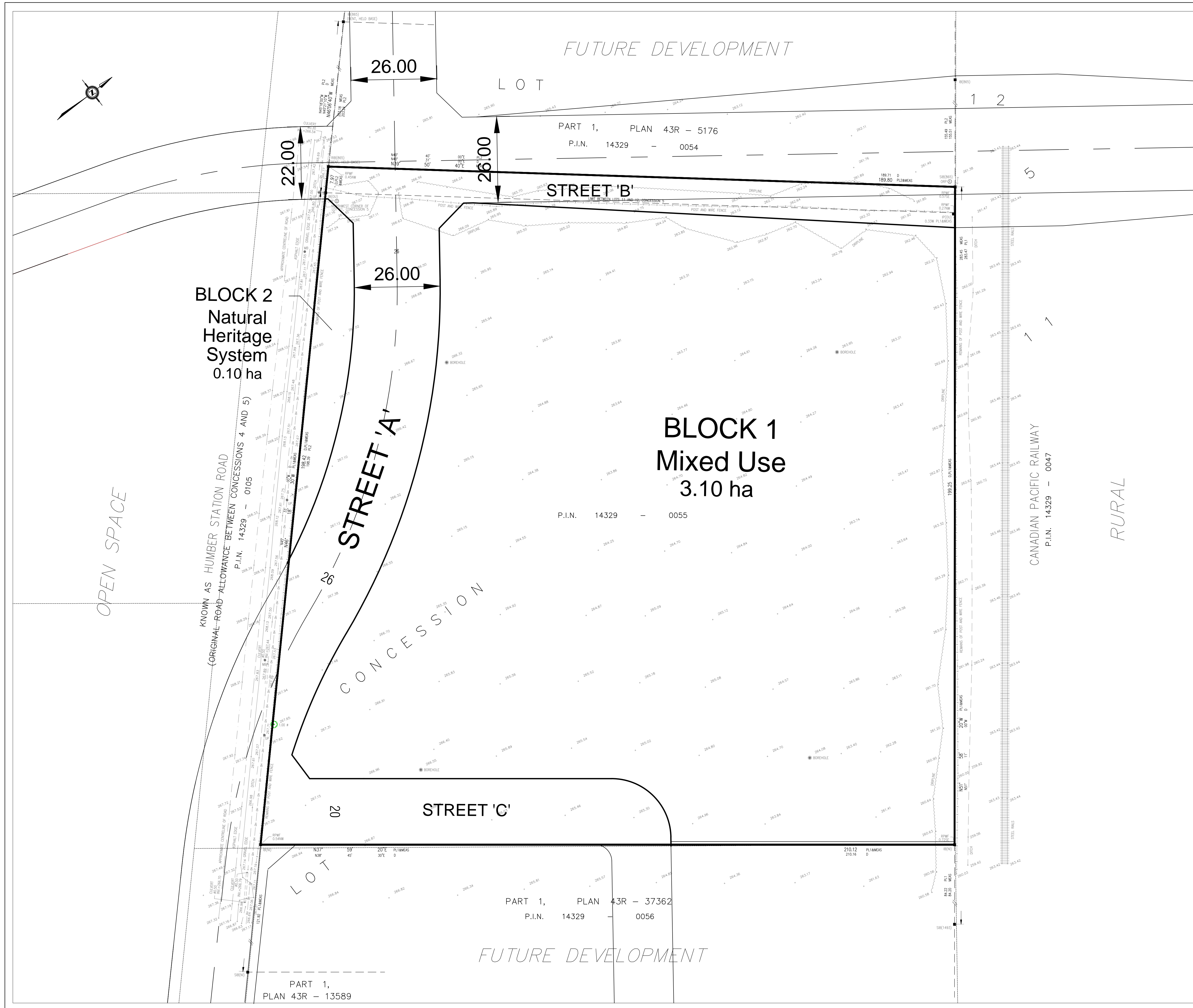
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THE EAST HALF OF LOT 11,
 CONCESSION 4
 (GEOGRAPHIC TOWNSHIP OF ALBION)
 TOWN OF CALEDON
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HUMPHRIES PLANNING GROUP INC.
 215 CHESTNUT ROAD, SUITE 203, WILLOWDALE, ON M2H 3B5
 TEL: 416-491-1100 FAX: 416-491-1101
 www.humphriesplanning.com

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 Date Revised: 1 DEC 23
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Drawing Number: **A1**



HUMPHRIES PLANNING GROUP INC.
190 PIPPIN ROAD, SUITE A, VAUGHAN, ONTARIO, L4K 4X9
TEL (905)264-7678, FAX (905)264-8073
www.humphriesplanning.com

DEVELOPMENT STATISTICS:

LAND USE	BLOCK #	AREA (ha)
Mixed Use	1	3.10
Natural Heritage System	2	0.10
Roads		0.85
TOTAL		4.05

OWNER'S CERTIFICATE:

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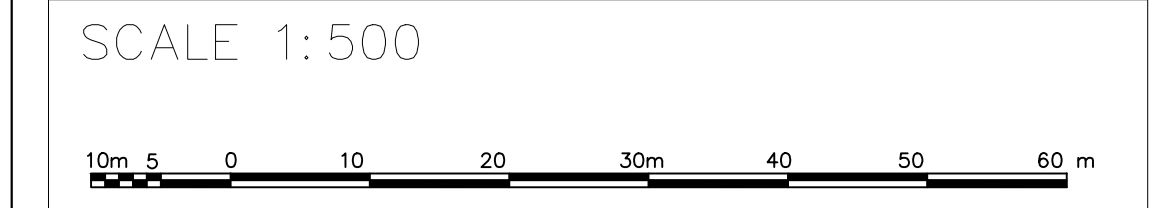
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