

April 24, 2024

Our file: 1225-002

Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Adam Wendland, MCIP, RPP
Development Manager

Re: Resubmission of Application for Official Plan and Zoning By-law Amendment
Columbia Square Inc.
14245 Highway 50 (Part of Lots 11 and 12, Concession 7, Albion)
Town of Caledon
POPA 22-02 & RZ 22-01

Glen Schnarr & Associates Inc. (GSAI) is pleased to resubmit an Application for Official Plan and Zoning By-law Amendment in relation to the above-noted property on behalf of our client, Columbia Square Inc.

The subject lands are located at the northeast corner of Columbia Way and Highway 50 within the Bolton Rural Service Centre. The lands have a frontage of approximately 150 metres on Highway 50, a flankage of approximately 215 metres on Columbia Way and an area of approximately 3.3 hectares (8.2 acres). The lands are vacant and currently used for agricultural purposes. The lands are currently designated “Bolton North Hill Commercial Area” in the Town of Caledon Official Plan which generally allows for a food supermarket and a range of retail and service commercial uses. The subject lands are currently zoned General Commercial Exception 577 (C-577) in the Town of Caledon Zoning By-law which also allows for a range of commercial uses.

Columbia Square Inc. is proposing an amendment to the Town of Caledon Official Plan and Zoning By-law to allow the subject lands to be developed for a phased mix of residential and commercial land uses in a range of townhouse dwellings and apartment dwellings in both single-use and mixed-use buildings. The proposed development and Site Plan have been updated from the previous submission presented in the January 2022 submission to address Staff comments:

- Phase 1: 11 Stacked Back-to-Back Townhouse Blocks containing 228 units;
- Phase 2: 393-unit, 10-Storey Mixed-Use Building with 1726 sq. m of ground floor commercial space

- Phase 3: 141-unit, 9-Storey mixed-use building.

In support of this resubmission, we enclose the following items:

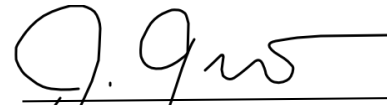
- Concept Plan Drawing Set (including Phasing Plan) prepared by KFA Architecture dated April 2024;
- Urban Design Brief (including Built Form Design Guidelines) as prepared by MBTW dated April 2024;
- Functional Servicing Report (including SWM Management Report and Grading and Servicing Plans) as prepared by Urbanworks Engineering Corporation dated April 2024;
- Hydrogeological Investigation Report (including Water Balance Assessment) as prepared by A&A Environmental Consultants Inc. dated March 2024;
- Planning Justification Report as prepared by Glen Schnarr & Associates Inc dated April 2024;
- Housing Assessment as prepared by Glen Schnarr & Associates Inc dated April 2024;
- Comment Response Matrix as prepared by Glen Schnarr & Associates Inc dated April 2024;
- Traffic Impact Study as prepared by CGH Transportation dated April 2024;
- Draft Official Plan Amendment and Draft Zoning By-law Amendment Documents as prepared by Glen Schnarr & Associates Inc.;
- Geotechnical Investigation Report as prepared by A&A Environmental Consultants Inc. dated March 2024;
- Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated April 2024;

We trust the submission herein is satisfactory and we look forward to your circulation and review of the supporting materials. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this submission.

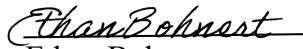


Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP RPP
Partner



Ethan Bohnert
Planner

c. A. Maida, Columbia Square Inc.