



Land Development | Land Use Planning | Project Management | Government Relations

**DELIVERED VIA FTP UPLOAD**

October 7, 2024

**Town of Caledon**

Planning and Development Services  
6311 Old Church Road  
Caledon, ON  
L7C 1J6

**Attention: Mr. Alex Mior, Community Planner, Development , Planning Department**

**RE: Applications for Official Plan & Zoning By-law Amendments**  
15, 21, and 27 Shore Street  
Town File No(s). PRE-2023-0116 & PRE-2023-0274  
Town of Caledon, Region of Peel

Dear Sir,

In accordance with the *Planning Act*, R.S.O. 1990, c. P.13 our office is pleased to apply for an Official Plan Amendment and Zoning By-law Amendment, to permit a four storey Apartment Building with 19 Apartment Dwelling Units, 27 surface parking spaces, 10 long-term bike parking spaces, 4 short-term bike parking spaces, landscape buffers and landscaped areas, balconies, an internal circular 6m lane with access proposed from Shore Street via two driveways.

**Property Location & Description**

The lands subject to the Amendments are presently three parcels, totalling approximately 0.2 Hectares (*0.5 Acres*) in Site Area and located on the north side of Shore Street and west of Highway 50 to the east, south of William Street and east of Oak Street. The Subject Lands form part of the established community of Bolton and are surrounded by a mix of existing lands uses that include mainly Residential, Institutional and Local Commercial Uses.

The lands are municipally addressed as 15, 21, and 27 Shore Street Property Tax Roll Numbers being 2124.090.006.14700.0000, 2124.090.006.14800.0000 and 2124.090.006.14900.0000, respectively ("*Subject Lands*").

## **BLACKTHORN DEVELOPMENT CORP.**

The Subject Lands are legally described as Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 as in PIN 14322-0319 (*LT*), PIN 14322-0320 (*LT*) & PIN 14322-0321(*LT*), Town of Caledon, Regional Municipality of Peel.

Currently, the Subject Lands contain three Single Detached Dwellings with access via driveways from Shore Street. It is intended the three parcels will be consolidated into one parcel to accommodate the proposed redevelopment of the Subject Lands.

The Subject Lands front onto Shore Street being a local municipal road, which is maintained year-round. The Subject Lands are also located in proximity to Highway 50 being a Regional Road.

### **Pre-Application Consultation Meeting**

A Preliminary (*PARC*) Meeting was held on February 1<sup>st</sup>, 2024 under Town File No.(s) PRE-2023-0116 & PRE-2023-0274 with Application Requirements provided on April 10<sup>th</sup>, 2024.

The enclosed Submission Items provide all the required Application Requirements and seek to properly address comments received at the *PARC* Meeting.

Collectively, the Pre-Application Consultation Application Requirement(s) Checklists and Comments inform the ‘complete application’ requirements for the proposed Zoning By-law Amendment.

Note that a Pre-Consultation (*DART*) Review Submission was not completed as the *DART* process was repealed by *Bill 185, Cutting Red Tape to Build More Homes Act, 2024*.

### **Proposed Development**

The proposed development of the Subject Lands entails a four storey Apartment Building with 19 Apartment Dwelling Units, 27 surface parking spaces, 10 long-term bike parking spaces, 4 short-term bike parking spaces, landscape buffers and landscaped areas, balconies, an internal circular 6 metre lane with access proposed from Shore Street via two driveways. The proposed development includes a total Gross Floor Area (*GFA*) of 1,557.39 Square Metres, a total Floor Space Index (*FSI*) of 0.78 and density of 96 units per hectare.

The proposed development will result in conveyance of a road widening for Shore Street of approximately 87 square metres and measured 9 metres from the centerline of road which will ensure Shore Street is planned in accordance with the Town’s Official Plan Road Network requirements. The proposed development will provide purpose built rental units to the, contributing toward the Region’s and Town’s housing needs.

## **BLACKTHORN DEVELOPMENT CORP.**

### **Proposed Site Engineering**

The proposed development will consist of development of the subject property (*Internal Works*) and urbanization of Shore Street (*External Works*).

The internal works will involve removing all internal above ground structures, underground structures, pavement structures, retaining walls internal to the property, fencing, underground servicing, landscaping, accessory structures, and any other underground utilities as required. Once all removed, the proposed development will consist of retaining walls, storm sewer infrastructure, sanitary and watermain servicing, and landscaping features. Vehicular access will be provided by two new 6.0-metre-wide driveways fronting Shore Street. Pedestrian access will be provided by constructing a new 1.5-metre-wide sidewalk as part of external works.

The external works will consist of urbanizing Shore Street in its entirety to be a curb and gutter road with its own minor storm sewer system including catch basins and storm sewer mains. The new road will be as per Town Standard Drawing 202. The new road will have an edge of pavement width of 7.9 metres and come with a new 1.5 metres wide concrete sidewalk on the north side along the subject property line connecting to the existing sidewalk on Highway 50.

A new storm sewer main will be installed to convey the storm run-off for the 5 year storm event from the new right-of-way and to convey the controlled storm run-off from the subject property. All storm above beyond the 5-year storm event will be conveyed by the major overland flow route towards Highway 50. It should be noted that the external works will involve a 1.5 metre widening of the right-of-way on the north property line and as such the ultimate property line will be 1.5 metres away from the existing property line. The limit of the urbanization will be from Oak Street to the existing curb and gutter on Highway 50. As shown in the Site Grading Plan provided with this Application Submission.

### **Proposed Landscape and Urban Design**

The proposed development will establish a secure and attractive residential area that enhances the Bolton community. It will feature high level urban and architectural design, while being mindful of the natural environment and preserving the community's character. The landscaping, architectural character, and style of the streetscape will adhere to the key design elements outlined in the Bolton Urban Design Guidelines. The development will define and create a hierarchy of public open spaces while establishing clear, pedestrian friendly streetscapes. The development will encourage and support all modes of transportation, including transit, within different residential neighborhoods. The proposed development adopts a land use and development pattern that promotes good connectivity and mobility for automobiles, cyclists, and pedestrians, while fostering strong connections with the local community. The proposed development site will enhance accessibility and encourage active participation in community life.

## **BLACKTHORN DEVELOPMENT CORP.**

### **Expected Timing of Approvals and Construction**

Official Plan Amendment and Zoning By-law Amendment Applications have been filed and expected time of Approval is within 120 days from the date that the Applications are deemed Complete. A Site Plan Control Application will be filed as soon as possible, and approvals are expected to occur within 60 days from the date that the Applications are deemed Complete. Construction is to commence as soon as possible.

### **Owner & Consulting Team Contact Information**

The following is information pertaining to the Ownership of the Subject Lands and Consulting Team Contact Information:

#### Registered Owners:

##### **Roscan Management Ltd.**

53 King Street West,  
Bolton, Ontario  
L7E 1C7  
Tel: (905) 857-0714  
Email: [markcancian@live.ca](mailto:markcancian@live.ca)

##### **Trican Estates Ltd.**

53 King Street West,  
Bolton, Ontario  
L7E 1C7  
Tel: (905) 857-0714  
Email: [markcancian@live.ca](mailto:markcancian@live.ca)

#### Land Use Planner & Project Manager:

##### **Blackthorn Development Corp.**

PO Box 943  
Kleinburg, ON  
L0J 1C0  
Tel: (416) 888-7159  
Email: [mrogato@blackthorncorp.ca](mailto:mrogato@blackthorncorp.ca)

## **BLACKTHORN DEVELOPMENT CORP.**

### Land Surveyor:

#### **Guido Papa Surveying - A Division of J.D. Barnes Limited**

9135 Keele Street, Unit B7

Vaughan, ON

L4K 0J4

Tel: (289) 553-5961 ext. 108

Email: [vpapa@jdbarnes.com](mailto:vpapa@jdbarnes.com)

### Architect:

#### **FCA Architects**

3590 Rutherford Road, Unit 7

Vaughan, ON

L4H 3T8

Tel: (416) 806-7000

Email: [fortese@fcarichtects.ca](mailto:fortese@fcarichtects.ca)

### Landscape Architect & Urban Designer:

#### **Landscape Planning Ltd.**

95 Mural St #207

Richmond Hill, ON

L4B 3G2

Tel: (905) 669-6838

Email: [jshank@landscapeplan.ca](mailto:jshank@landscapeplan.ca)

### Archaeologist:

#### **Archeoworks Inc.**

16715-12 Yonge Street, Suite 1029

Newmarket, ON

L3X 1X4

Tel: (416) 676-5597

Email: [kslocki@archeoworks.com](mailto:kslocki@archeoworks.com)

### Civil Engineer:

#### **Urban Works Engineering Corporation**

1945 Dundas St. East, Unit 200

Mississauga, ON

L4X 2T8

Tel: (905) 901-0224

**BLACKTHORN DEVELOPMENT CORP.**

Email: [mmaslej@urbanworkseng.com](mailto:mmaslej@urbanworkseng.com)

Noise Engineer:

**Howe Gastmeier Chapnik Ltd.**

2000 Argentia Road, Plaza One, Suite 203

Mississauga, Ontario

L5N 1P7

Tel: (905) 826-4044

Email: [spaul@hgcengineering.com](mailto:spaul@hgcengineering.com)

Transportation Engineer:

**CGE Consulting**

76 Coverdale Crescent

Scarborough, ON

M1V 2S7

Tel: (416) 602-1885

Email: [casey@cgeconsulting.ca](mailto:casey@cgeconsulting.ca)

Hydrogeological & Geotechnical Engineer

**Soil Engineers Ltd.**

90 West Beaver Creek Road, Suite 100

Richmond Hill, ON

L4B 1E7

Tel: (416) 754-8515

Email: [narjes.aliyani@soilengineersltd.com](mailto:narjes.aliyani@soilengineersltd.com)

End of Owner & Consulting Team Contact Information

The required Application Fee for the enclosed Minor Official Plan Amendment Application being **\$15,913.50** and Minor Zoning By-law Amendment Application being **\$8,487.20** made payable to the Town of Caledon will be provided under separate cover.

We trust the enclosed Application will be deemed as ‘complete’ in accordance with the *Planning Act*.

We look forward to the circulation and processing of the enclosed Application.

Your ongoing assistance and attention regarding this matter is greatly appreciated.

**BLACKTHORN DEVELOPMENT CORP.**

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

**BLACKTHORN DEVELOPMENT CORP.**

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.  
Principal