

Notice of Application Proposed Official Plan Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Zoning By-law Amendment

FILE NUMBER(S): POPA 18-03, 21T-18003C,
21CDM-18001C, RZ 18-08

Community Involvement:

The Town has received proposed Official Plan Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Zoning By-law Amendment applications. This is your way to offer input and get involved.

Applicant and Location:

Applicant: Averica Land Development Services on
behalf of 336 Kings Ridge Inc.

Location: 336 King Street East
Part of Lot 8, Concession 7 (Albion)
South side of King Street East, north of Old
King Road, and west of Farmers Lane
Ward 5

Site Area: 0.63 ha (1.55 acres)



Additional Information:

Contact Leilani Lee-Yates
Senior Development Planner at
905.584.2272 x.4228 or
leilani.lee-yates@caledon.ca

Please visit the Town's website at www.caledon.ca/development or contact the Development Planner to obtain a copy of the location map.

What are the Proposed Changes?

The applicant has applied for an Official Plan Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Zoning By-law Amendment to permit the creation of 16 four-storey townhouse units accessed by a private common element road and serviced by municipal water and wastewater services. The **Official Plan Amendment** proposes to re-designate the lands from Low Density Residential to a site-specific High Density Residential designation. The **Zoning By-law 2006-50 Amendment** proposes to rezone the lands from Rural Residential (RR) to a site-specific Townhouse Residential (RT-XX) Zone. The Draft Plan of Subdivision proposes to create one residential condominium block (2,501.7 m²), and two environmental blocks (3,575.80 m²).

Additional Information

A copy of the proposed Draft Plan of Subdivision, Draft Plan of Condominium, Zoning By-law Amendment and Official Plan Amendment, and additional information and material about the proposed applications are available to the public at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

Appeal Procedure:

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision and/or Condominium is approved or refused and/or the Official Plan and/or the Zoning By-law Amendment is adopted or refused, the person or public



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

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body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision and/or Condominium is approved or refused and/or the Official Plan and/or the Zoning By-law Amendment is adopted or refused, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

How to Stay Informed:

If you wish to stay informed of the project described above, or if you wish to be notified of the decision of The Corporation of the Town of Caledon in respect of the proposed Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment or Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

Accessibility

If you require an accessibility accommodation to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.

Notice Date: December 20, 2018



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DRAFT Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: February 12, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Averica Land Development Services on behalf of 336 Kings Ridge Inc.

File No.: POPA 18-03, RZ 18-08, 21T-18003C and 21CDM-18001C

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council and to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not be commenting on the proposal or making any recommendations at the Public Meeting. A Planning Report may be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the "Sign-In" sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject lands are located at 336 King Street East in Bolton. See Schedule "A" – Location Map, attached. The subject lands are approximately 0.63 ha (1.55 ac) in size and currently accommodate a single-detached residential dwelling that would be demolished to facilitate the proposed development. The surrounding land uses are rural residential to the north, east and west, and the Humber River Valley traverses the property to the south. The Region of Peel's water treatment facility, and some general industrial uses are located further west surrounding the intersection of King Street East and Old King Road. Please see Schedule "B" – Aerial Photograph, attached.

The residential lands immediately north of King Street East, and to the east and west of Evans Ridge are designated within the Official Plan as "Special Residential" on Schedule "C" – Bolton Land Use Plan. These lands may be considered for redevelopment by an amendment to the Official Plan, and subject to the preparation of a Secondary Plan or additional studies to address servicing, appropriate uses and their demand, transportation issues, and other areas Council may request.

The Region of Peel's Official Plan designates the subject lands as "Rural Service Centre" on Schedule D – Regional Structure, "Core Areas of the Greenlands System" on Schedule A – Core Areas of the Greenlands System in Peel, and "River Valley Connections Outside the Greenbelt" on Schedule D3 – Greenbelt Plan Area Land Use Designations.

The Town's Official Plan designates the lands as "Low Density Residential" and "Environmental Policy Area" on Schedule C – Bolton Land Use Plan. The subject lands are zoned "Rural Residential" (RR) and "Environmental Policy Area 1" (EPA1) in Zoning By-law 2006-50, as amended.

Proposal Information:

Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium were submitted by Averica Land Development Services to the Town and deemed complete on December 10, 2018.

The Official Plan Amendment proposes to re-designate the lands from Low Density Residential to a site-specific High Density Residential designation. The Amendment to Zoning By-law 2006-50 proposes to



DRAFT Public Meeting Information Report

Community Services Department - Planning & Development

rezone the lands from Rural Residential (RR) to a site-specific Townhouse Residential (RT-XX) Zone. The Draft Plan of Subdivision proposes to create one residential condominium block (2,501.7 m²), and two environmental blocks (3,575.80 m²). The Draft Plan of Condominium seeks to create a common element tenure for an internal private road and visitor parking. A future Part Lot Control application will be submitted to create the individual parcels of tied land. A Site Plan Control application has also been submitted to facilitate the development.

The proposed applications are required to permit 16 four-storey townhouse units that are 13.3 metres in height, accessed by a private common element road that has access to King Street East, and serviced by municipal water and wastewater services. The townhouses are divided into two blocks of 8 units. Please see Schedule "C" – Proposed Draft Plan of Subdivision and Draft Plan of Condominium.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on December 20, 2018 and signage posted on the property.

The subject applications were circulated to external agencies and internal departments for review. While the applications are still under review, staff anticipate comments related, but not limited to:

- The appropriateness of a High Density Residential development within an established Low Density Residential neighbourhood;
- The impacts of the proposed development on the adjacent Humber River Valley;
- How the proposed residential use conforms to the Town of Caledon policies and standards related to urban design, engineering, environmental protection, municipal servicing, stormwater management, landscaping and open space, and transportation;
- How the proposed development conforms to the Region of Peel Official Plan;
- How the proposed development conforms to provincial plans and policies.

Once all the comments are received, staff will provide the applicant with a letter of consolidated comments, which will be made available on the Town's website.

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands and to members of the public who requested notification. In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on January 17, 2019 and posted on the Town's website.

Next Steps:

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment and/or Draft Plan of Subdivision and/or Draft Plan of Condominium, the person or public body may not be added as a party to the hearing of the appeals before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Leilani Lee-Yates, Senior Development Planner at 905-584-2272 ext. 4228 or leilani.lee-yates@caledon.ca.

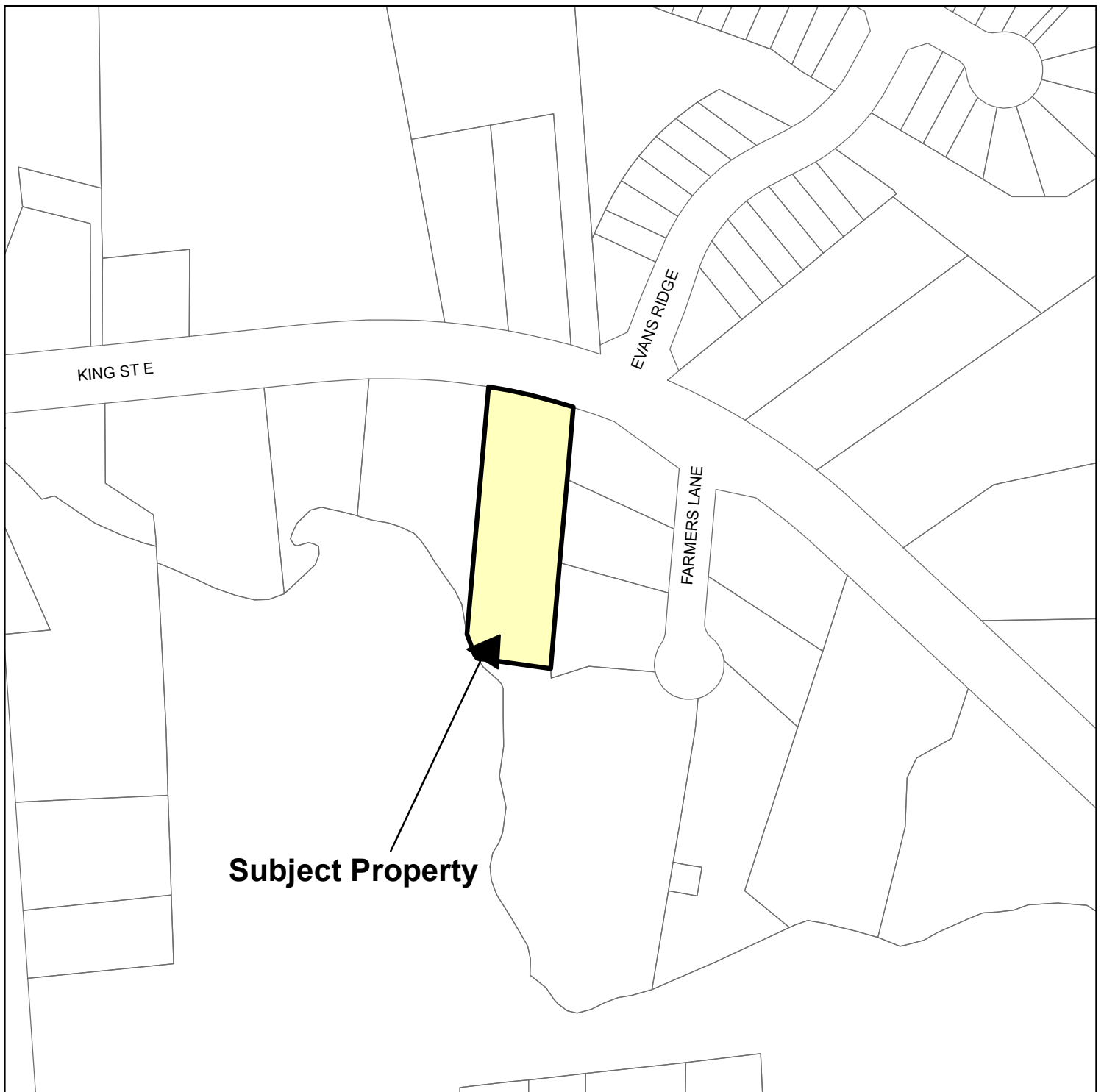
Attachments:



DRAFT Public Meeting Information Report

Community Services Department - Planning & Development

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Draft Plan of Subdivision and Draft Plan of Condominium



**Proposed Zoning By-law Amendment, Official Plan Amendment,
Draft Plan of Subdivision, and Draft Plan of Condominium**

RZ 2018-08, POPA 18-03, 21T-18003C , 21CDM-18001C

Averica Land Development Services

336 King Street East

Part of Lot 8, Concession 7 (ALB)

LOCATION MAP






Date: January 8, 2018

File No.: PRE 2018-0008



Aerial Map

Legend

-  Caledon Municipal Boundary
-  Settlement Area
-  Owners

Data Source:

NOTE: This data is provided for your convenience only. The data is not warranted or certified or guaranteed in any way. The Town of Caledon accepts no liability for any damages whatsoever, including any consequential damages, for any deficiency in the data. The reproduction of this data, in whole or in part, is forbidden without the express written permission of the Town of Caledon.



0 0.02 0.0 Kilometers

NAD_1983_UTM_Zone_17N
2-1-2019



KINGS RIDGE
SUBDIVISION
336 KING STREET
CALEDON
DRAFT PLAN OF
SUBDIVISION



ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51.17 (A-L) OF THE PLANNING ACT:

- a) As shown on Draft Plan
- b) As shown on Draft Plan
- c) All adjacent lands owned, or in which the applicants have an interest are shown on the Key Plan
- d) Residential: Townhouses
- e) Residential
- f) As shown on Draft Plan
- g) As shown on Draft Plan
- h) Municipal Services
- i) xxxxxxxxxxxx
- j) As shown on Draft Plan
- k) Garbage Collection, Telephone, Cable, Electricity, Municipal Water, Waste Water, etc
- l) As shown on Draft Plan


OWNER'S CERTIFICATE

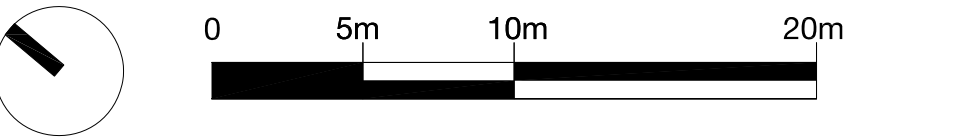
I, 336 KINGS RIDGE INC. HEREBY AUTHORIZE FOTENN CONSULTANTS INC. TO PREPARE AND SUBMIT THIS PLAN TO THE TOWN OF CALEDON, REGION OF PEEL FOR REVIEW AND APPROVAL.

SIGNED:  DATE: 2018.06.28
JOE COSTA, A.S.O.
336, KINGS RIDGE INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
2018.06.20

SIGNED:  DATE: _____
C.P. EDWARD, OLS
RADY-PENTEK & EDWARD SURVEYING LTD.



2	FOR CLIENT REVIEW	2018.06.19	AS
1	FOR CLIENT REVIEW	2018.06.05	AS
No.	REVISION	DATE	BY

CLIENT
336 Kings Ridge Inc.

FOTENN
Planning + Design

223 McLeod Street, Ottawa ON K2P 0Z8
613.730.5709 fotenn.com












DESIGNED	AS
REVIEWED	MS
DATE	2018.06.05

P1



SITE AREA: 6204.6 m ²	
BLOCK AREAS	
Block 1 - Residential	2,501.7 m ²
Block 2 - Buffer	529.4 m ²
Block 3 - Natural Feature	3,046.8 m ²
Block 4 - Road Widening Reservation	114.8 m ²
Block 5 - 0.3m Reserve	11.9 m ²

- NOTES
- The lines demarcating Blocks 5(A) and 5(B) have been exaggerated for the purposes of visual clarity.

LEGEND	
	BLOCK 1 - RESIDENTIAL
	BLOCK 2 - BUFFER
	BLOCK 3 - NATURAL FEATURE
	BLOCK 4 - ROAD WIDENING RESERVATION
	BLOCK 5 - 0.3m RESERVE
	WATER BODY - RIVER
	INDICATIVE SUBDIVISION LAYOUT
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	SUBJECT PROPERTY BOUNDARY
	SURROUNDING PROPERTY BOUNDARIES

KINGS RIDGE
SUBDIVISION
336 KING STREET
CALEDON
DRAFT PLAN OF
CONDO



- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51.17 (A-L) OF THE PLANNING ACT:
- a) As shown on Draft Plan
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SIGNED:  DATE: 2018.06.20
C.P. EDWARD, OLS
RADY-PENTEK & EDWARD SURVEYING LTD.



3	FOR CLIENT REVIEW	2018.10.10	BL
2	FOR CLIENT REVIEW	2018.06.19	AS
1	FOR CLIENT REVIEW	2018.06.05	AS
No.	REVISION	DATE	BY

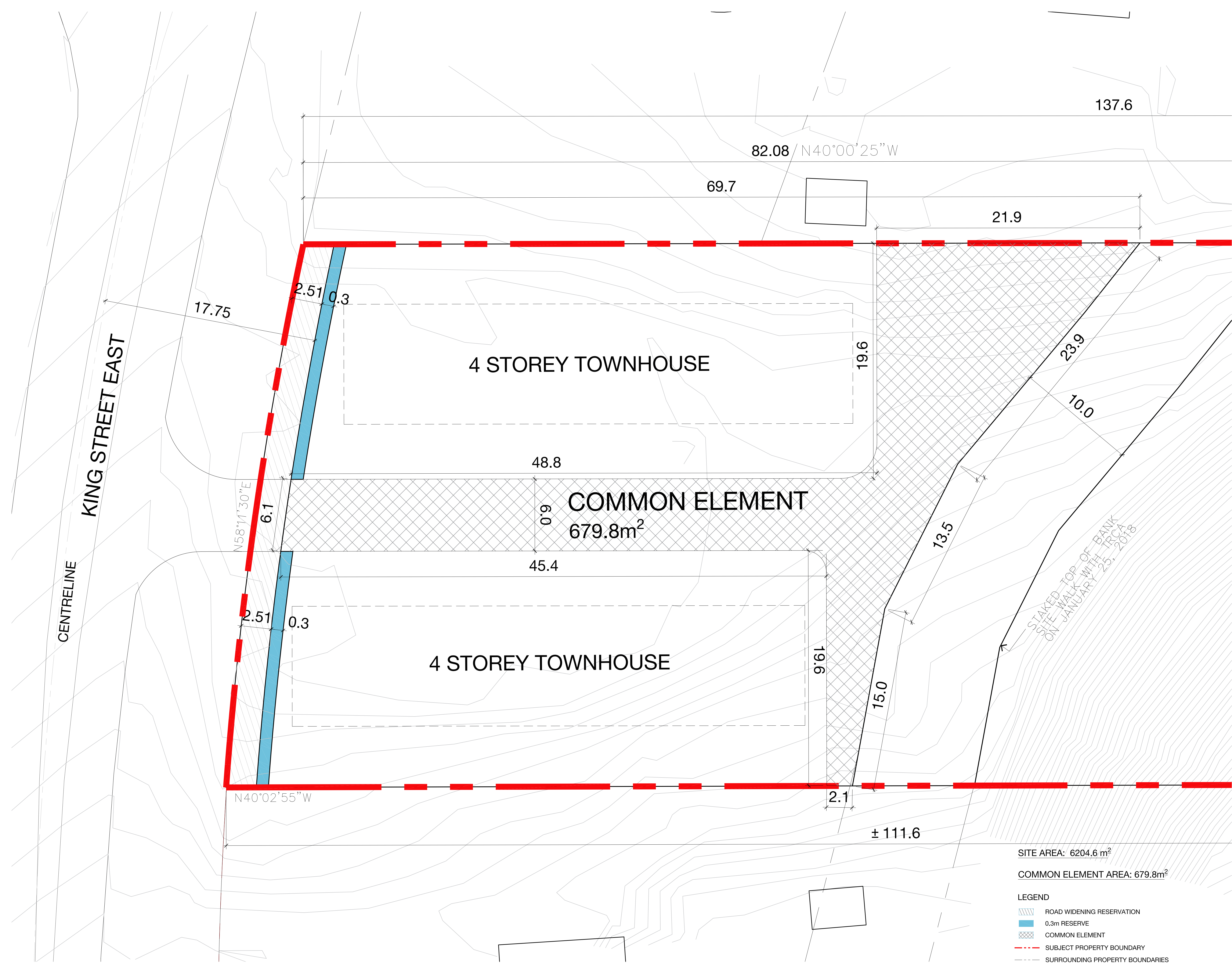
CLIENT
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DESIGNED	AS
REVIEWED	MS
DATE	2018.06.05

P1



SITE AREA: 6204.6 m²
COMMON ELEMENT AREA: 679.8m²

- LEGEND
- ROAD WIDENING RESERVATION
 - 0.3m RESERVE
 - COMMON ELEMENT
 - SUBJECT PROPERTY BOUNDARY
 - SURROUNDING PROPERTY BOUNDARIES

336 KING STREET EAST - TOWN OF CALEDON

Public Information Meeting

/ Official Plan Amendment
/ Zoning By-law Amendment
/ Draft Plan of Subdivision
/ Draft Plan of Condominium

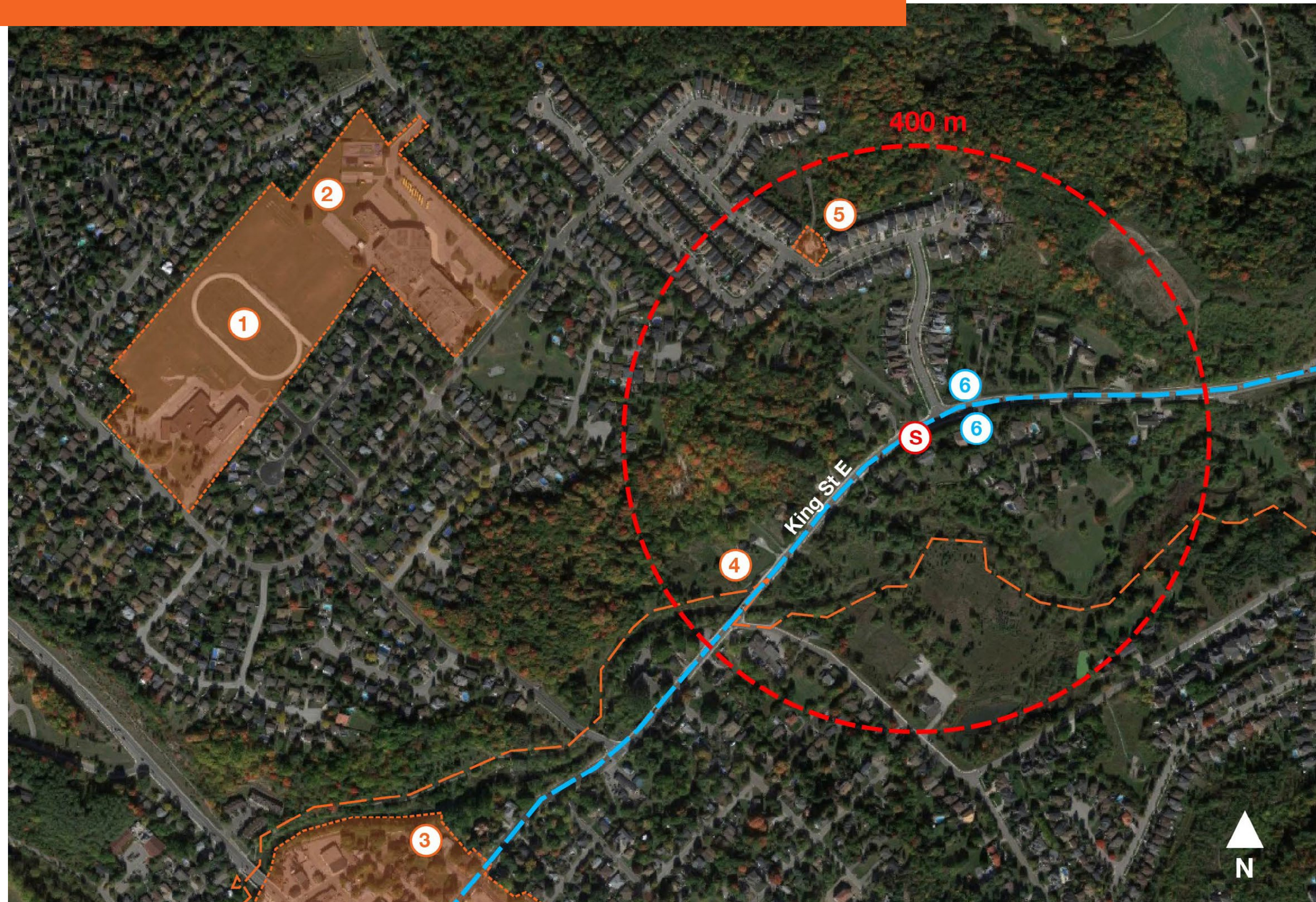
336 Kings Ridge Inc.

Town File No.: POPA 18-03, 21T-18003C, 21CDM-18001C,
RZ 18-08 & SPA 18-088

February 12th, 2019



CONTEXT



- (S) SUBJECT PROPERTY
- (1) JAMES BOLTON PUBLIC SCHOOL
- (2) HUMBERVIEW SECONDARY SCHOOL
- (3) BOLTON CORE
- (4) HUMBER VALLEY HERITAGE TRAIL
- (5) KEITH MCCREARY PARK
- (6) GO BUS #38 STOP

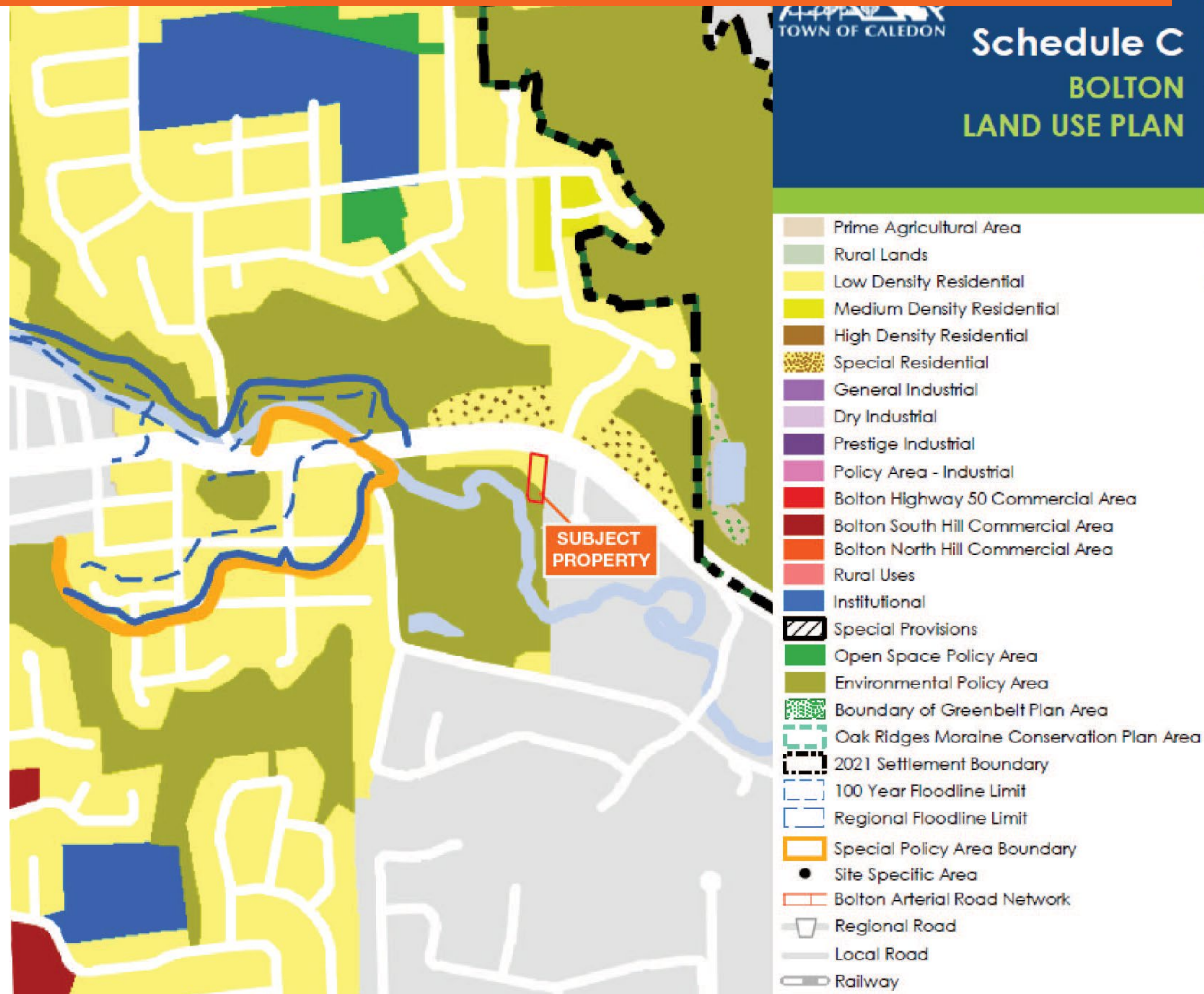
- / Located within the community of Bolton;
- / Along King Street East, an **arterial road**;
- / Close proximity to Humber Valley Heritage Trail and Keith McCreary Park;
- / Short walking distance to two schools;
- / Bolton Core is 10-15 minutes away in walking distance;
- / Immediately adjacent to GO bus stop.

SITE LOCATION



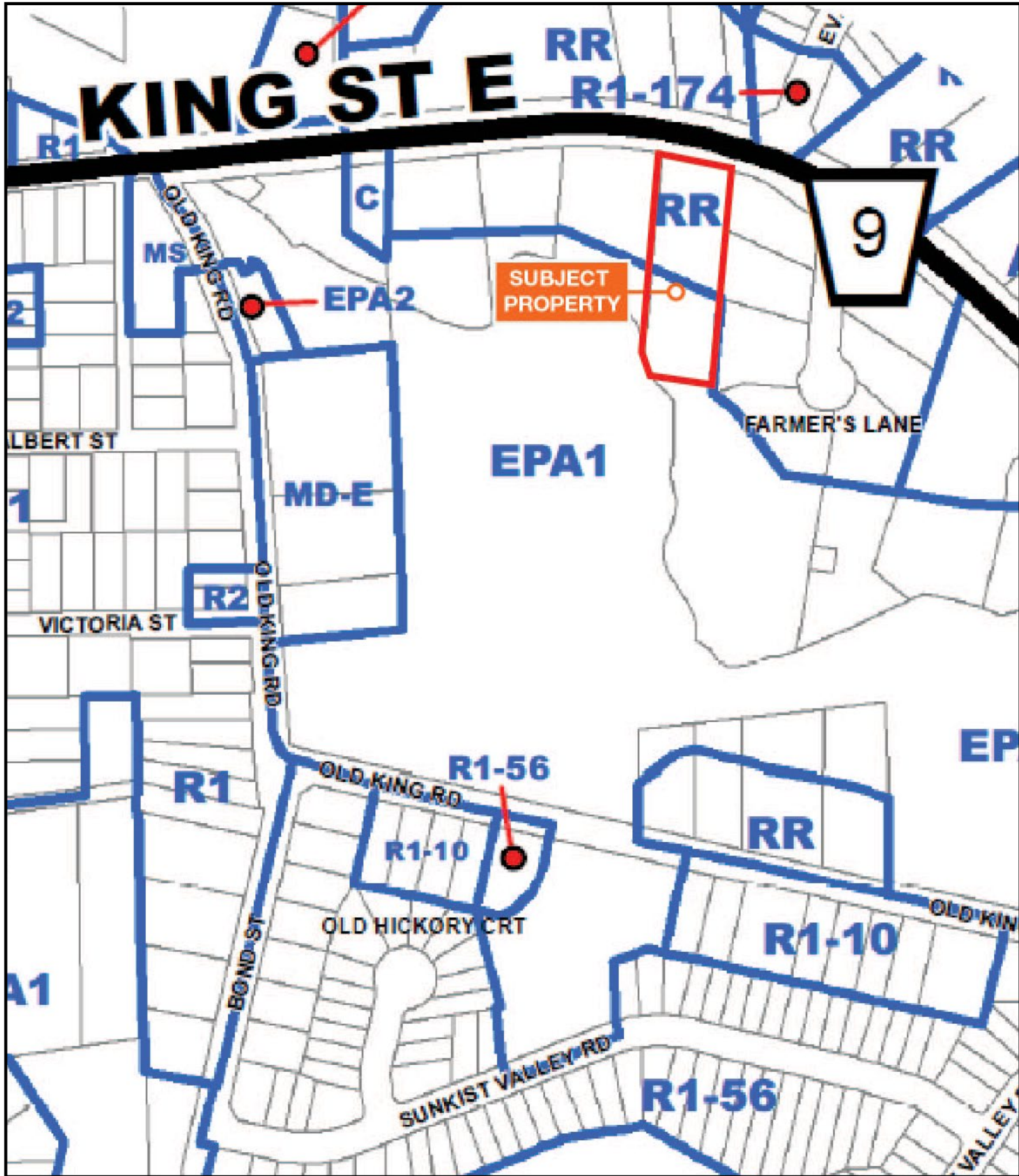
- / Located at 336 King Street East which is identified as an **arterial road**;
- / Site area is 0.62ha (1.53ac) with approximately 46m of frontage onto King Street East;
- / Currently contains a single-detached dwelling, vegetation, and the Humber River traversing the southern limit of the property;
- / The area surrounding the subject site consists of single-detached residential dwellings.

OFFICIAL PLAN AMENDMENT (OPA)

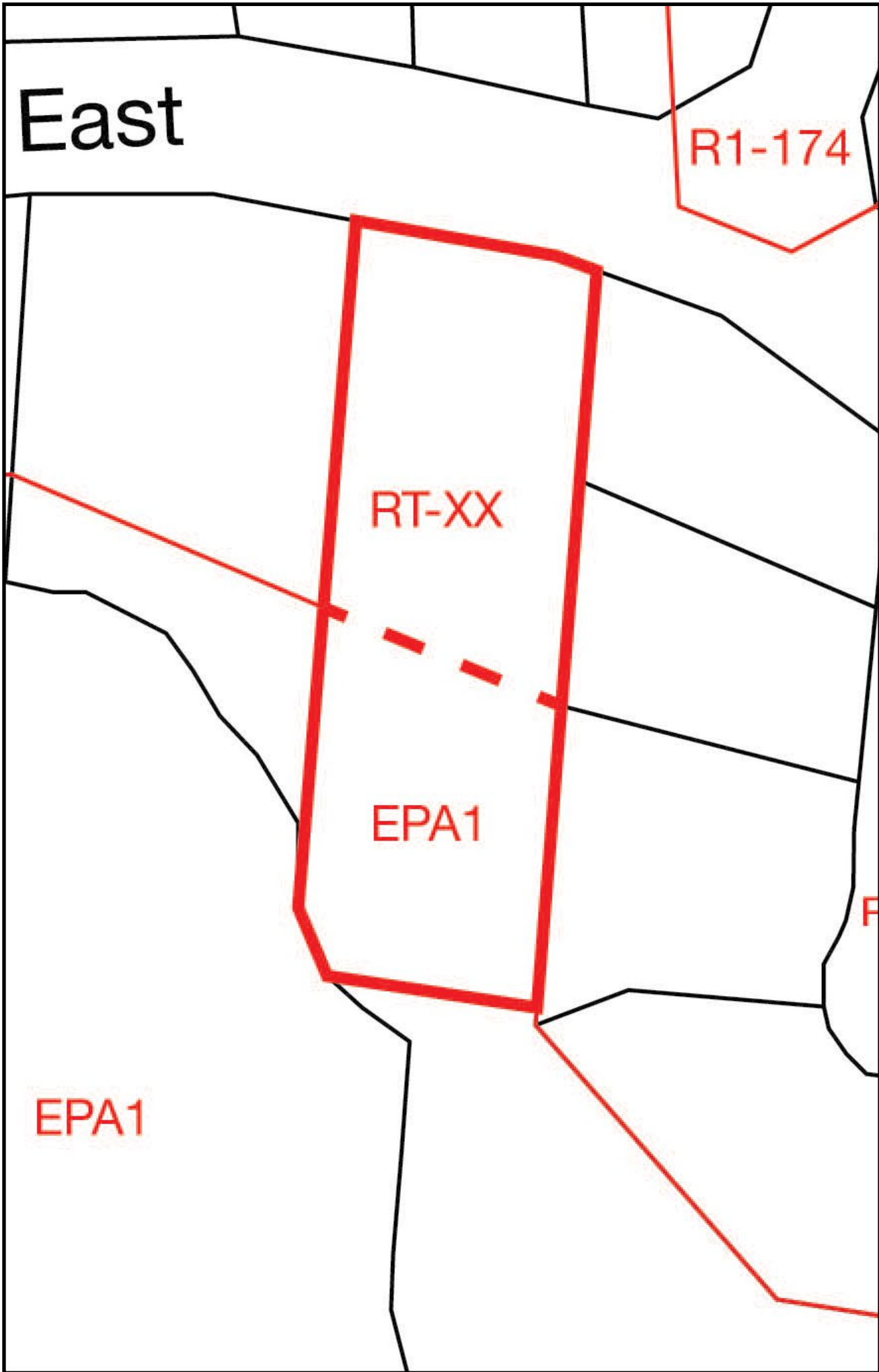


- / Subject property is currently designated as Low Density Residential and Environmental Policy Area and is located within the Built Boundary for the Bolton Rural Service Centre;
- / The OP policies **encourage** intensification within the built boundary and identifies the following locational criteria for higher density:
 - / Located on or in close proximity to an arterial or collector road;
 - / Located closer to commercial/institutional than lower density housing;
 - / Located close to or adjacent to parks and open spaces.
- / The proposed development offers a range and mix of housing types to the surrounding neighbourhood to assist in offering alternative housing options to the community
- / The proposed townhouse use is **permitted** in both the Low Density and High Density Designation;
- / The proposed Official Plan Amendment seeks to redesignate the subject lands from Low Density Residential to High Density Residential;
- / Site-specific policies established to describe the proposed form of development;
- / To permit 16 residential townhouses with a density that shall not exceed 65 units per net residential hectare.

ZONING BY-LAW AMENDMENT (ZBA)



Current Zoning

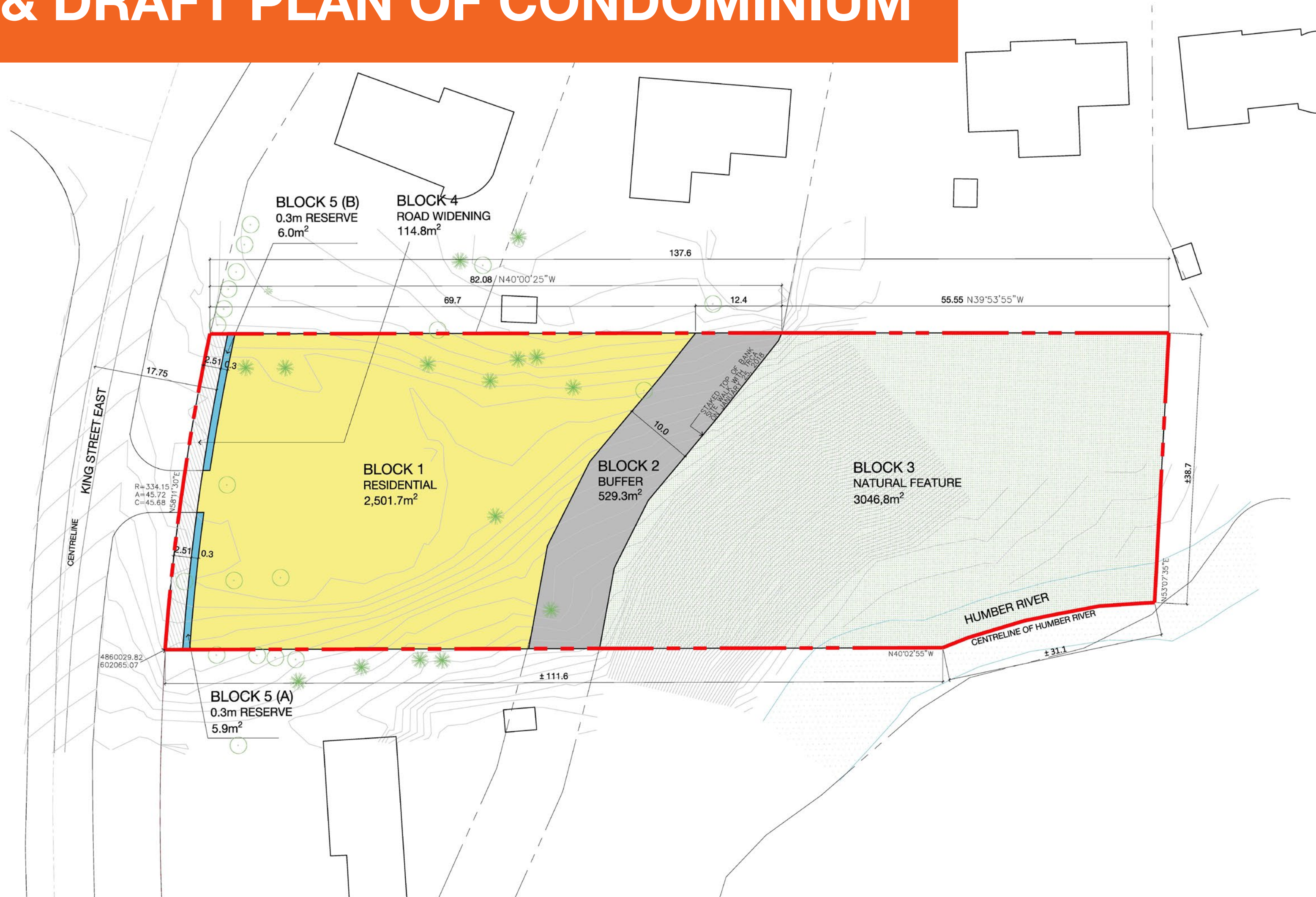


Proposed Zoning Schedule

/ The application seeks to rezone the subject property from Rural Residential (RR) to a site-specific Townhouse Residential (RT) zone with appropriate performance standards.

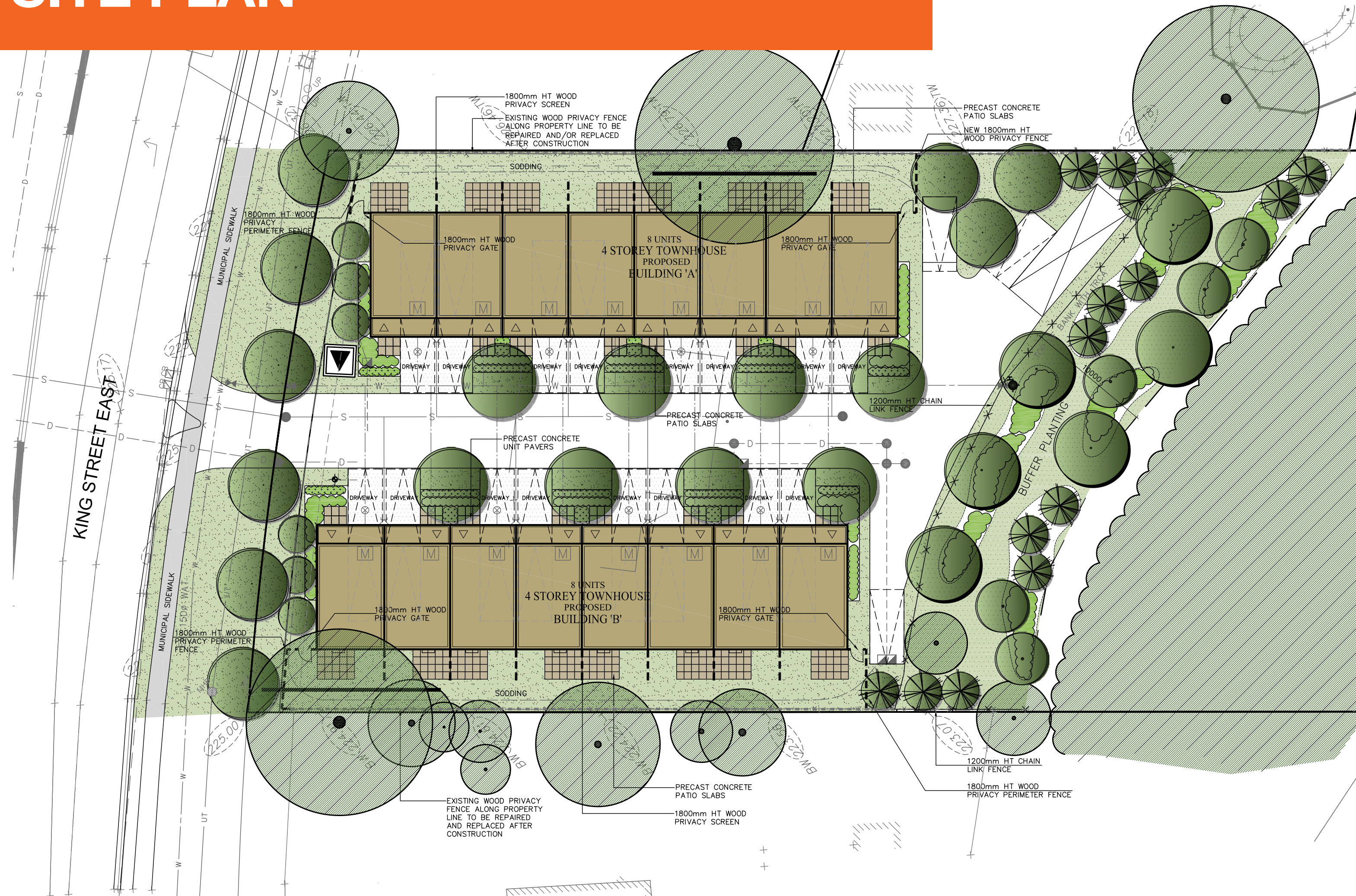
	Site Specific Standards
Lot Area (Minimum)	100m ² per dwelling
Lot Frontage (Minimum)	5.3m per unit
Building Area (Maximum)	55%
Backyard Amenity Area (Minimum)	25m ²
Front Yard (Minimum)	4.5m front wall of main building - 6m to front wall of attached private garage
Exterior Side Yard (Minimum)	1.5m
Rear Yard (Minimum)	5m
Building Height (Maximum)	13.5m
Landscape Area (Minimum)	28%
Visitor Parking Spaces (Minimum)	3

DRAFT PLAN OF SUBDIVISION & DRAFT PLAN OF CONDOMINIUM



- / The Proposed Draft Plan of Subdivision is comprised of 1 residential block, a road widening block, to be dedicated to the Region of Peel, a natural feature block and buffer block;
- / The proposed townhouse development will be on Block 1 (0.25ha), the buffer block and natural features block will be dedicated to the Conservation Authority for the long term protection of the feature;
- / The Proposed Draft Plan of Condominium seeks to create the common element tenure for the private road and visitor parking;
- / A future Part Lot Control application will be submitted to create the individual lots.

PROPOSED DEVELOPMENT SITE PLAN



- / The proposed development consists of 16 common element townhouse units, a common element private road, and three visitor parking spaces;
- / The proposed buildings are located perpendicular to King Street East, allowing for rear-yard to rear-yard condition between adjacent properties;
- / The perpendicular alignment of the buildings to King Street East helps maintain the rhythm of single-detached dwellings along the streetscape;
- / Outdoor amenity space is provided for each unit in both front and rear yards.

PROPOSED DEVELOPMENT ELEVATIONS



Front Elevation



Rear Elevation

- / Both proposed townhouse buildings are approximately 13 metres in height with 8 units in each townhouse block;
- / Each unit will be approximately 180m² (1,940ft²) with 3 bedrooms and have access to two parking spaces, one in the garage and the other in the driveway;
- / The buildings are designed in a classical style of architecture which complements and resembles the character and materiality of the existing houses along King Street East;
- / Quality materials will be used throughout each townhouse block which include brick, stone, and glass.

ADDITIONAL SUPPORTING DOCUMENTS SUBMITTED

/ **Environmental Impact Study**

- / Undertook early consultation with TRCA to stake the top of bank.
- / Discussed the stormwater management approach with the TRCA

/ **Traffic Impact Report**

- / Access will be right-in, right-out
- / Vehicle sight line from the proposed access to King Street exceeds TAC standards

/ **Functional Servicing and Stormwater Management Report**

- / Proposed development intends to connect to existing services on King Street
- / Stormwater directed away from valley and into a storm sewer that outlets to King Street

/ **Noise Study**

/ **Geotechnical Report**

/ **Archaeological Assessment**

QUESTIONS?