

Public Meeting Information Report

Planning Department

Public Meeting: February 8, 2022 at 7:00 p.m. (Electronic/Virtual Meeting)

Applicant: Wellings Planning Consultants Inc. on behalf of Wyndham Holdings Inc.
File No.: POPA 2021-0006 and RZ 2021-0012
Address: 15728 Airport Road, Ward 3

The Purpose of a Public Meeting:

The Town has received the above-noted development applications for review. In accordance with the *Planning Act*, once an application is deemed 'complete' and the required material has been submitted, the Town is required to review and process the development application. As part of this review, for certain application types, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will 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 to the Lead Planner. Please be advised that your contact information will form part of the public record for these applications.

Property Information:

The subject land is located at 15728 Airport Road, on the west side of Airport Road, north of Cranston Drive, south of Hilltop Drive in Caledon East. The lands are legally described as Part of Lot 2, Concession 6 (EHS) Caledon. See Schedule "A" – Location Map, attached. The property is 0.96 ha (2.4 ac) in size and currently contains a detached dwelling. The surrounding land uses are residential to the north, east and south and the Caledon East Public School to the west and south. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the A Place to Grow, Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan (Protected Countryside designation). The Region of Peel's Official Plan designates the lands as Rural Service Centre (Caledon East) in an Area with Special Policies (Greenbelt Plan) on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Low Density Residential as per Schedule "D" Caledon East Land Use Plan. The property is zoned Rural Residential (RR) in Zoning By-law 2006-50, as amended.

Proposal Information:

On July 29, 2021, the Town of Caledon received a proposed Official Plan Amendment (POPA 2021-0006) and Zoning By-law Amendment (RZ 2021-0012) applications from Wellings Planning Consultants Inc. on behalf of Wyndham Holdings Inc. for the subject lands. The applications were deemed complete on October 5, 2021. Please see Schedule "C" – Supporting Material, for a list of materials submitted in support of the applications. This material is also available for viewing on the Town's website.

The applicant is proposing a three storey Seniors Retirement Facility with a total of 127 units consisting of a mix of unit types and levels of care. The Official Plan Amendment proposes to redesignate the lands from Low Density Residential to Institutional. There are no site specific policies to be created as the Institutional designation permits the use proposed. The Zoning By-law Amendment proposes to rezone the lands from Rural Residential (RR) to a site-specific Institutional - Exception XX (I-XX) zone, which would permit the use and establish site specific standards for parking, building area, building height and planting strip. Please see Schedule "D" – Concept Plan, Schedule "E" – Draft Official Plan Amendment and Schedule "F" – Draft Zoning By-law Amendment, attached.



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Consultation:

In accordance with the *Planning Act*, a Notice of Application was placed in the Caledon Citizen and Caledon Enterprise on October 14, 2021. The Notice was mailed to all landowners within 120 m (393.7 ft) and a sign was posted on the property on October 20, 2021. In addition, the Notice was posted on the Town's website.

In accordance with the *Planning Act*, a Notice of Public Meeting was placed in the Caledon Citizen and Caledon Enterprise on January 13, 2022. The notice was also mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and the sign was updated on January 14, 2022. In addition, the Notice was posted on the Town's website.

The subject applications were most recently circulated to external agencies and internal departments for review and comment on October 13, 2021. Comments received are briefly outlined below for your information:

- **Town of Caledon, Corporate Services Department, Accessibility:**
 - Accessible parking space requirements shall comply with Traffic By-law 2015-058, as amended. Revisions are required to bring the parking spaces into conformance.
 - Please create a wider hatched area under the front canopy to easily identify the route allowing for safe transition from the 2 accessible parking space(s) at the canopy location, to the main entrance.
 - Revisions to the site plan are required to:
 - Indicate that the main entry points for the facility shall be barrier-free with an automatic sliding door or push button operating feature as per the barrier-free section of the Ontario Building Code.
 - Indicate that lighting at main entrances and accessible parking spaces shall be at a level not less than 35 lux.
 - Indicate the location of the resident/visitor elevator.
 - Indicate snow storage and delivery location areas to ensure accessibility provisions of the site are maintained.
- **Town of Caledon, Finance:**
 - The property at 15728 Airport Road is currently assessed as Residential (\$787,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$4,500. As of November 10, 2021, the property tax account is determined to be current. If the proposed development (to include seniors' retirement facilities with 127 units) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.
- **Town of Caledon, Engineering Services Department, Development Engineering:**
 - The site has been designed to control the post development flows to the pre-development flows for the 2 through 100yr storm through the use of underground storage, orifice plates and surface ponding with the storm sewer outlet and overland flow route to the Airport Road ROW. Airport Road is under the jurisdiction of the Region of Peel, thus Development Engineering respectfully defers review and approval of the Functional Servicing & Preliminary Stormwater Management Report including stormwater management (quality and quantity controls) to the Region of Peel.
 - A sidewalk fronting the property connecting to the existing sidewalk to the northwest will be required to the satisfaction of the Town and the Region of Peel. Sidewalk is to conform to all standards. Sidewalk is to be continuous throughout the site entrance. All drawings are

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- to be updated to show the proposed sidewalk including all required details and specifications. A pedestrian connection from the sidewalk to the site is to be provided.
- Development Engineering reserves the right for additional comments based on a revised submission.
- **Town of Caledon, Engineering Services Department, Transportation Engineering:**
 - As Airport Road is a regional road, the review of traffic analysis will be deferred to the Region.
 - Additional information is required to demonstrate:
 - Sidewalk connections to Airport Road and the school.
 - There is sufficient radius for fire trucks to safely navigate.
 - A designated loading area for delivery vehicles, being separated from pedestrian activities as such as possible.
 - A review of proposed parking has been completed to compare the proposed supply with the zoning by-law requirements. If the proposed parking supply is less than the by-law requirement, adequate justification should be provided to support the requested parking reduction.
- **Town of Caledon, Fire and Emergency Services Department:**
 - Applicant to confirm whether this proposal is a licensed Retirement Home (Group C) under the Retirement Homes Act or a Long Term Care Facility (Group B) under the Long Term Care Act.
 - Please confirm the principal entrance is within 3 m – 15 m of the Fire Access Route.
 - Please indicate the location of all fire access route signs. Signage shall be provided as required by the Town of Caledon By-law 2015-058.
- **Town of Caledon, Planning Department, Heritage:**
 - The subject lands are not listed as a non-designated property on the Town of Caledon's Heritage Register or designated under the *Ontario Heritage Act*.
 - The subject lands are adjacent to and across the road from two known cultural heritage resources listed on the Town of Caledon's Heritage Register.
 - As the adjacent property is listed as a non-designated property, the scale of development and the landscape should take the residential scale into consideration.
 - Prior to development approval, the proponent shall provide a scoped Cultural Heritage Impact Statement (CHIS) to assess adjacent cultural heritage resource at 15696 Airport Road. Any mitigative measures as specified in the CHIS and/or by Town staff, shall be undertaken to the satisfaction of the Town.
- **Town of Caledon, Planning Department, Zoning and Client Services:**
 - Additional information is required to determine lot area, all zone standards consisting of a percentage (i.e. building area, landscape area), building area, building height, setbacks, entrance with and encroachments.
- **Region of Peel:**
 - There is an existing 250 mm diameter sanitary sewer and a 300 mm watermain located on Airport Road. The Functional Servicing Report has been determined to be satisfactory by the Region.
 - The access on Airport Road will have to be a restricted right-in and right-out access and a possible left-in movement. Prior to Official Plan Amendment the Traffic Impact Study is to be satisfactory to the Region.

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- The Region of Peel will provide front-end collection of garbage and recyclable materials subject to the satisfaction of the Region. A waste management plan is required to confirm if the semi-in ground collection method can be collected through a front-end collision.
- Prior to Site Plan Approval, a satisfactory stormwater management report, grading and drainage plans and site servicing drawings is required.
- Property requirements along Airport Road (0.3 m reserve) is required to be gratuitously dedicated to the Region.
- Additional advisory comments were provided on the proposal.
- **Bell Canada:**
 - Information was provided on existing infrastructure, how locates are provided and conditions of approval.
- **Canada Post:**
 - As this development appears to be a hybrid independent living retirement residence and assisted care supportive living, Canada Post would like to ensure the owner/developer is aware that mail service will be affected based on one of the two scenarios.
- **Enbridge Gas:**
 - Enbridge Gas for their standard conditions of approval.

The following agencies/departments have no concerns with the application:

- Peel District School Board – October 18, 2021
- Dufferin-Peel Catholic District School Board – October 22, 2021
- Rogers Communications Canada Inc. – December 14, 2021

Comments from the following agencies/departments remain outstanding:

- Ontario Provincial Police – Caledon Detachment
- M. Behar Planning & Design Ltd. (Urban Design)
- Town of Caledon, Planning Department, Landscape
- Town of Caledon, Planning Department, Municipal Numbers
- Town of Caledon, Planning Department, GIS

Next Steps:

If you wish to be notified of the adoption of the proposed Official Plan Amendment and/or the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Official Plan and/or Zoning By-law, you must make a written request to the Planning Department of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6 or planning@caledon.ca.

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 Official Plan Amendment is adopted and the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Land 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 Official Plan Amendment is adopted and

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the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Valerie Schmidt, Lead Planner at 519-569-8883 or vschmidt@gspgroup.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: List of Supporting Material
- Schedule D: Concept Plan
- Schedule E: Draft Official Plan Amendment
- Schedule F: Draft Zoning By-law Amendment