

# 13656 Emil Kolb Parkway, Town of Caledon

Harvestone Centre Inc.



**PUBLIC MEETING**  
**April 5<sup>th</sup>, 2022**

**HUMPHRIES PLANNING GROUP INC.**

POPA 2021 0011, RZ 2021 0015, SPA 2021 0077 & 21CDM 21004C

# EXISTING CONTEXT

**Legal Description:**  
Part of Lot 9, Concession 5 (Albion)  
Town of Caledon

**Municipal Address:**  
13656 Emil Kolb Parkway

**Site Area:**  
0.453 ha (1.2 ac)

**Lot Frontage:**  
67.62 m – Harvest Moon Drive  
39.87 m – Emil Kolb Parkway

**Existing Uses:**  
The Subject Site is currently vacant.



Figure 1: Aerial Map



# SITE LOCATION & AREA CONTEXT





# POLICY FRAMEWORK

## ■ Town of Caledon Official Plan

- The Subject Site is located within the West Bolton Secondary Plan Area, per Schedule C – Bolton Land Use, of the Town of Caledon Official Plan.

## ■ West Bolton Secondary Plan Area

- The Subject Site is designated “Local Commercial” per Schedule C-3 – Land Use, West Bolton Secondary Plan Area.
- The “Local Commercial” land use designation does not permit residential land uses.
- The Subject OPA intends to re-designate the Subject Site from “Local Commercial” to “High-Density Residential”, with site-specific exceptions to permit the proposed stacked back-to-back townhouse dwellings.
- The Town of Caledon OP Review is underway. Coleraine Drive/Emil Kolb Parkway is identified as an Urban Corridor, per the Intensification Strategy recently issued.



- The Draft OP was issued on March 21, 2022. No policy framework has been released at this time for the Subject Site.



**POLICY FRAMEWORK**

■ **Town of Caledon Zoning By-law 2006-50**

- Subject Site is zoned ‘A1 – Agricultural’ Zone, per Zoning By-law 2006-50.
- The rezoning application intends to replace the current zoning category with the ‘RT – Townhouse Residential’ Zone, with site specific exceptions, to permit the proposed development.

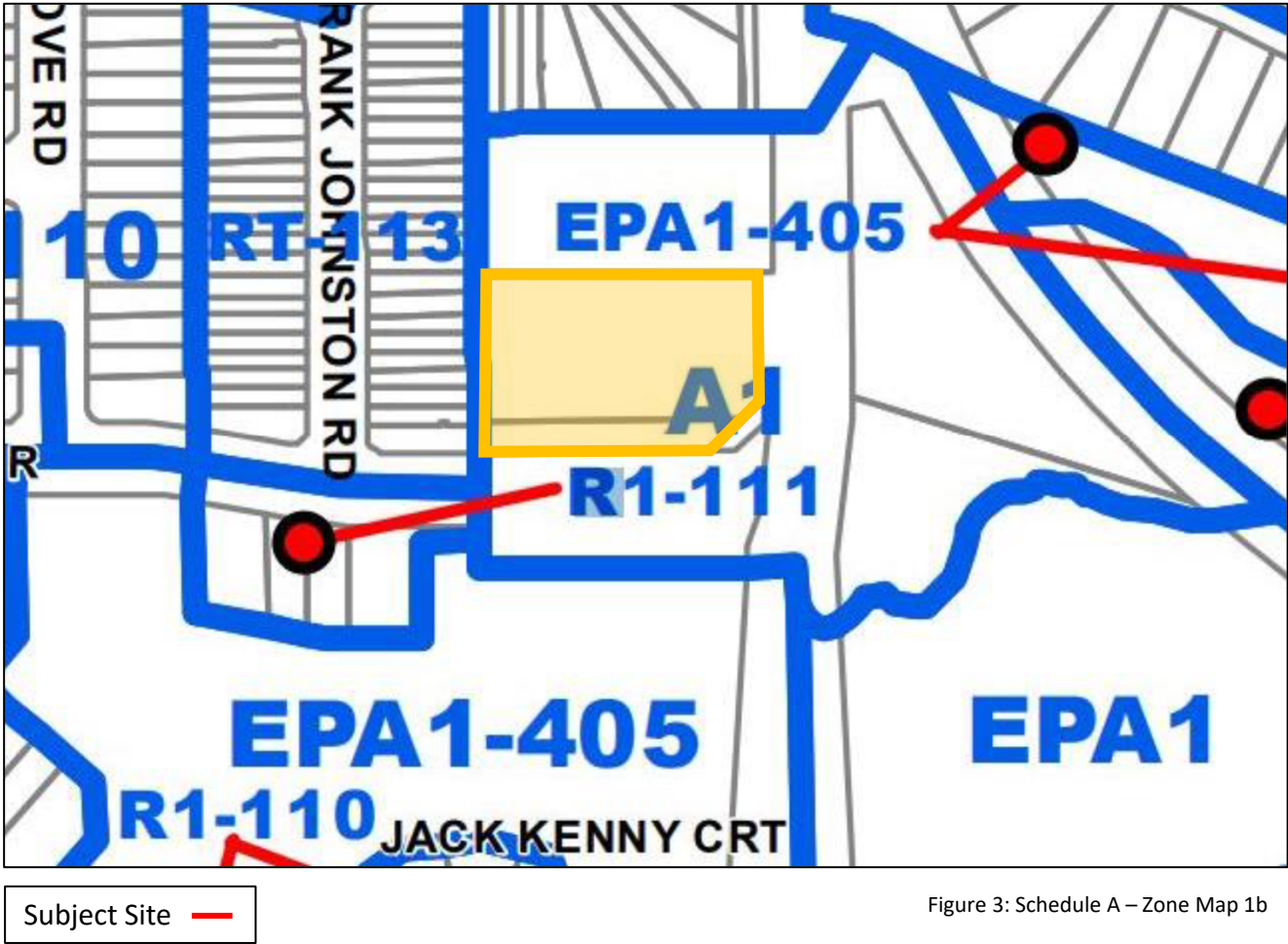
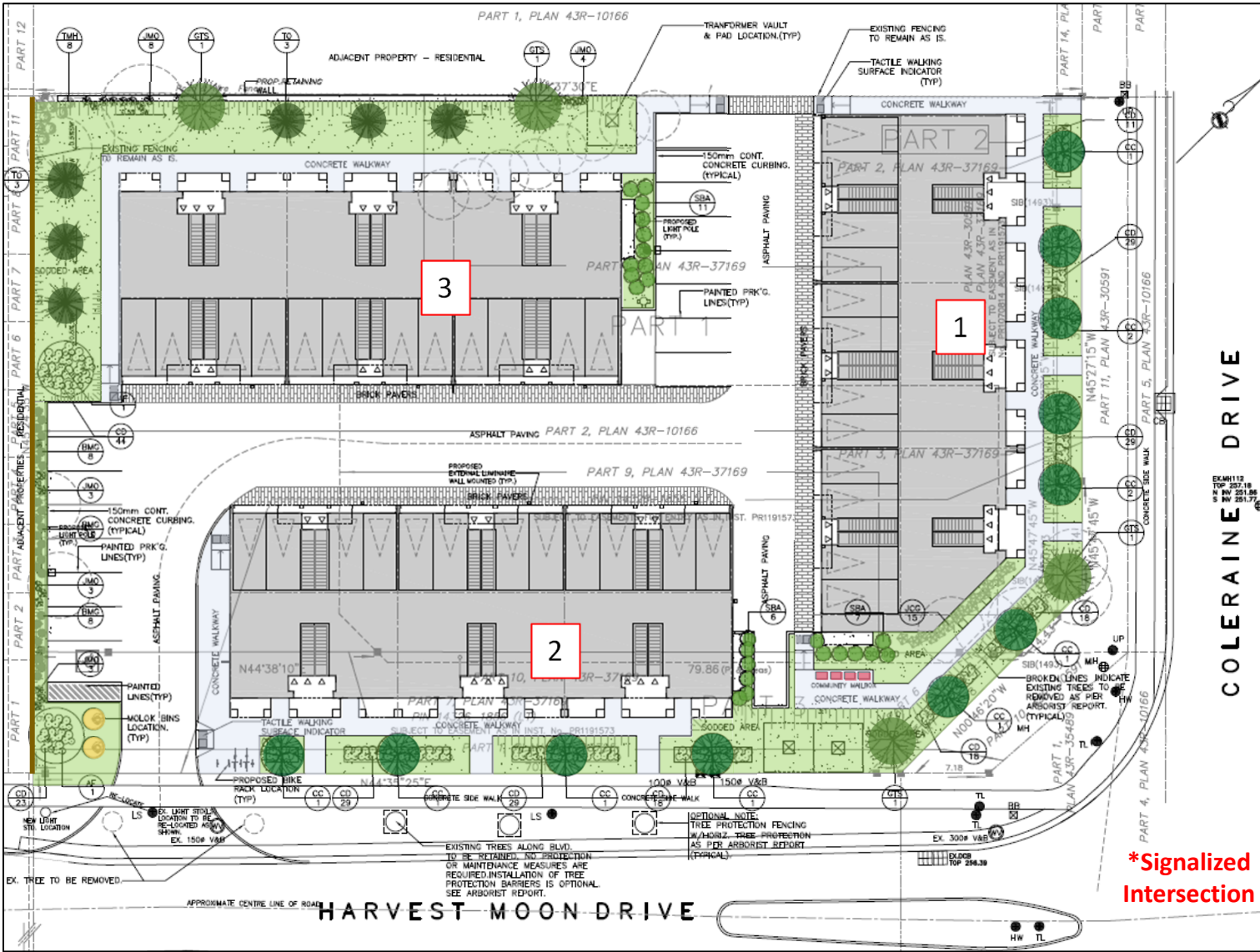


Figure 3: Schedule A – Zone Map 1b



# DEVELOPMENT PROPOSAL



## Development Summary

Total Site Area	4,537.89 sq.m
Total Residential GFA	4,415.11 sq.m
Total Residential Units	45 units
1 Bedroom + Den Unit	1
2 Bedroom Unit	44
Total Density	100 UPH
Building Coverage (including porches)	45.17%
Building Height	3 storeys

## Parking Statistics

Resident Parking	45 spaces
Visitor Parking	9 spaces
Accessible Parking	1 space
TOTAL:	54 spaces





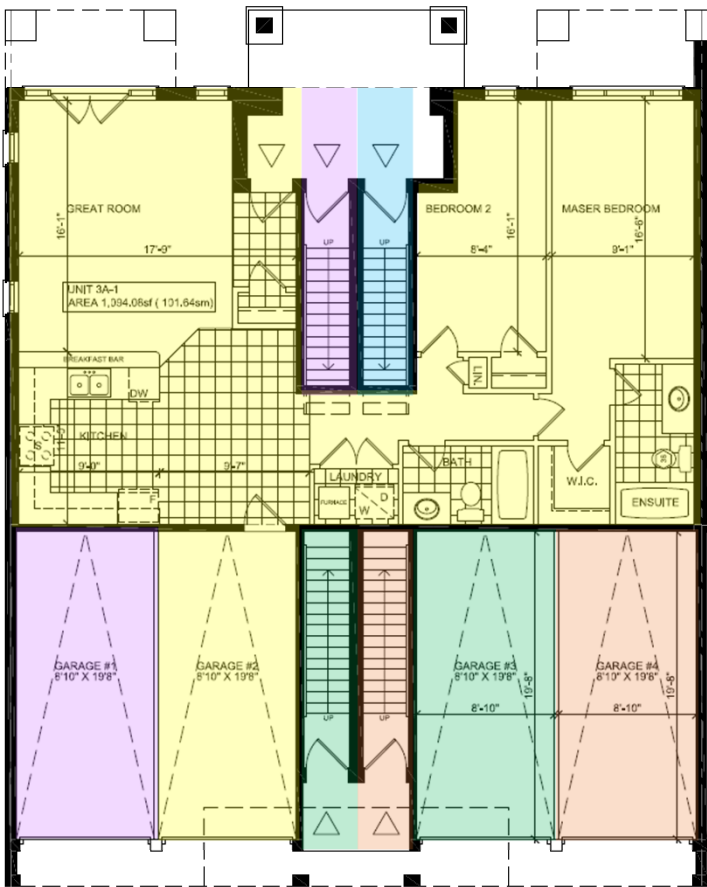




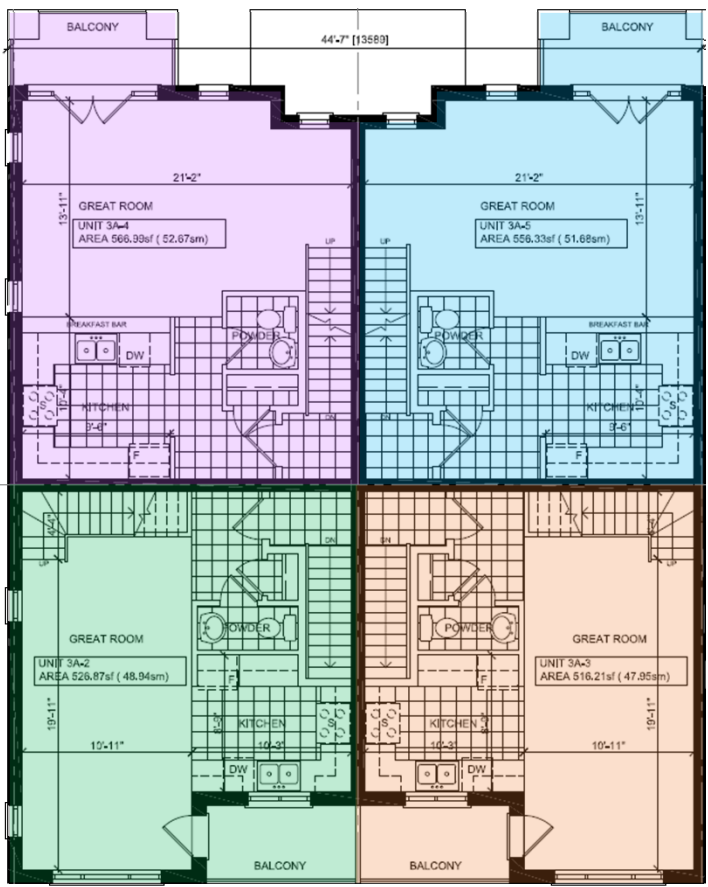


# UNIT LAYOUT (End Unit Extract)

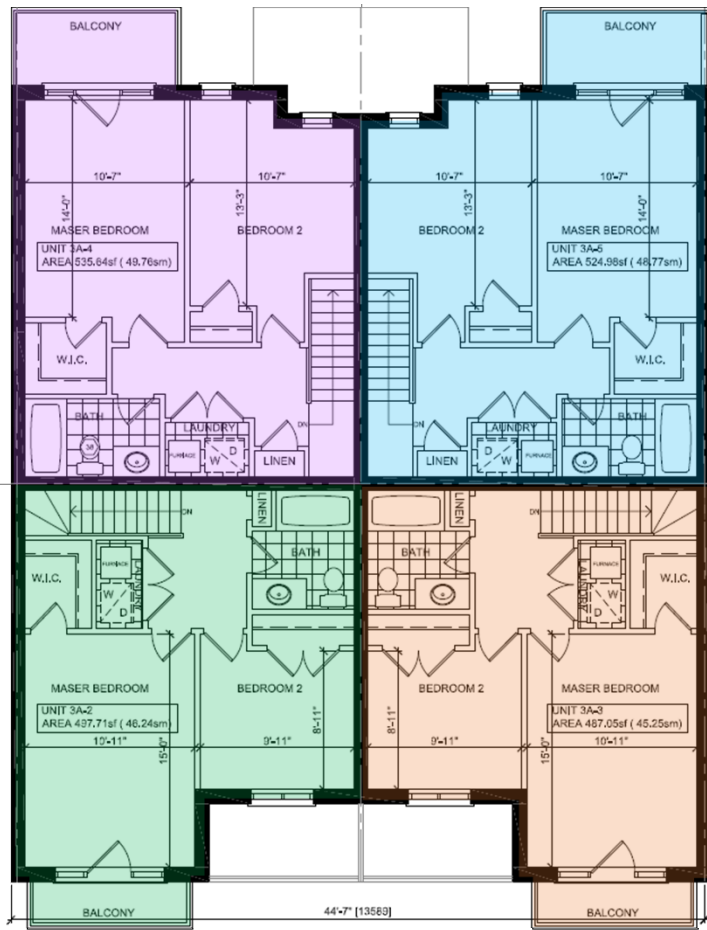
- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5



First Floor



Second Floor



Third Floor

**ELEVATIONS**

**FRONT**



**Blocks 1 & 2**



**Block 3**

**REAR**



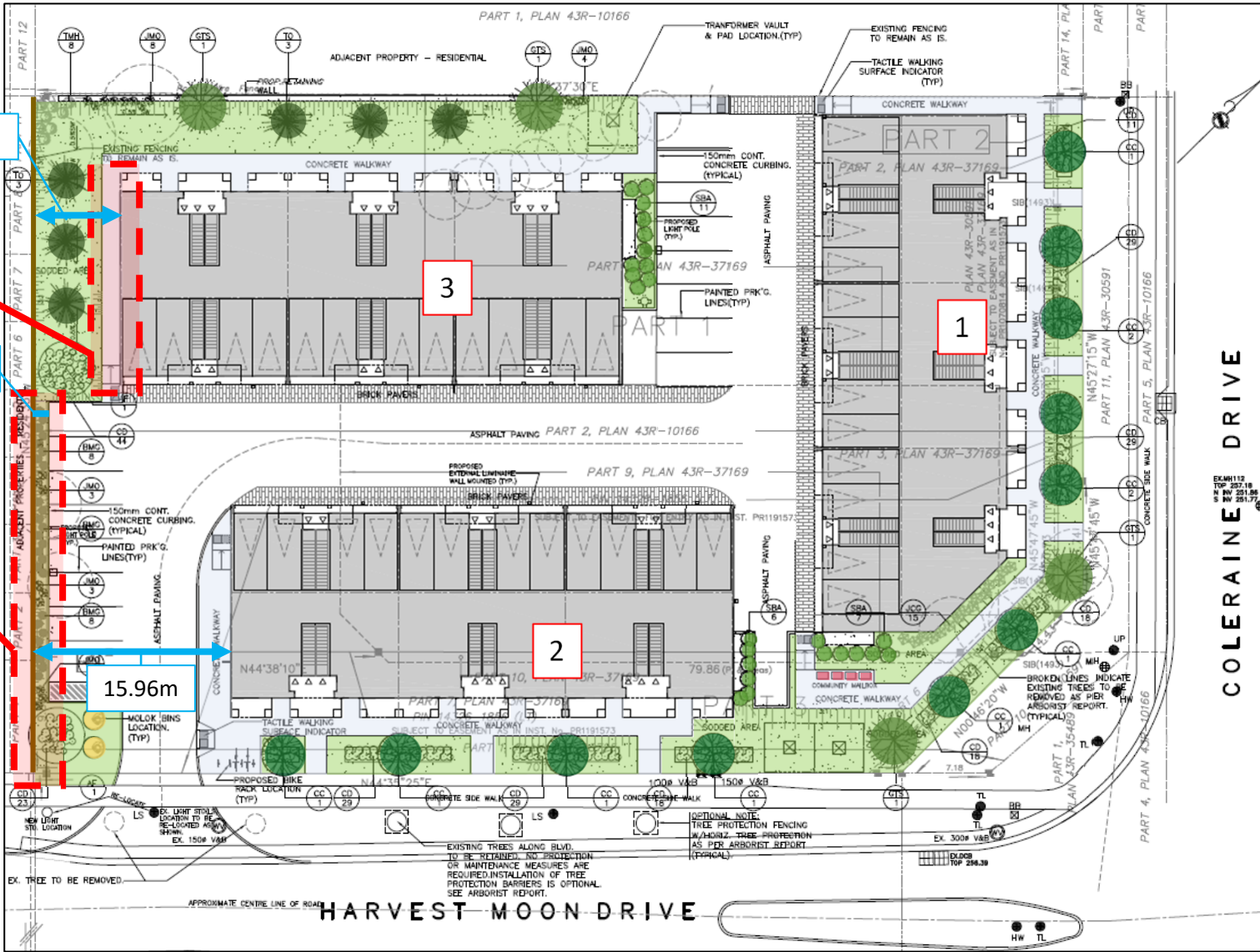
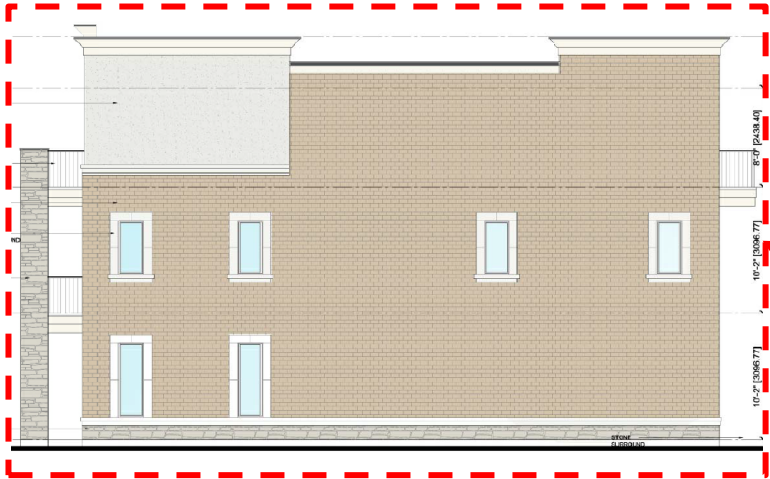
**Blocks 1 & 2**



**Block 3**



# EXISTING RESIDENTIAL INTERFACE (WEST)





## EXISTING RESIDENTIAL INTERFACE (NORTH)





## **STUDIES COMPLETED**

- **Geotechnical Report**, prepared by HCS, dated June 29, 2021;
- **Tree Preservation Plan & Arborist Report**, prepared by The Urban Arborist Inc., dated February 26, 2021 & June 9, 2021;
- **Archaeological Assessment**, prepared by Irvin Heritage Inc., dated December 17, 2020;
- **Stormwater Management Report**, prepared by Soscia Engineers, dated August 23, 2021;
- **Functional Servicing Report**, prepared by Soscia Engineers, dated August 23, 2021;
- **Phase 1 ESA**, prepared by Pertius Environmental Consultants Inc., dated September 7, 2021;
- **Traffic Impact Study**, prepared by Nextrans, dated August 18, 2021;
- **Preliminary Environmental Noise Report**, prepared by Jade Acoustics, dated September 1, 2021;
- **Hydrogeological Impact Assessment**, prepared by HCS, dated September 7, 2021;
- **Engineering Letter of Conformance**, prepared by Soscia Engineers, dated August 23, 2021;
- **Landscape Letter of Conformance**, prepared by John A. Russo Landscape Architect, dated August 3, 2021;
- **Waste Management Plan**, prepared by Soscia Architects, dated August 23, 2021;
- **Healthy Development Assessment**, prepared by Humphries Planning Group Inc., dated October 2021; and
- **Planning Justification Report (Including Urban Design Brief)**, prepared by Humphries Planning Group Inc., dated October 2021.