



Hybrid Meeting / Council Chamber

Mayor A. Groves (joined at 7:07 p.m.)
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: C. Herd
Senior Planner, Development: C. Caruso
Director, Corporate Services / Town Clerk: L. Hall
Coordinator, Council and Committee Services: H. Lockyer
Manager, Development, Planning Services: C. OwusuGyimah
Director, Engineering Services: A. Pearce
Deputy Clerk, Records and Information Services: P. Trafford

CALL TO ORDER

Chair N. de Boer called the meeting to order at 7:02 p.m.

INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

DISCLOSURE OF PECUNIARY INTEREST

None.

PUBLIC MEETING

Chair N. de Boer advised that the purpose of the public meeting is to obtain input from the public. He noted that questions, concerns, appeal information or requesting further notification regarding any of the proposed applications can be directed to the Town's Council and Committee Services Division by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366.

Mayor A. Groves joined the meeting virtually at 7:07 p.m.

Proposed Official Plan Amendment and Zoning By-law Amendment for 14245 Highway 50, Ward 6

Chair N. de Boer confirmed with C. Caruso, Senior Planner, Development for the Town of Caledon, that notification was conducted in accordance with the *Planning Act*.

Jason Afonso, Glen Schnarr and Associate Inc. provided a presentation regarding the Proposed applications for an Official Plan Amendment and Rezoning for the property known as 14245 Highway 50. Mr. Afonso advised that the subject lands are approximately 3.3 hectares (8.2 acres) and are currently vacant, previously used for agricultural purposes. He advised that the purpose of the proposed Official Plan Amendment and rezoning is to permit two 8-storey apartment buildings containing approximately 403 units, nine 3-storey townhouse buildings containing approximately 142 units and approximately 1,844 square metres of commercial space. He further explained that the proposal includes an outdoor amenity area and a total of 1,018 parking spaces. Mr. Afonso provided an overview of the preliminary site plan. Mr. Afonso concluded the presentation by outlining the next steps in the planning process.

PUBLIC COMMENTS

Jagrit Dhingra expressed that in his opinion, the proposed development will increase traffic congestion in the downtown Bolton area. Mr. Dhingra concluded his comments by raising concerns around the proposed land designation and requested the Town invest in more commercial retail space before additional residential development.

Patricia Franks advised that she was speaking on behalf of Caledon area Families for Inclusion and the Caledon Housing Initiative. Ms. Franks expressed concerns regarding affordable housing for adult citizens with varying abilities. She requested the proposed development be approved on the condition that 5 to 10 percent of units be designated for the purpose of sustainable subsidized, supportive housing for persons with differing abilities.

Heidi Shaw echoed the concerns raised by a previous speaker regarding the increased amount of traffic in the Bolton area. Ms. Shaw concluded her delegation by highlighting the proposed development's impact on the characteristic of the current neighbourhood and green space, and reiterated concerns regarding traffic relating to transport trucks and pedestrian safety.

Diane Biggs reiterated the concerns of previous speakers regarding the increased traffic and traffic study. Ms. Biggs expressed concerns regarding the proposed development and the impact of ongoing construction on the community. She noted additional concerns regarding noise and air pollution and the potential increase of rodents.

Sonia Riccelli expressed concerns regarding the potential increase of traffic resulting from the proposed development and the timeframe of the traffic study. Ms. Riccelli reiterated the concerns of previous speakers regarding the need for additional commercial amenities in the Bolton area. She requested that the Town invest in infrastructure before additional development is permitted.

Elizabeth Nicholson expressed general support for the development but noted concerns regarding light pollution, traffic flow, parking within the community and impact on the characteristic of the current neighbourhood. She inquired about the logistics of snow removal and unit type of the proposed development.

Kate Hepworth sought clarification regarding the traffic study and the time the study was completed. Ms. Hepworth inquired about roadways within the proposed development, the location of potential commercial buildings and designated delivery truck parking, and emergency servicing capabilities within the community.

Sherry Brioschi sought clarification regarding the alignment of the entrance and exit point of the development to the west side of the entrance to the Fire Station. Ms. Brioschi inquired about the regulations for distance between stop signs and traffic lights and raised concerns regarding vehicular and pedestrian traffic. Ms. Brioschi concluded her comments by noting past discussions regarding the need for a grocery store in the north hill of Bolton.

John Ruta sought clarification regarding affordable housing and the unit type within the proposed development.

WRITTEN COMMENTS

Chair N. de Boer noted that written comments were received from Prahbjeet Arora, Emily Tratnik, Cathy Beards, Danny Porcelli, Jagrit Dhingra and Patricia Franks. The comments were published to the post agenda, therefore forming part of the public record.

Members of the Committee asked several questions and received responses from the consultant and staff.

ADJOURNMENT

The Committee adjourned at 9:09 p.m.