



Zelinka Priamo Ltd.

LAND USE PLANNERS

VIA EMAIL

March 18, 2024

Mayor and Members of Council
Town of Caledon
6311 Old Church Road
Caledon East, Ontario L7C 1J6

Attention: Mr. Kevin Klingenberg, Municipal Clerk

Dear Sirs/Mesdames:

**Re: March 19, 2024 Planning and Development Committee Meeting
Item 7.1 Future Caledon Official Plan – March 2024 Draft
Preliminary Comments on Behalf of Choice Properties REIT**

Our File: CHO/CAD/20-01

We are the planning consultants for Choice Properties (“Choice”) for the Town of Caledon Official Plan Review. Choice is the owner of lands within the Town of Caledon (the “Choice Lands”), including:

- 487 Queen Street South;
- 99 McEwan Drive East; and
- 0 and 12245 Torbram Road and 12542 Airport Road.

At this time, Choice does not have specific plans for the redevelopment of 487 Queen Street South and 99 McEwan Drive East, and are seeking to maintain existing operations while allowing for short- and medium-term modest infill or expansion to respond to the market demand.

The Choice Lands 0 and 12245 Torbram Road and 12542 Airport Road, received a Minister’s Zoning Order (O.Reg.483/22), and applications for an Official Plan Amendment (POPA 2021-0007) and Draft Plan of Subdivision (21T-21002C) are currently under review by the Town. The site is over 480 acres and will be used for warehousing, distribution centres, and other industrial uses.

As part of the Town’s Official Plan Review, a Draft Official Plan was released in March 2022 for public comment. On behalf of Choice, we submitted preliminary comments on April 19, 2022. The Town of Caledon released a second Draft Official Plan in June 2023 for public review, for which we submitted preliminary comments on July 27, 2023. The Town of Caledon released a third Draft Official Plan in August 2023, for which we submitted comments on September 29, 2023. The Town of Caledon released a fourth Draft Official Plan dated February 2024 for public review, for which we submitted comments on March 7, 2024. A Public Meeting was held on March 5, 2024. We have reviewed the Public Meeting Information Report dated March 5, 2024, the associated Staff Presentation, and Staff Responses provided for our comments dated July 31, 2023 and September 29, 2023. The Town of Caledon released a Fifth Draft Official Plan dated March 2024 for public review, which is recommended for adoption according to Staff Report

2024-0072, dated March 19, 2024. We note that as part of Staff Report 2024-0072, Staff Responses were provided for our comments dated March 7, 2024. On behalf of Choice, we have preliminary comments as outlined below, and will continue to review the March 2024 Draft Official Plan in detail and may provide further comments as required.

Based on our review of the Draft Official Plan:

- On Schedule B1 Town Structure, the Choice Lands are shown as Urban Area. 0 and 12245 Torbram Road and 12542 Airport Road have portions of the lands shown as Natural Environment System. 487 Queen Street South is shown located along the Urban Corridor (Queen Street). Additionally, 487 Queen Street South appears to be located in proximity to a Neighbourhood Centre. We seek clarification as to the extent of the Neighbourhood Centre;
- On Schedule B2 Growth Management, 487 Queen Street South and 99 McEwan Drive East are shown as Built-Up Area. 487 Queen Street South is located along the Urban Corridor (Queen Street) and appears to be located in proximity to a Neighbourhood Centre. We seek clarification as to the extent of the Neighbourhood Centre. 0 and 12245 Torbram Road and 12542 Airport Road are shown as New Urban Area 2051 and Designated Greenfield Area;
- On Schedule B4 Land Use Designations, 487 Queen Street South and 99 McEwan Drive East are shown as "Refer to Part A, Section 1.2". 0 and 12245 Torbram Road and 12542 Airport Road are primarily shown as New Employment Area, yet includes other designations including Natural Features and Areas and Rural Lands;
- On Schedule C1 Town – Wide Transportation Network, 487 Queen Street South is located along a Regional Arterial Road (Queen Street). 0 and 12245 Torbram Road is located along a Town Arterial Road (Torbram Road) and 12542 Airport Road is located on a Regional Arterial Road (Airport Road); and
- On Schedule C2 Road Right-of-Way Widths, 487 Queen Street South is shown with a 45 m ROW (not identified under current Official Plan). Both 12245 Torbram Road and 12542 Airport Road are shown with a 36 m ROW.

At this time, our preliminary comments for the March 2024 Draft Official Plan are as follows:

- **We reiterate our general comment that we are concerned with the implications of the draft Official Plan policy framework for the Choice Lands, including the need for flexibility in the design policies and the continuation of existing permissions for warehousing, trailer parking and other employment uses as well as the associated employment policies;**
- **We reiterate our general comment that the Draft Official Plan establishes a number of land use designations applicable to lands within the Urban System (Part F). Based on our review, it is unclear what land use designations are planned to be applicable to lands within the Bolton Settlement Area, as no land use plan has been prepared for lands within the Urban System. A fulsome and informed review of the policies of Section F can therefore not be completed. In our submission, it is premature to establish policies for land use designations, without identifying where those policies are intended to apply. We reiterate our suggestion that Part F be withheld from consideration, or that land use schedules be prepared;**
- Policy 5.4.2 states "The Town will establish minimum performance requirements as part of the Green Development Standards process along with guidelines, tools and templates to support compliance." **We reiterate that in our submission, the**

- policies as currently drafted would effectively elevate the Green Development Standards to Official Plan policy. Accordingly, Policy 5.4.2 should be revised to change “establish” to “encourage”, change “requirements” to “standards” and delete “to support compliance”;
- Policy 7.2.3 states “All development in the Urban System will: ... b) adhere to the design policies in Part F, Urban System.” **We request clarification as to what specific design policies are being referenced;**
 - Policy 21.2.1 states “The Town will undertake detailed reviews of the existing secondary plans, or area-specific policies, for the areas listed in Policy 1.2.1 (i.e., areas now within the Urban System of this Plan) and recommend updated land use designations and policies be incorporated into this Plan through Town-initiated official plan amendments. More detailed and specific land use designations and policies will augment the land use designations and policies contained in Part F, Urban System, and Part D, Environment and Open Space System, of this Plan.” In response to our comments dated September 29, 2023, Staff responded “This submission will also be considered as part of the ongoing Bolton Secondary Plans Review. That project will update and consolidate the land use policy framework for six secondary plan areas from the existing Official Plan. The new consolidated secondary plan will guide intensification and land use changes in Bolton, especially along the Queen Street corridor. It will be added to the Future Caledon Official Plan through an official plan amendment.” **We reiterate our general comment above and reserve the opportunity to participate in the ongoing review of the existing secondary plans;**
 - Policy 21.3.2 states “Secondary plans will be prepared, and completed in accordance with the Town’s approved Growth Management and Phasing Plan, this Plan and the Region of Peel Official Plan.” Based on our review, it appears that Secondary Plans can be applicant initiated and led, including by Policy 21.3.4. **We seek clarification as to how proponent initiated Secondary Plans are intended to be implemented. We seek clarification that the Choice Lands located at 0 and 12245 Torbram Road and 12542 Airport Road are not subject to the requirements of a Secondary Plan, given their context of MZO (O.Reg.483/22);**
 - Policy 21.4.6 states “The Town may prepare, or require the preparation of, a tertiary plan to provide detailed direction for a defined area where one or more of the following elements from Schedule B1, Town Structure, is to be implemented, particularly in urban areas planned for intensification: a) Urban Centres and Neighbourhood Centres, including major transit station areas; b) Urban Corridors; and, c) the Knowledge and Innovation Corridor.” In our submission, **we seek clarification as why a tertiary plan may be required for the Neighbourhood Centre area that the Choice Lands are within, and whether the Secondary Plan process for Bolton provides sufficient review of these lands;**
 - Policy 22.4 Neighbourhood Centre Designation states “The Neighbourhood Centre designation is intended to be applied to the lands conceptually shown as Neighbourhood Centre on Schedule B1, Town Structure.” **We reiterate our comment seeking clarification of the extent of the Neighbourhood Centre Designation;**
 - Policy 22.4.2 b) states “Single-purpose commercial buildings will not be permitted.” **In our submission, we request an interim development policy that allows additions and/or expansions or interim development to existing single-purpose commercial within the Neighbourhood Centre designation prior to comprehensive redevelopment;**

- **Policy 22.4.2 d)** states “The minimum permitted building height within the Neighbourhood Centre designation, excluding the Mayfield West Planned Major Transit Station area, is three storeys and the maximum permitted building height is 12 storeys.” **In our submission, the minimum permitted building height of three storeys should not preclude additions and expansions to existing buildings or interim infill development. Additionally, the Neighbourhood Centre designation may be appropriate to consider for additional height beyond 12 storeys, and we seek clarification as to why the policy was revised to reduce permitted building heights;**
- Policy 23.5.2 a) states “Accessory outdoor storage for the purposes of this policy is the outdoor storage of raw materials, finished materials and/or commodities that is accessory to the principal use of the property, with that principal use located within a building(s). **We reiterate our comment that requesting clarification that outdoor sales and display associated with a commercial use is not interpreted as outdoor storage and in our submission “New” should be added before “Outdoor Storage” in order to recognize existing outdoor storage that has been approved by the Town through site plan control;** and
- Policy 23.8.2 a) General Employment Area Permitted Uses states “The following uses may be permitted within the General Employment Area designation: i) manufacturing, processing and warehousing with accessory outside storage”, whereas Policy 23.7.2 b) states “Goods movement and logistics uses will not be permitted.” **We request clarification as to what is intended by “goods movement and logistics” as the two uses are not defined. In our submission, the General Employment Area designation should continue to permit goods movement and logistics uses.**

We would welcome the opportunity to meet with Staff to discuss our comments further. In addition, please kindly ensure that the undersigned is notified of any further meetings with respect to this matter as well as notice of the adoption of the Official Plan.

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

Sincerely,

ZELINKA PRIAMO LTD.



Robert MacFarlane, MPL, MCIP, RPP
Senior Associate

cc. Choice Properties REIT (via email)