



Principals

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March 17, 2024

**GWD File: 21.2948.00
Caledon OP Review**

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

**Attention: Bailey Loverock, Senior Policy Planner, Official Plan Review Lead
Lesley Gill Woods, Senior Policy Planner, Secondary Plans Lead**

**Subject: FORMAL PUBLIC INPUT
Future Caledon Official Plan (February 2024 Draft)
218, 230 King Street, Lots 22, 122, 123, 124, 127,
128, 129, 130, 131, 133 and 157
Town of Caledon (Bolton), Ontario
Ward 5**

Dear Bailey and Lesley:

Gagnon Walker Domes Ltd. (GWD) acts as planning consultant to Michelin Group Inc., registered owner of the properties known as 218 and 230 King Street, Lots 22, 122, 123, 124, 127, 128, 129, 130, 131, 133 and 157 in the Town of Caledon; hereinafter referred to as the subject site. **Attachment # 1** is an air photograph of the subject site.

The subject site is comprised of multiple lots with frontage on King Street East, Old King Road and Albert Street. 218 King Street East is currently occupied by a residential dwelling. 230 King Street East is occupied by an automotive use, while the remainder of the parcels are vacant and contain vegetation. Union Street which divides the subject site in half is an unfinished 'Local Road'.

The subject site measures approximately 0.95 hectares (2.35 acres), with a frontage of approximately 28.04 metres (92.01 feet) along King Street, and 22.20 metres (72.83 feet) along Old King Road.

Proposal Overview

The Owner is in the process of pursuing planning approvals to develop the subject site for mid-rise residential uses, consisting of four (4) mid-rise buildings ranging from six (6) to eight (8) storeys in height, with a total of 270 residential units.

The formal Pre-Consultation Meeting (PARC) meeting was requested on September 5, 2023, and the meeting was held on October 26, 2023 under Town Files PRE-2023-0214 and PRE-2023-0215.

GAGNON WALKER DOMES LTD.

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Future Caledon Draft Official Plan (February 2024)

We have been monitoring the Town of Caledon's Official Plan Review process closely. We have been asked to review and provide comments, observations, and recommendations on the Draft Future Caledon Official Plan (February 2024). The following is an overview of the designations and overlays that apply to the subject site within the latest Draft:

Schedule A1 – Provincial Plan Areas

- A portion of the site is designated 'Urban River Valleys'

Schedule B1 – Town Structure

- 'Urban Area'

Schedule B2 – Growth Management

- 'Delineated Built-Up Area'

Schedule B3a – Land Use Designations Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe

- A portion of the site is designated 'Urban River Valleys'

Schedule B4 – Land Use Designations

- Bolton – Refer to Part A, Section 1.2

Schedule F1 – Urban System

- Bolton – Refer to Part A, Section 1.2

Schedule F2b – Preliminary Community Structure Plan

- Bolton – Refer to Part A, Section 1.2

Future Caledon Draft Official Plan – General Comments and Observations

We have undertaken a review of the text to the Future Caledon Draft Official Plan, and offer the following comments, observations and recommendations:

1. It is noted that the subject site continues to be identified within the 'New Urban Area 2051'. The Land Use Designations Schedule and the Preliminary Community Structure Schedule note that the subject site is located in the Bolton Area, which is subject to the current in-force Official Plan Policies (**Section 1.2**). As noted in the Staff Report accompanying the Draft Future Caledon Plan to the March 5, 2024 Statutory Public Meeting, the Bolton Secondary Plan update will be undertaken in a future phase of the Official Plan process and we reserve the right for future comments at that time to ensure that the plan is aligned with the application currently being processed.
2. The draft Future Caledon Official Plan appropriately references in **Section 1.7** that it is important to recognize that the Plan is not a static document, and that there will be a need to review and revise policies over the 30-year period of the Plan, including, but not limited to, in response to Official Plan Amendment applications for specific site or areas.



Closing Remarks

The latest 'Track-Changed' version of the Draft Future Caledon Official Plan was released on February 14, 2024 for public review. While our office has been monitoring the Future Caledon Official Plan process, the non-statutory deadline of March 7, 2024 to submit public input, a mere two (2) days after the March 5, 2024 Public Meeting, is inadequate given the magnitude and broadness of the planning exercise as it pertains not only to our Client, but also all other landowners and stakeholders in the Town of Caledon.

We understand that Town of Caledon Planning Staff intend to table a Recommendation Report inclusive of the Final Official Plan at the March 19, 2024 Planning and Development Committee Meeting. In the spirit of meaningful and appropriate consultation, we believe that Town of Caledon Planning Staff should extend the commenting period until May 2024 and defer the consideration of a Recommendation Report subsequent thereto.

Thank you for the opportunity to provide public input. While our Client wishes to express its general support, we reserve the right to provide further comment as necessary prior to Council's adoption and the Region of Peel's Final Approval.

We respectfully request to be notified of any and all future Open House and Statutory Public Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee and Council related to the *Future Caledon Draft Official Plan*, including receiving all Notices of Decision in connection with *Future Caledon*.

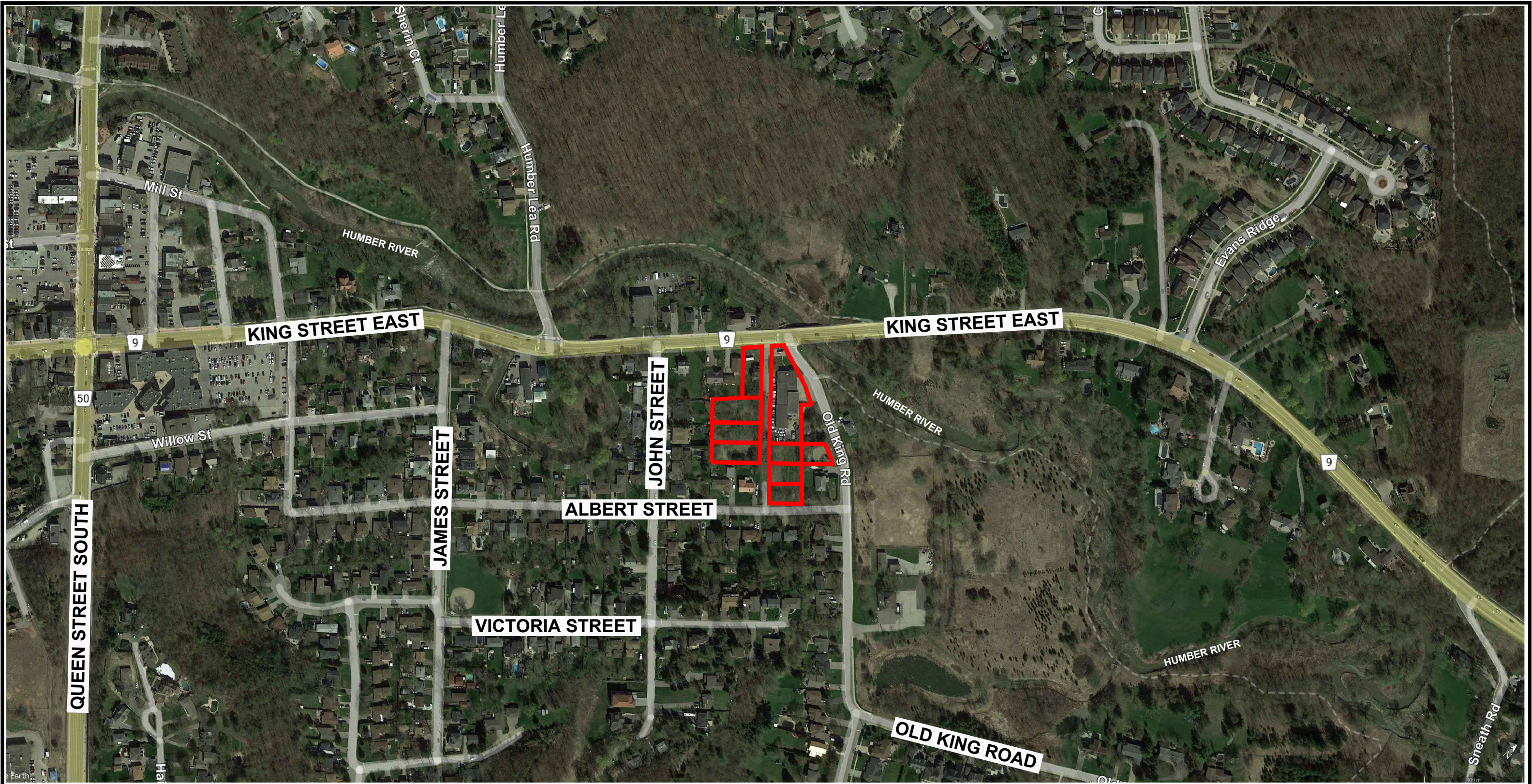
Yours truly,

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Partner, Principal Planner




cc: Michelin Group Inc.
M. Gagnon, Gagnon Walker Domes Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.

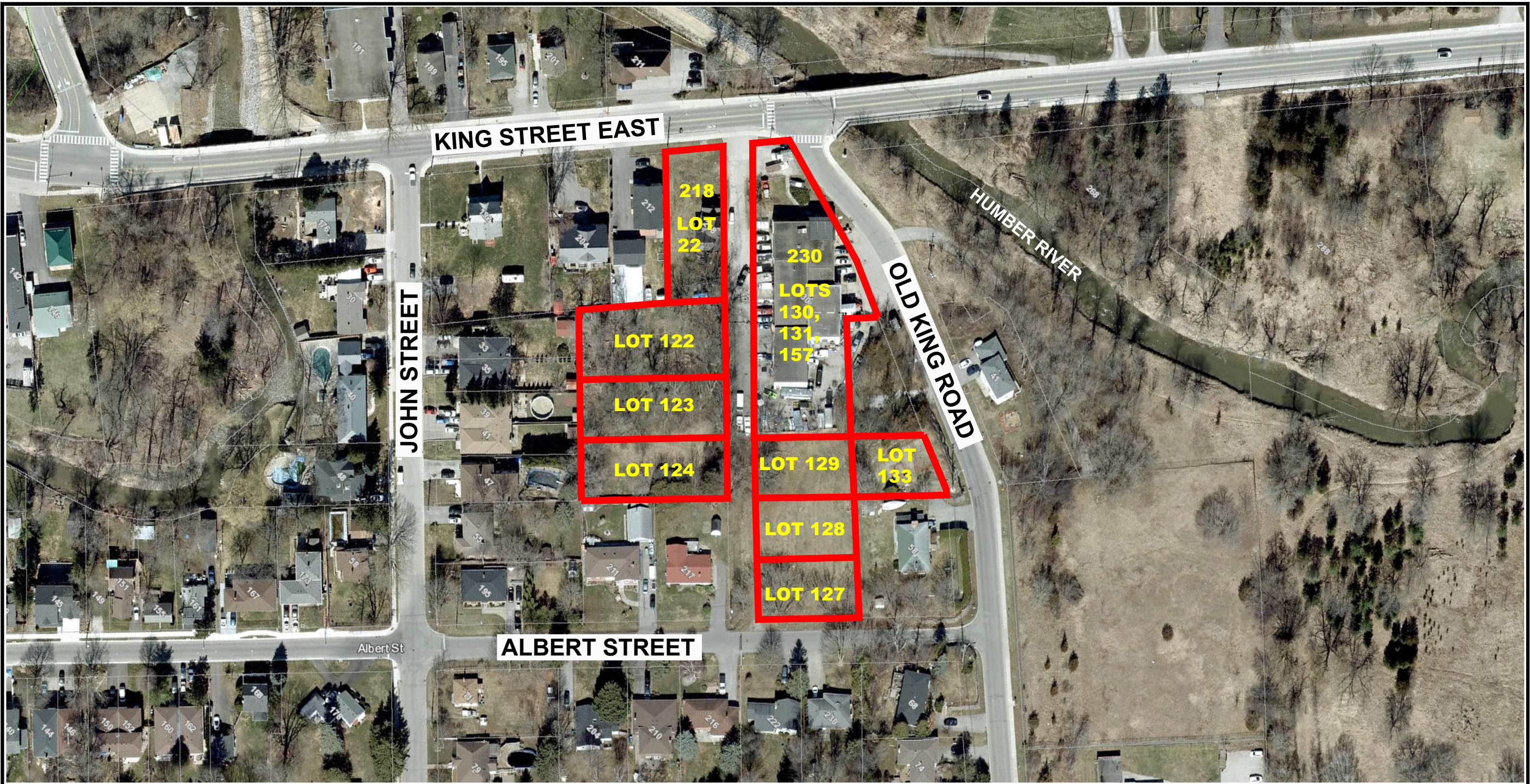


ATTACHMENT 1



AIR PHOTO - CONTEXT PLAN
218 and 230 KING STREET EAST,
LOTS 22 122, 123, 124, 127, 128, 129, 130, 131 and 157
BLOCK 1, PLAN BOL-7
TOWN of CALEDON, REGION of PEEL

LEGEND	P.N.: 21.2948.00	Date: September 1, 2023
	Scale: N.T.S	Revised:
 SUBJECT SITE	Drawn By: D.S.	File No.: PN 2948 Aerial_Images
	 GWD Gagnon Walker Domes PROFESSIONAL PLANNERS	
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