

## **COUNCIL MEETING COMMENT SHEET**

Committee of the Whole (PD) Date: May 21, 2019

PIM Date: April 3, 2018

Prepared: May 6, 2018

Lead Planner: Mary T. Nordstrom  
Ext. 4233

### **Proposed Zoning By-law Amendment Brookfield Residential (Ontario) Bolton Limited**

**Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon; Regional Municipality of Peel**

**50 Ann Street, North of King Street, West of Queen Street, Bolton  
File Numbers: RZ 17-05**

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The following comments were received regarding the above-noted file.

#### **EXTERNAL AGENCY COMMENTS**

##### **Bell Canada – October 17, 2018**

Comments: Information provided. No concerns, subject to a condition of Site Plan Approval regarding easements for communication/telecommunication infrastructure.

##### **Caledon OPP – August 8, 2017**

Comments: No comments.

##### **Canada Post – August 8, 2017**

Comments: Information provided. No concerns subject to the Owner providing centralizing mail via a Lockbox Assembly.

##### **Dufferin Peel Catholic District School Board – March 22, 2018**

Comments: The proposal is anticipated to yield 7 elementary school students and 2 high school students. The proposed development is located within school catchment areas with accommodation capacity. The Board has no objection subject to inclusion of conditions to the Site Plan Agreement.

##### **Enbridge Gas – May 25, 2017**

Comments: No objections. The applicant shall contact Customer Connections department for service and meter installation details and to ensure all gas piping is installed to the commencement of site landscaping and/or asphalt paving. Easements are required to service this development and will be provided at no cost to Enbridge Gas Distribution.

##### **Hydro One – May 29, 2017**

Comments: Hydro One doesn't have any conflicts provided Hydro One is contacted prior to commencing construction.

**Municipal Property Assessment Corp.**

Comments: No comments received.

**Peel District School Board – March 27, 2018**

Comments: The proposal is anticipated to yield 4 elementary school students and 2 high school students. The proposed development is located within school catchment areas with accommodation capacity. The Board has no objection subject to inclusion of conditions to the Site Plan Agreement.

**Region of Peel – April 23, 2019**

Comments: No objections to the rezoning of the property. The Functional Servicing Report is satisfactory and all outstanding waste management requirements have been satisfied.

**Rogers Communications – March 9, 2018**

Comments: No comments or concerns.

**Ministry of Municipal Affairs – August 24, 2017**

Comments: The lands are designated High Density Residential in the Town's Official Plan and located within the Bolton Special Policy Area. To proceed with the applications, the Town will need to ensure the TRCA is satisfied with all of the conditions set out in Section 5.10.4.5.13 (i.e. floodproofing).

If the building height exceeds the top of the valley ridge, contrary to Section 7.3.4.2c of the Town's Official Plan and an Official Plan Amendment may be required. Any change to the Official Plan policies within the SPA require approval by the Ministers of Municipal Affairs and Natural Resources and Forestry.

Town of Caledon is currently undertaking a comprehensive review of the Bolton SPA to implement updated floodline mapping and reflect provincial policy direction. The Town may wish to consider this application as part of that process.

**Toronto and Region Conservation Authority (TRCA) – April 29, 2019**

Comments: Based upon the materials provided in the March 15, 2019 re-submission, the revised zoning schedule of April 1, 2019, as well as the materials received directly from the applicant in December 2018, and January 2019, TRCA's previous technical comments have been addressed. As previously noted, TRCA staff have requirements with respect to operationalising the emergency evacuation measures, as well as notification of residents of the flood hazards, which should be included in the site plan agreement.

TRCA staff have no objection to the final approval of the rezoning and Site Plan applications subject to the following:

Site Plan Agreement Requirements:

1. That the applicant provide documentation, to the satisfaction of TRCA staff, with respect to how the on-going and permanent implementation of the flood emergency response plan for the subject property will be achieved;
2. That the applicant provide documentation identifying how the condominium corporation, and all future owners shall be bound to the implementation of the operational components of the flood emergency response plan, in perpetuity.

3. The revised Environmental Impact Study, Hydrogeological and Geotechnical reports have recommendations that are to be implemented. Accordingly, a commitment to implement the recommendations of these reports should be provided in the site plan agreement.

Prior to the issuance of the final TRCA permit and building permits:

1. Please note that a permit is required from the TRCA, pursuant to Ontario Regulation 166/06 for the construction of the building and all associated works. At this time, TRCA staff have received a complete permit application. TRCA staff are supportive of the application, and the permit application will be considered by TRCA's Executive Committee at their May 3, 2019 meeting.

## **TOWN OF CALEDON – DEPARTMENT COMMENTS**

### **Corporate Services, Legislative Section, Accessibility – April 23, 2019**

Comments: No concerns with the proposed rezoning. Detailed comments to be addressed through Site Plan Control Application.

### **Corporate Services, Legal Services – March 28, 2019**

Comments: No concerns with the proposed rezoning. The Owner is to work with Legal Services regarding the drafting and registration of the emergency access and servicing easements.

### **Community Services, Building Services – April 1, 2019**

Comments: Detailed comments related to building classification and occupancy type to be addressed through Site Plan/Building Permit Application.

### **Community Services, Fire Prevention Services – March 19, 2019**

Comments: No concerns.

### **Community Services, Development Section, Engineering – March 28, 2019**

Comments: No concerns with the proposed rezoning. Detailed comments to be addressed through the concurrent Site Plan Application. The Construction Management Plan is acceptable.

### **Community Services, Development Section, Urban Design Peer Review – March 26, 2018 &**

Comments: Satisfied with the overall proposal. The design reflects a modernist approach to a historic warehouse building that reflects the policies of the Village of Bolton Heritage Conservation District Plan. The proposed colour scheme is representative of colour schemes used within the village core area (red brick & stone accents) and the massing configuration includes stepbacks of the upper levels and cantilevered levels will help articulate the building, create a positive relationship with the streetscape and mitigates visual impacts on adjacent properties.

The shadow study demonstrates the height will not negatively impact adjacent properties and maintains the requirements of the Town-Wide Design Guidelines.

Detailed comments regarding the wooden garbage enclosure and building elevations will be addressed through the concurrent Site Plan Application process.

**Community Services, Development Section, Zoning - May 3, 2019**

Comments: No concerns.

**Community Services, Open Space Design, Landscape – March 29, 2019**

Comments: No further concerns with the proposed rezoning. Detailed comments to be addressed through the concurrent Site Plan Application.

The appraisal report submitted is acceptable. Cash in lieu of parkland will be payable prior to the issuance of building permit in accordance with Section 42 of the Planning Act. The Town is currently reviewing its cash in lieu of parkland by-law with respect to changes to the Planning Act.

Staff reviewed the submission from Brookfield requesting a reduction to Cash in Lieu of Parkland (CIL) and advise as follows: The Official Plan and the CIL By-Law require taking 5% or 1 hectare per 300 units whichever is greater of the two. Council can consider the recent changes in the Planning Act that prescribe 1 hectare per 500 units instead of 1 per 300 at time of a recommendation report to Council. At 1 per 500 the CIL payable would be \$398,400.

**Community Services, Policy and Sustainability, Heritage – April 25, 2019**

Comments: No concerns.

**Community Services, Policy and Sustainability, Policy – April 25, 2019**

Comments: No concerns.

**Finance and Infrastructure Services, Engineering Services, Transportation – April 18, 2018**

Comments: No traffic-related concerns.

**Finance and Infrastructure Services, Finance – March 29, 2019**

Comments: For property tax purposes, 50 Ann Street, Bolton (Plan BOL 7 Pt Blk 4 Lot 62, Pt Lots 52, 53, 61 & 63) is currently assessed as Commercial, and Residential (\$1.45 million CVA). The property is located within the boundaries of the Bolton Business Improvement Area. The Town's share of taxes levied, based on current value assessment is approximately \$6,800. The property tax account as at May 6, 2019 is determined to be current.

If the proposed development (5 storeys, 73 unit residential condominium building) were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.

Under the applicable By-laws, Development Charges would apply as follows:

1. Region of Peel: (a) \$33,079.07 per apartment unit > 70 m<sup>2</sup>; and (b) \$21,879.82 per apartment unit 70 m<sup>2</sup> or less.
2. School Boards: \$4,567 per any residential unit.
3. GO Transit: (a) \$396.84 per apartment unit > 70 m<sup>2</sup>; and (b) \$205.65 per apartment unit 70 m<sup>2</sup> or less.

4. Per the Town of Caledon's current Development Charges By-law No. 2014-054, the Town's Development Charges will "not apply to land proposed for development within the Bolton Business Improvement Area". However this by-law expires June 25, 2019 and is planned to be repealed on May 28, 2019 with a new Development Charges by-law in which the below Town development charges would be applicable for residential developments in the Bolton Business Improvement Area. Town of Caledon: (a) \$17,388.00 per apartment unit > 70 m<sup>2</sup>; and (b) \$10,205.00 per apartment unit 70 m<sup>2</sup> or less, using the proposed rates in the 2019 draft Development Charges background study effective June 25, 2019, indexed twice a year.

The Development Charges comments and estimates above are as at May 6, 2019, and are based upon information provided to the Town by the applicant, current Region and School Board By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.