



Notice of Public Meeting

Proposed Zoning By-law Amendment

FILE NUMBER(S): RZ 18-02

Related File Number(s): SPA 18-07

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: June 18, 2019
Info Session Start Time: 6:00 p.m.
Public Meeting Start Time: 7:00 p.m.
Meeting Location: Council Chambers
Town Hall
6311 Old Church Road
Caledon East L7C 1J6

APPLICANT AND LOCATION:

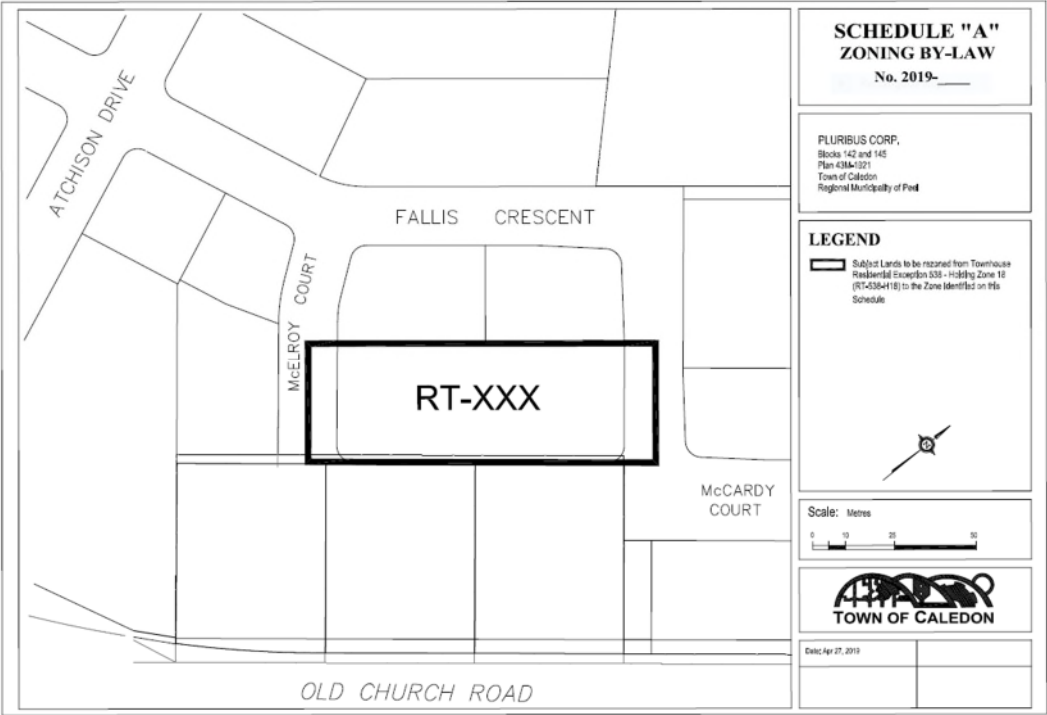
Applicant: Paul King on behalf of Pluribus Corp.
Location: 0 McElroy Court
Block 142 and 145 on Plan 43M-1921 (Pathway Subdivision)
Ward 3

PROPOSED CHANGES:

To **amend the Zoning By-law** to change the current Townhouse Residential zone standards and remove the applicable Holding Symbol (“H”) to allow for the development of 14 three-storey residential townhouses. The subject lands are approximately 0.29 hectares (0.72 acres) in size. The lands are currently zoned Townhouse Residential – Exception (RT-538-H18), which prohibits any use of the subject property until the Holding Symbol (“H”) is removed. The H-18 symbol is not to be removed until such time as:

- A site plan application has been submitted and deemed satisfactory to the Town of Caledon; and
- The Town of Caledon is satisfied with the connection of Street J and Street K, as shown on the October 2012 Redlined Draft Plan.

A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of the development.



**The illustration is a conceptual plan for information purposes and it is subject to change. The application is currently under review by the Town of Caledon.*

**LEAD PLANNER:**

Leilani Lee-Yates, Senior Planner, Development - West
905.584.2272 x. 4228
leilani.lee-yates@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Zoning By-law Amendment, additional information and material, please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

APPEAL PROCEDURE:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

HOW TO STAY INFORMED:

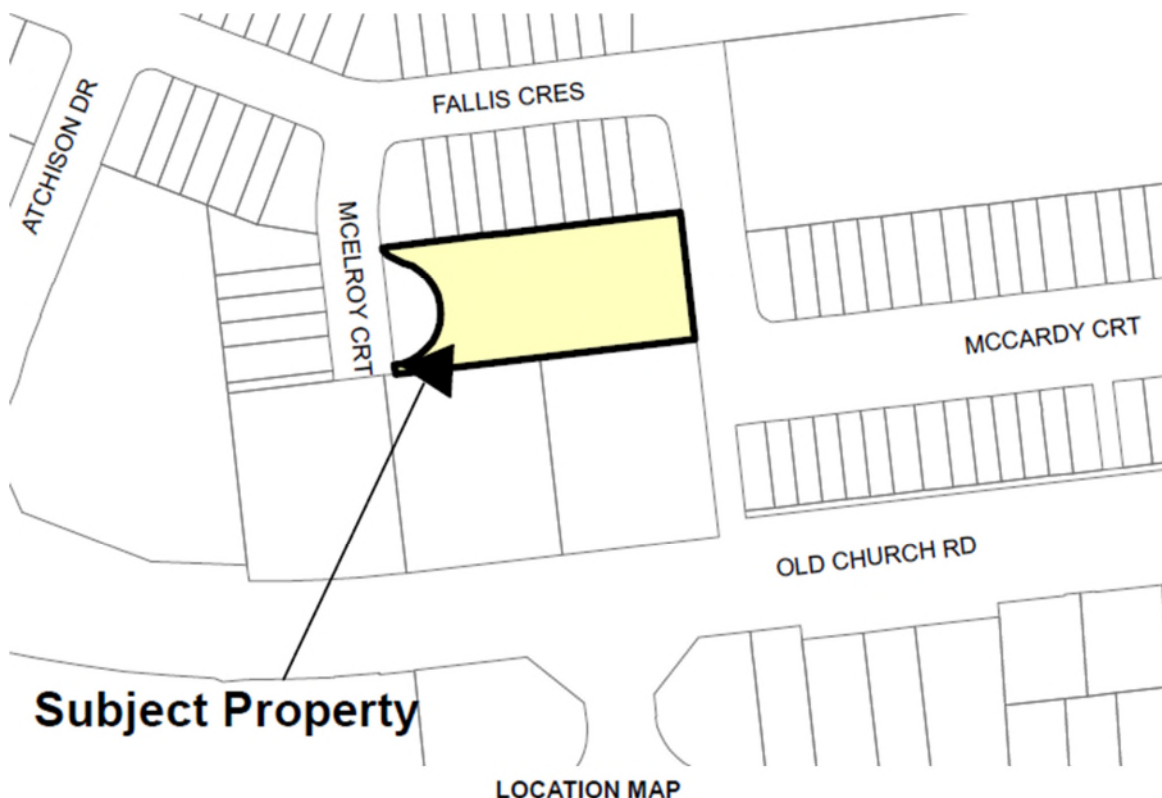
If you wish to be notified of the decision of the Town of Caledon on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

ACCESSIBILITY:

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

Notice Date: May 23, 2019



Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: June 18, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Paul King on behalf of Pluribus Corp.

File No.: RZ 18-02

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council and to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not be commenting on the proposal or making any recommendations at the Public Meeting. A Planning Report may be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject lands are located at 0 McElroy Court, in the Rural Service Centre of Caledon East. See Schedule "A" – Location Map, attached. The subject lands are vacant lands, 0.29 hectares (0.72 acres) in size, fronting McElroy Court to the west and Fallis Crescent to the east. The lands are surrounded by existing residential uses to the west, north, east and south. Farther west is another proposed development by the applicant, located at 0 Atchison Drive (Town Files: POPA 18-01, RZ 18-03 and SPA 18-06). Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as "Rural Service Centre" (Schedule D – Regional Structure); and "Settlement Area" (Schedule D1 – Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations). The Town's Official Plan designates the lands as "Rural Service Centre" (Schedule A-1, Town of Caledon, Town Structure); "Special Use Area D: Community Focus Area" (Schedule D – Caledon East Land Use Plan); and "Settlement Area" (Schedule P – Oak Ridges Moraine Conservation Plan Area, Land Use Designations). The lands are currently zoned Townhouse Residential – Exception (RT-538-H18), within Zoning By-law 2006-50, as amended, which prohibits any use of the subject property until the Holding Symbol ("H") is removed. The H-18 symbol is not to be removed until such time as:

- A site plan application has been submitted and deemed satisfactory to the Town of Caledon; and
- The Town of Caledon is satisfied with the connection of Street J (i.e. McCardy Court) and Street K (i.e. McElroy Court), as shown on the October 2012 Redlined Draft Plan.

A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of the development.

Proposal Information:

An application for a Zoning By-law Amendment was submitted by Paul King to the Town and deemed complete on May 10, 2018.



Public Meeting Information Report

Community Services Department - Planning & Development

The applicant proposes to change the current Townhouse Residential zone standards and remove the applicable Holding Symbol ("H") to allow for the development of 14 three-storey residential townhouses with reduced lot area and frontage and increased height as well as remove the Holding Zone provision requiring connection of McElroy Court and McCurdy Court.

A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of the development. Please see Schedule "C" – Proposed Site Plan and Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on May 24, 2018 and signage is posted on the property.

The first submission of the application was circulated to external agencies and internal departments for review and comment, and a consolidated comments letter was provided to the applicant on October 30, 2018. A second submission of the application was received on May 2, 2019, and is currently under review by internal departments and external agencies.

A resident's meeting was also held on November 13, 2018, at the Caledon East Community Complex, at which time Town of Caledon Planning and Development staff and the consultant for the applicant provided an overview of the proposal, and the applicant and his consultant team were available to answer questions. Notice of the resident's meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands.

As noted, the second submission of the application is currently under review, and once all the comments are received, staff will provide the applicant with a letter of consolidated comments. Comments will be made available on the Town's website.

Comments received on the first submission are briefly outlined below for your information:

- Region of Peel: Regional staff have no objections to the application for zoning by-law amendment and lifting of holding zone (H18). A revised site plan submission is required to address detailed design comments.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as Residential. Any future development would be subject to the applicable Town of Caledon, Region of Peel, GO Transit and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Corporate Services, Legal Services: On August 17, 2017, ownership was transferred to Pluribus Corp. Plan 43M-1921 shows a Reserve on either side of the Property restricting access. Should the Owner require access over a Reserve, Legal Services will require further instructions to lift one of the two Reserves.
- Town of Caledon, Corporate Services, Legislative Services: Comments and conditions of draft plan approval were provided related to the Town's accessibility standards for universal design, sidewalks, and exterior travel route lighting.
- Town of Caledon Control Architect Peer Review: The proposed architecture portrayed in the Urban Design Brief supports a traditional, heritage-inspired character that is appropriate for this

Public Meeting Information Report

Community Services Department - Planning & Development

area. Revisions to the Urban Design Brief, Site Plans and Elevation Plans are required to address comments related to the interface of corner lots with the public realm (e.g. enhanced architecture), screening of utility boxes, treatment of front steps and entrances, porch widths, public realm landscape and streetscape treatments, and massing of the roofs.

- Town of Caledon, Community Services, Engineering: Revisions to engineering drawings are requested to address grading and servicing comments. Further details related to the proposed retaining wall along the south limit is required.
- Town of Caledon, Community Services, Open Space Design: Revisions to the landscaping plans and details are required to meet Town of Caledon standards. Cash-in-lieu of Parkland Dedication will be required as part of the Site Plan approval process.
- Town of Caledon, Community Services, Zoning: Justification must be provided to remove the zoning Holding Symbol without a road connection between McElroy Court and McCurdy Court. Furthermore, revisions to the proposed Zoning By-law provisions are required to address staff concerns, including reduced lot frontages and setbacks.
- Town of Caledon, Community Services, Planning & Development: Further justification and/or clarification is required with respect to the revised orientation and footprint of the proposed townhouses and future connectivity of McElroy and McCurdy Courts as well as grading and stormwater concerns, urban design, landscape and zoning. A number of technical studies and drawings require revision, including but not limited to Stormwater Management, Grading, Urban Design, Landscape and Planning to meet applicable Town, Regional and Provincial policies and standards.

The following agencies have provided comments and/or conditions of draft plan approval:

- Dufferin-Peel Catholic District School Board
- Canada Post
- Peel District School Board
- Rogers Communications Canada

The following agencies have no comments or concerns:

- Town of Caledon, Policy & Sustainability - Heritage
- Town of Caledon, Policy & Sustainability – Policy
- Hydro One

Comments are outstanding from the following agencies:

- Municipal Property Assessment Corporation (MPAC)
- Ontario Provincial Police (OPP), Caledon Detachment

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 23, 2019 and posted on the Town's website.

Public Meeting Information Report

Community Services Department - Planning & Development

Next Steps:

If you wish to be notified of the decision of the Town of Caledon on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

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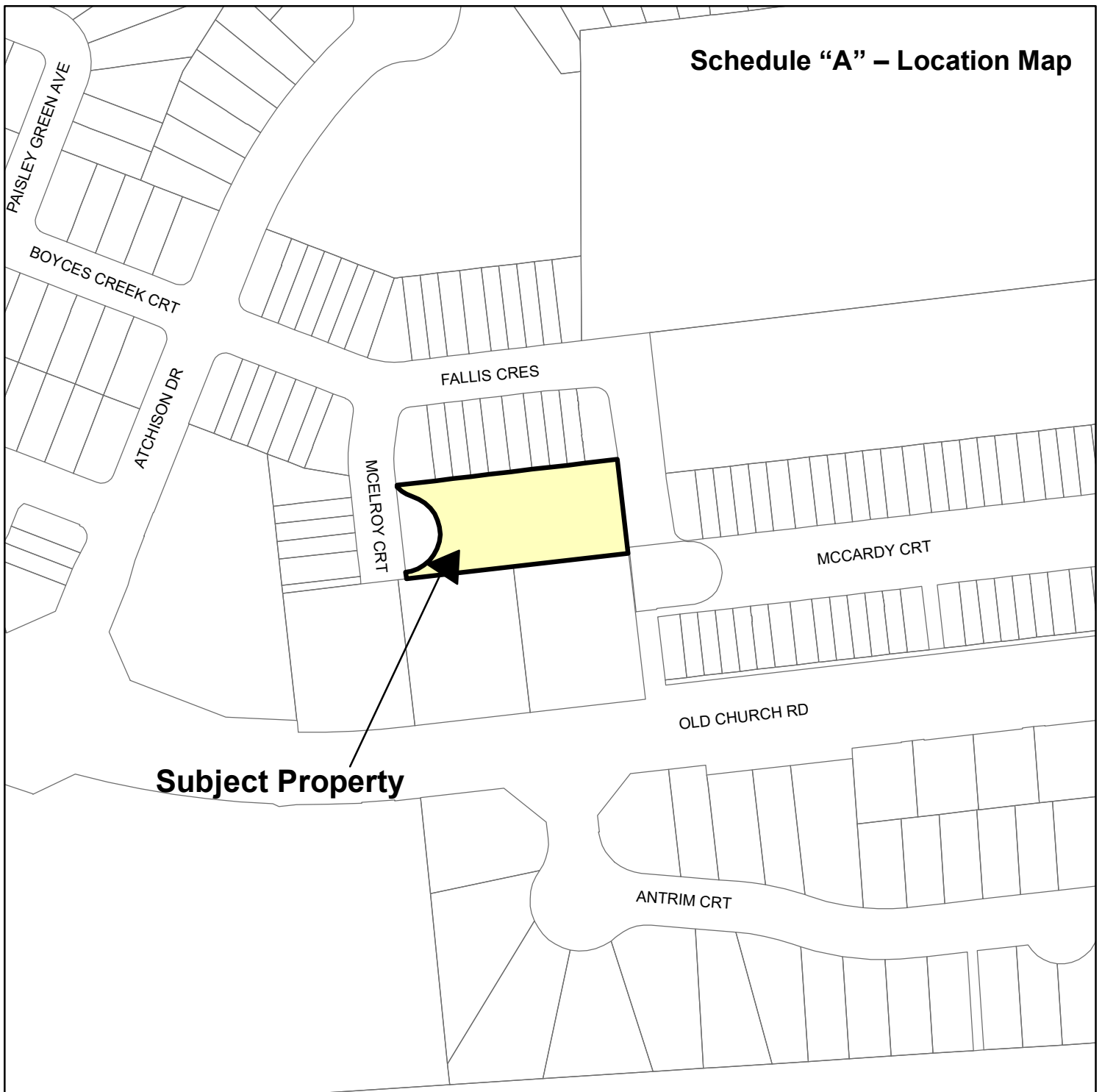
Contact:

For further information, please contact Leilani Lee-Yates, Senior Development Planner at 905-584-2272 ext. 4228 or leilani.lee-yates@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Site Plan and Zoning By-law Amendment

Schedule "A" – Location Map



Zoning By-law Amendment Application

RZ 18-02

Pluribus Corp.

0 McElroy Court

Blocks 142 & 145, Plan 43M-1921

LOCATION MAP



Date: May 16, 2019

File No.: RZ 18-02

Schedule "B" – Aerial Photograph



Subject Property

Zoning By-law Amendment Application

RZ 18-02

Pluribus Corp.

0 McElroy Court

Blocks 142 & 145, Plan 43M-1921

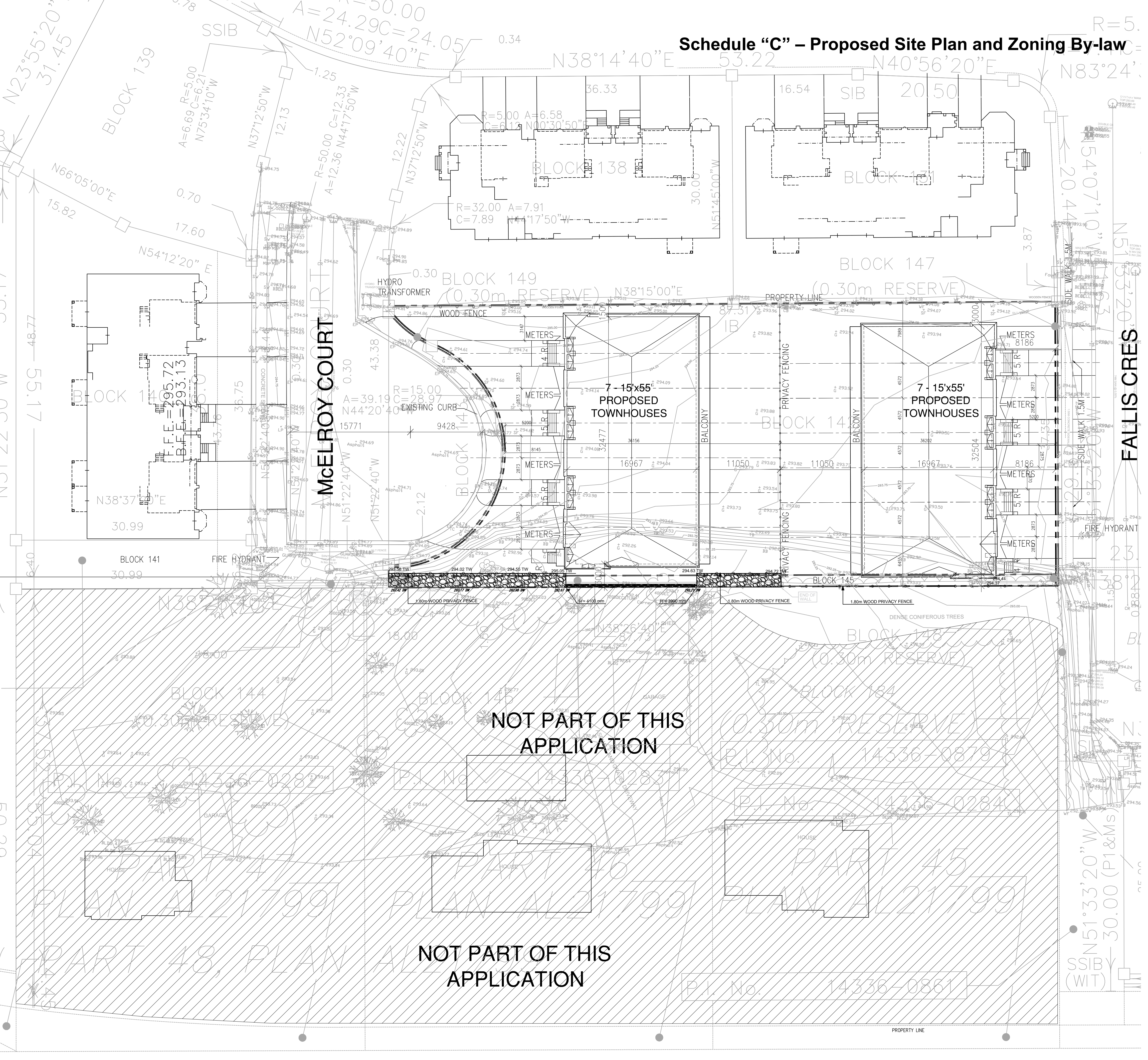
LOCATION MAP



Date: May 16, 2019

File No.: RZ 18-02

Schedule "C" – Proposed Site Plan and Zoning By-law



SCHEDULE "A" ZONING BY-LAW

No. 2019-____

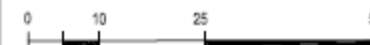
PLURIBUS CORP.
Blocks 142 and 145
Plan 43M-1921
Town of Caledon
Regional Municipality of Peel

LEGEND

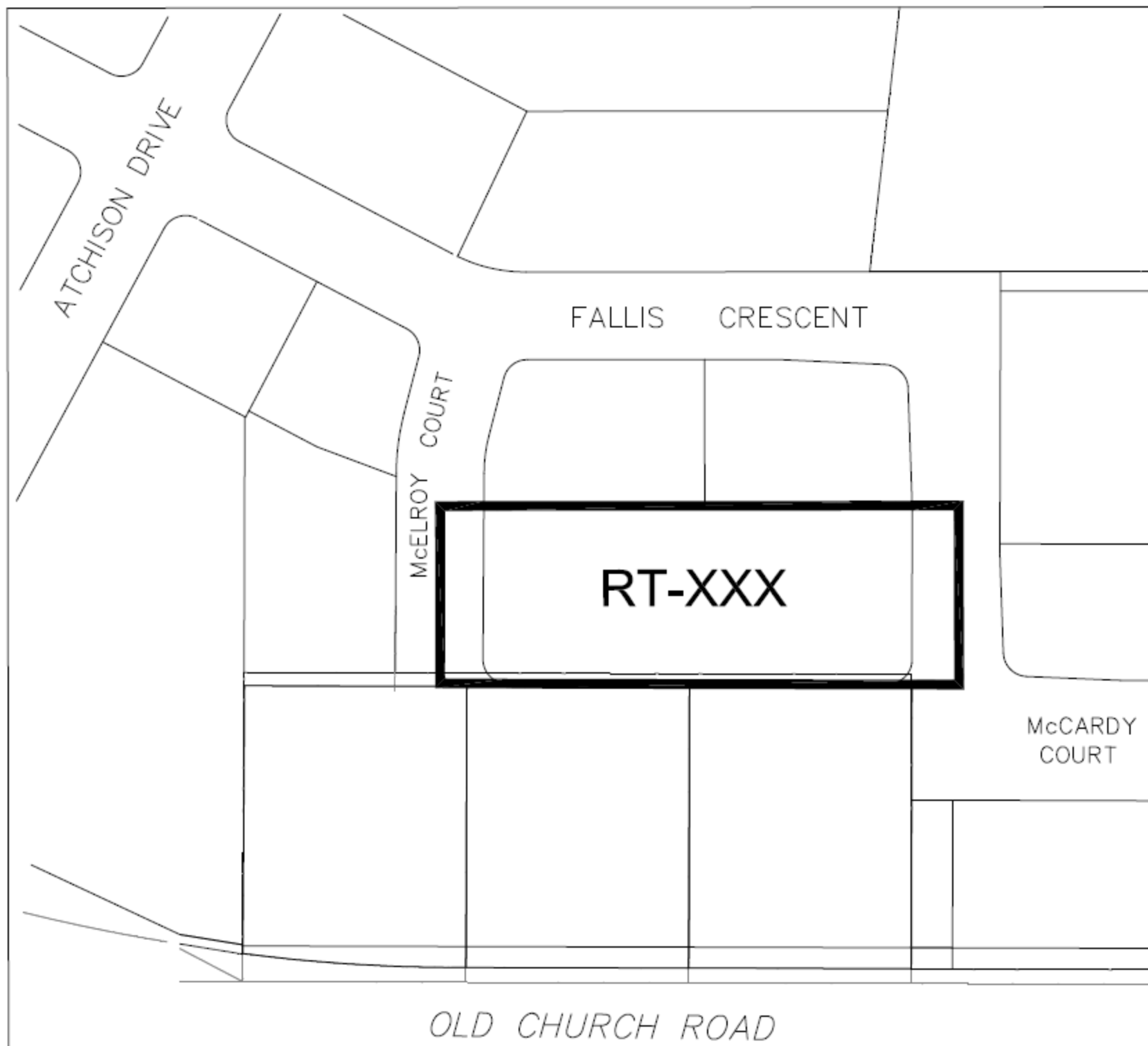
 Subject Lands to be rezoned from Townhouse Residential Exception 538 - Holding Zone 18 (RT-538-H18) to the Zone Identified on this Schedule



Scale: Metres



Date: Apr 27, 2019





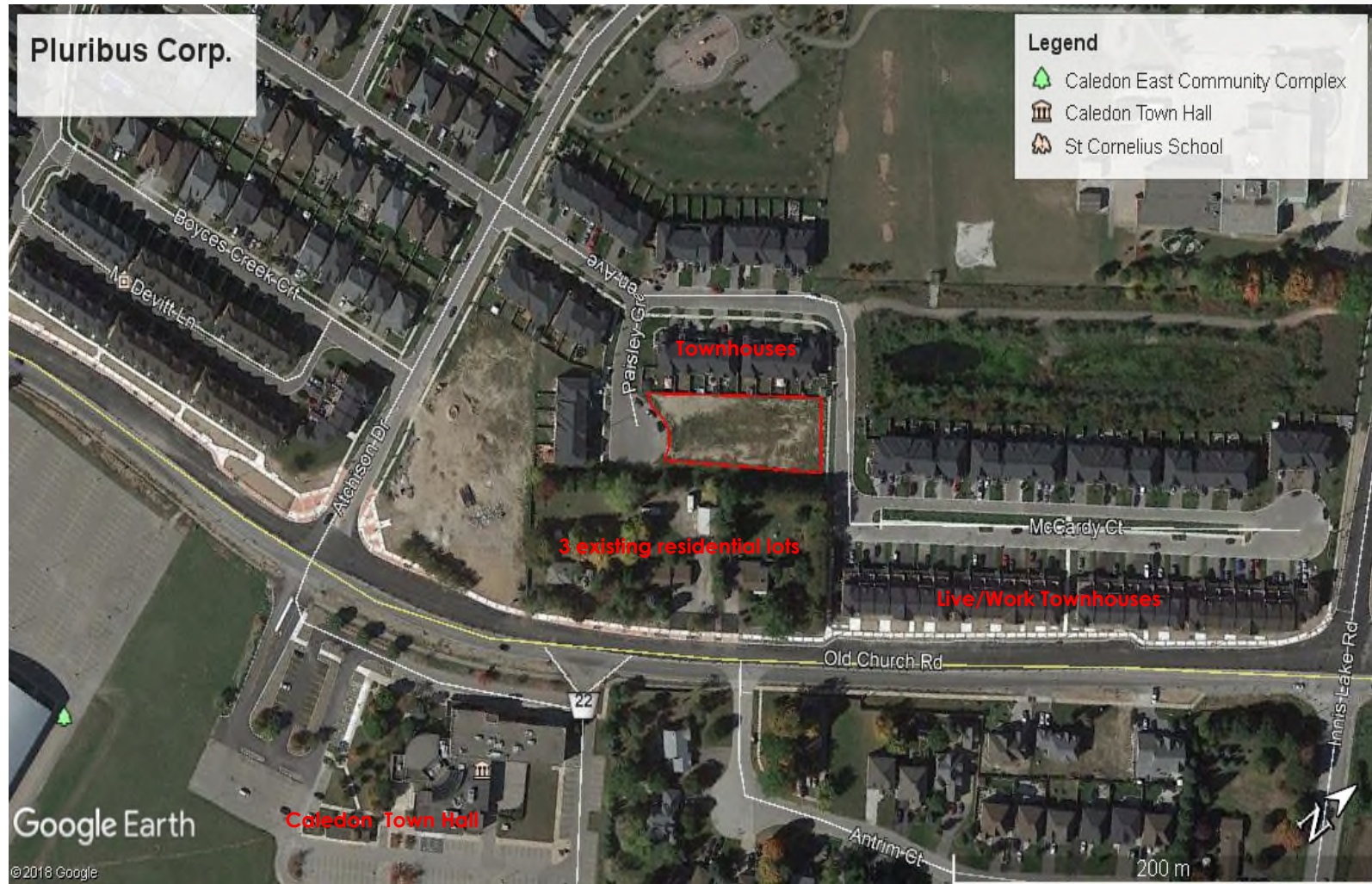
Public Meeting

Pluribus Corp.

McElroy Court & Fallis Crescent, Caledon East

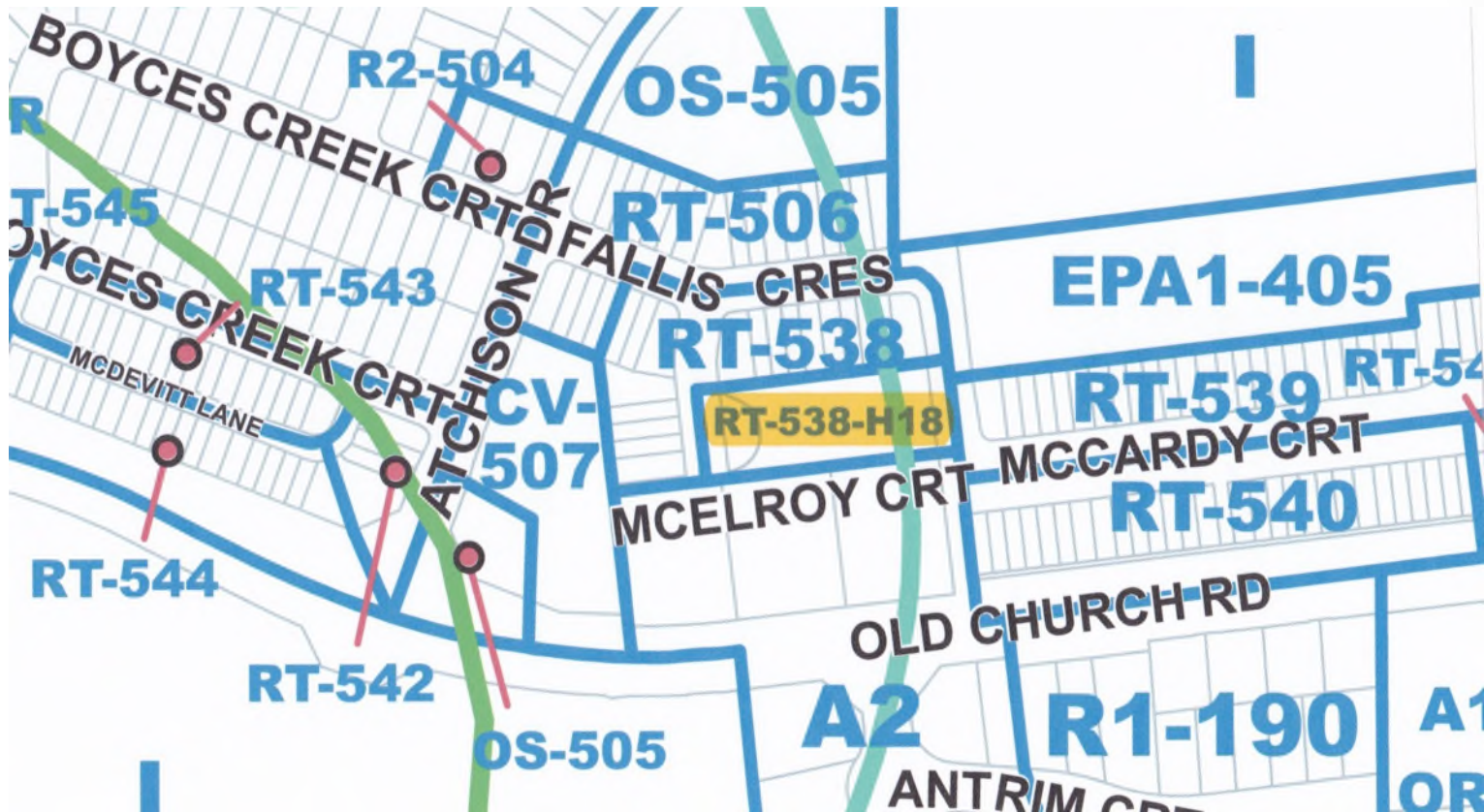
June 18, 2019

Pluribus Corp.



Pluribus Corp.

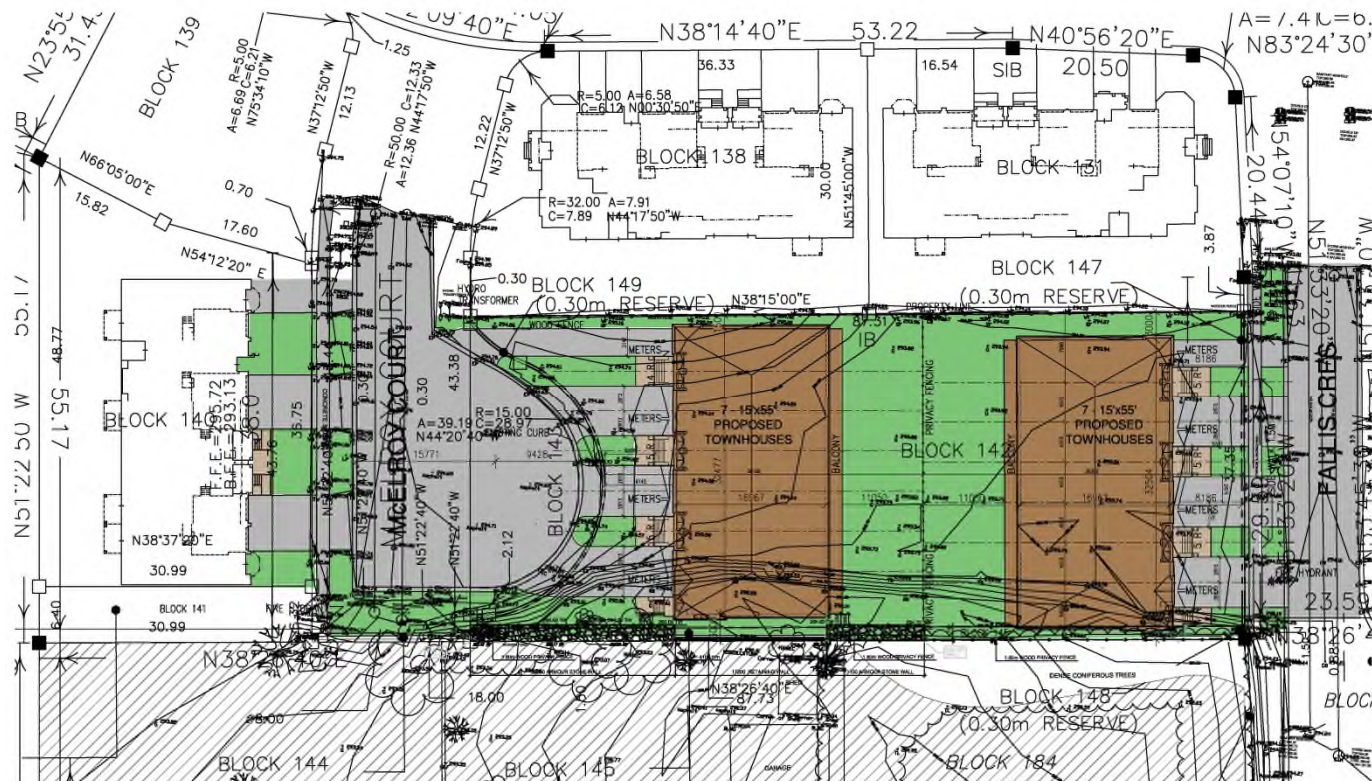
- Zoning



Pluribus Corp.

- Development Proposal
- 14 street townhouses in 2 blocks of 7 units
- Blocks fronting McElroy Court and Fallis Crescent
- Lot frontage – 4.57m, Lot Depth- 35m
- Buildings
 - 3 storeys, approximately 2,000 sq. ft. of living space
 - Each dwelling includes 2 garage parking spaces (tandem) and 1 parking space in the driveway

Site Plan



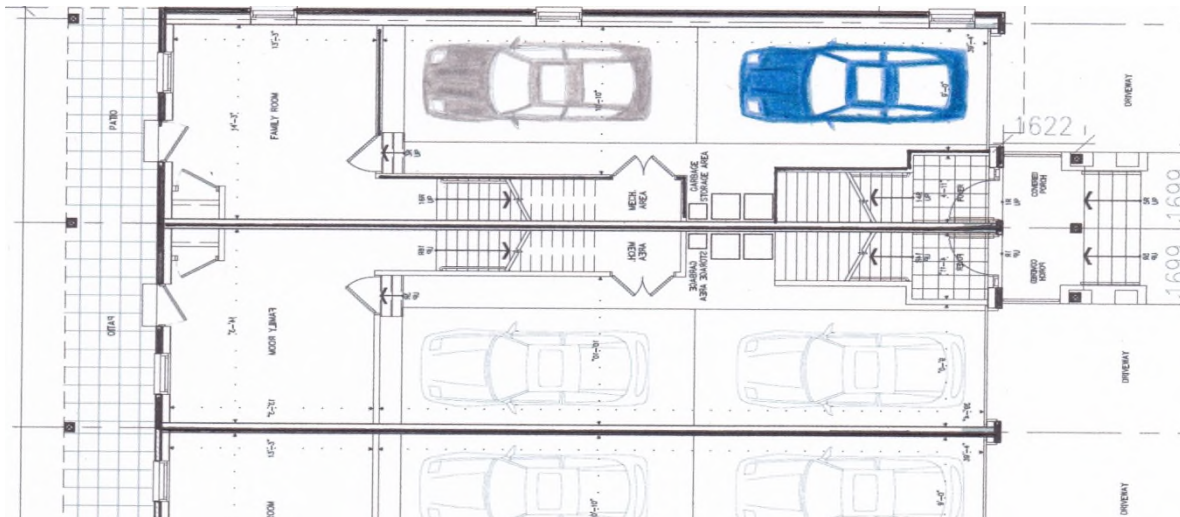
Pluribus Corp.

View – McElroy Court



Pluribus Corp.

- Building Elevation & Ground Floor Plan



Planning Applications

- Zoning By-law Amendment – RZ 18-02
 - Revise minimum lot area from 195m² to 165m²
 - Revise minimum lot frontage from 7m to 4.57m
 - Increase building height from 10m to 11.9m
 - Reduce the maximum number of dwelling units in a townhouse block from 8 to 7
 - Reduce the maximum permitted building area per lot from 60% to 55%
 - Remove the “holding” symbol on the property