

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: October 22, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Weston Consulting Group Inc. on behalf of Catherine and Donato Acchione

File No.: POPA 19-02 and RZ 19-03

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 84 Nancy Street, in the Rural Service Centre of Bolton. See Schedule "A" – Location Map, attached. The subject land contains an existing dwelling and is approximately 0.77 ha (1.9 ac) in size fronting Nancy Street. The lands are surrounded by existing residential uses to the west, north and east. Located to the south is the Albion-Bolton Community Centre, Ted Houston Park and a Peel Living Facility. Wooded areas associated with the Humber River Valley abut the subject lands to the west and continue east of Queen Street. Along the south side of King Street and to the north of the property are Institutional Uses (i.e. churches) and Retail Commercial Uses. The intersection of Queen Street and King Street, and the Bolton Core land use area are located further north of the site. Please see Schedule "B" – Aerial Map, attached.

The Region of Peel's Official Plan designates the lands as "Rural Service Centre" (Schedule D – Regional Structure); and "Built-up Area" (Schedule D4 – The Growth Plan Policy Areas in Peel). The Town's Official Plan designates the lands as "Rural Service Centre" (Schedule A-1, Town of Caledon, Town Structure); and "Environmental Policy Areas" (Schedule C – Bolton Land Use Plan). The subject lands are zoned "Environmental Policy Area 1" (EPA1) and "Environmental Policy Area 2" (EPA2) within consolidated Zoning By-law 2006-50, as amended.

The subject lands are located within the Bolton Heritage Conservation District (BHCD) and is identified as having "Non-Contributing Buildings", meaning that while it is part of the BHCD geographic area, the property has a more modern building that does not contribute to the historic character of the village. The existing building is not listed on the Built Heritage Resource Inventory. The portion of the Humber River valley that traverses the subject lands form part of the defined public realm within the BHCD. Consideration must be given to the BHCD plan, particularly as it relates to the demolition and replacement of the non-contributing building on the site, and the impacts on the public realm.

Proposal Information:

Applications for Official Plan and Zoning By-law Amendments were submitted by Weston Consulting Group Inc. to the Town and deemed complete on August 1, 2019.

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The applications propose to amend the Official Plan and Zoning By-law to permit the creation of an 8-storey Residential Condominium Building containing 159 units, with 3 storeys of underground parking on a site approximately 0.77 ha (1.9 ac) in size. The current land use designation and zoning permit uses that are limited to the existing residential and agricultural uses; a building permit on a vacant existing lot of record; portions of new lots; activities permitted through approved Forest Management and Environmental Management Plans; limited extractive industrial; non-intensive recreation; and, essential infrastructure.

The applicant proposes to amend the Official Plan to re-designate the lands from Environmental Policy Area to High Density Residential. The Amendment is intended to permit the construction of a residential condominium building with a height of 32.7 m (i.e. approximately 12 storeys), exclusive of mechanical equipment, and a density of 3.1 Floor Space Index (FSI). The proposed development would equate to High Density Housing at a net density of 206 units/net hectare. The Town of Caledon Official Plan defines “High Density Housing” as having a net density range of 45-87 units/net hectare. Please see Schedule “C” – Proposed Official Plan Amendment, attached.

A Zoning By-law Amendment is proposed to change the Environmental Policy Area 1 and 2 (EPA1 & 2) zones to a site-specific Multiple Residential-Exception zone (RM-XX). The proposal would create zone standards for new residential and home daycare uses; and changes to lot area, building area, building height, frontage, setbacks, parking and landscaping. Please see Schedule “D” – 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 August 8, 2019 and signage is posted on the property.

The first submission of the application was circulated to internal departments and external agencies and is currently under review. 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. The following is a brief summary of comments received to date:

- **Toronto and Region Conservation Authority (TRCA):** It is the opinion of TRCA staff that the valley corridor in which the subject lands are located is “significant” and warrants the “Core Area” of the Region of Peel Greenlands System, and the Town of Caledon EPA designations. Through site visits conducted on May 31, 2018 and June 4, 2019, TRCA staff has concluded that the entire subject lands are located below the valley top of bank. The appropriate risk management approach for this site should be in the form of avoidance instead of facilitating the development that will rely heavily on a retaining wall system that requires on-going maintenance and upkeep. TRCA staff are of the opinion that the proposed development is not consistent and does not conform to the *Provincial Policy Statement, 2014*, (Section 2, Natural Heritage and Section 3, Natural Hazards), the Region of Peel Official Plan, Town of Caledon Official Plan and the TRCA Living City Policies. TRCA staff recommend denial of the applications.
- **Region of Peel:** Regional staff have concerns that the proposed development is in a significant valley corridor. The Region relies on the environmental expertise of TRCA staff for the review of development applications located within or adjacent to the Greenlands Systems in Peel and their potential impacts on the natural environment. Technical comments from the TRCA have indicated that the development is proposed in a significant valley corridor, which warrants the Core Area designation. The Region’s Official Plan (ROP) prohibits development and site alteration within the

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Core Areas of the Greenlands System. The applications do not demonstrate conformity with ROP policies related to development within valley corridors and erosion hazards. Regional staff are not in support of the approval of the application.

- Ontario Provincial Police (OPP) – Caledon Detachment: Access to the property from Queen Street would be by way of a turning movement onto Nancy and Elizabeth Streets. Presently, a signalized intersection does not exist in this location south of King Street and turning movements made by northbound vehicles from Queen Street onto Elizabeth Street are done from a live lane of traffic on a hill. If there is a significant increase in the volume of traffic waiting to attempt a turning movement from Queen Street onto Nancy Street or Elizabeth Street in order to access the property, this may present an unsafe situation if stopped traffic then backs up towards the crest of the hill.
- Town of Caledon Policy and Sustainability, Community Services: Based on the forecasted amount of growth to 2031 in the Town of Caledon Official Plan, this proposal, with the proposed 159 units and equivalent population of 501, would exceed the forecast for Bolton. The subject site was not anticipated to accommodate a significant amount of growth to 2031.
- Town of Caledon Heritage Planning, Community Services: The Bolton Heritage Conservation District (BHCD) provides guidance for new residential built form. The subject site at the top of Nancy Street has a commanding vantage point in relation to the overall HCD and the adjacent properties on Nancy Street. Although the proposed building has a narrow footprint and is divided into podium, tower and penthouse, the relationship to the existing built form in the BHCD is not reflected in the scale to the surrounding residential area or to Queen Street South. The BHCD specifically describes the “green bowl and topography of the Humber River Valley” as an attribute that contributes to the character of Bolton and identifies five key views from and into the valley that will be conserved. The proposed building negatively impacts the two views identified in the BHCD, specifically those looking North and South across the valley on Queen Street. This has already been negatively impacted by the removal of the trees from the site.
- Town of Caledon Urban Design, Community Services: Although the proposal discusses an 8 storey building, the building is in fact 11 storeys high facing Nancy Street to the south and 8 storeys to the north facing the community centre. Other than a change in materials there is no distinct change in the building’s form that shows a relationship between podium, tower and penthouse that is compatible with the one to two storey buildings that are on Nancy Street. The Shadow Study does not show the impact on the surrounding houses during the longest days in the winter (i.e. Dec. 21) and summer (i.e. June 21). Staff is concerned that surrounding houses will be shaded for prolonged periods of time throughout the year.
- Town of Caledon Development Engineering, Community Services: Updates to engineering drawings and the Stormwater Management, Functional Servicing and Geotechnical studies are required to meet Town of Caledon standards. The Noise Feasibility Study is to be peer reviewed at the applicant’s expense. A Hydrogeological Investigation must be prepared and will be peer reviewed at the applicant’s expense. The proposed storm sewer connection on Elizabeth Street east of Nancy Street ultimately connects to Highway 50 and drainage from the south of the property is directed towards the Highway 50 Region of Peel right-of-way. The site is within the TRCA Regulated Area and ultimately outlets to the Humber River. Therefore, review and approval of the Stormwater Management Report and Functional Servicing Report is also required by the Region of Peel and TRCA.

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- Town of Caledon Open Space, Community Services: A 45% landscape area is required, but only 43.2% is provided. The play facility requirements (i.e. amount, area and location) were not addressed in this submission. Should the application proceed to Site Plan Approval, revisions are required to the Tree Inventory Report and landscape plans to meet Town of Caledon and TRCA standards.
- Town of Caledon Transportation Engineering, Finance and Infrastructure Services: The left-turn at the intersection of King street and Nancy Street needs to be re-evaluated as the diagrams are not consistent with the traffic volumes and lane configuration.

The following agencies or departments have no objection to the applications or have provided conditions of approval:

- Town of Caledon Legal Services;
- Town of Caledon Fire and Emergency Services;
- Town of Caledon Finance, Finance and Infrastructure Services;
- Canada Post;
- Dufferin-Peel Catholic District School Board;
- Peel District School Board;
- Enbridge Gas Inc.;
- Hydro One Networks Inc.

At the time of preparing this report, comments have not yet been received from the following agencies or departments:

- Town of Caledon Legislative Services, Accessibility;
- Town of Caledon Zoning Administrator.

In reviewing the applications, Town staff will need to examine the appropriateness and compatibility of the proposed high-density development within the context of the surrounding land uses, the Humber River valley, and BHCD. Furthermore, the applicant will need to demonstrate how the proposed development conforms to the Town of Caledon Official Plan policies regarding, but not limited to, Environmental Policy Areas and Settlements (e.g. intensification and high-density housing).

In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on September 26, 2019 and posted on the Town's website.

Next Steps:

If you wish to be notified of the decision of the Town of Caledon on the proposed Official Plan Amendment and/or 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 proposed official plan amendment is adopted and/or 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 proposed official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before

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the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 Map
- Schedule C: Proposed Official Plan Amendment
- Schedule D: Proposed Zoning By-law Amendment with Schedules A and B and Site Plan