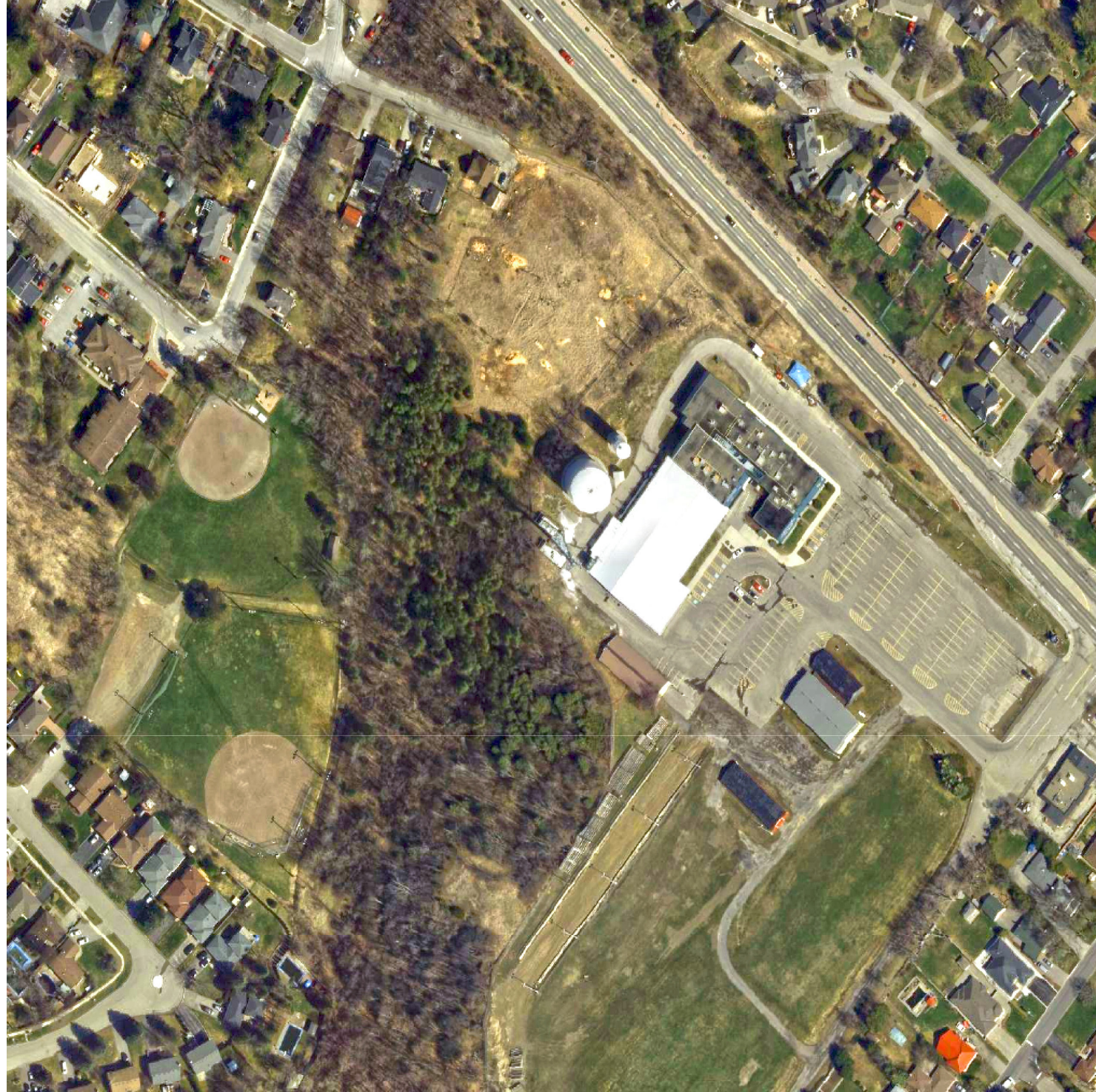


STATUTORY PUBLIC MEETING

OCTOBER 22ND, 2019
PLANNING AND DEVELOPMENT COMMITTEE
TOWN OF CALEDON

84 Nancy Street
Official Plan Amendment (Town File No. POPA 19-02) and Zoning By-law Amendment
(Town File No. RZ 19-03)

INTRODUCTION - 84 NANCY STREET



PROJECT TEAM

Weston Consulting - Land-Use Planning
Turner Fleischer - Architecture
CIMA + - Environmental Consultant
Calder Engineering - Civil Engineering
Valcoustics - Noise Consultant
Paradigm - Transportation Engineering
ERA Architects - Heritage
MHBC - Landscape Architecture

SITE - 84 NANCY STREET

- **Area** +/- 1.9 acres (0.77 hectares)
- **Frontage** +/- 48 metres along Nancy Street
- **Lot** is irregular in shape
- **Topography** slopes upward from north to south
- **Occupied** by single-detached dwelling and open space with low-lying vegetation



CONTEXT - 84 NANCY STREET

- Located within **Historic Village of Bolton** at southern terminus of Nancy Street
- **Stable residential uses** located to immediate north, west and east
- **Commercial main street** uses located further north within Village of Bolton, centred around the intersection of King Street W. & Queen Street S.
- **Albion-Bolton Community Centre** and associated recreation uses located to the south
- **GO Bus Transit stops** located at Chapel Road / King Street E. and Queen Street N. / Mill Street within 6-10 min. walk
- Close proximity to facilities and services



TORONTO & REGION CONSERVATION AUTHORITY

POLICY FRAMEWORK

- Subject lands located within **TRCA Regulated Area** associated with Humber River Watershed area
- Proposed development is subject to **TRCA Living City Policies** under **Ontario Regulation 166/09**
- Application has been circulated to TRCA for review and we await formal comments
- The Applicant and consulting team has been engaged in ongoing discussions with the TRCA to address concerns



PEEL REGION OFFICIAL PLAN - 84 NANCY STREET

POLICY FRAMEWORK

- Schedule D - Regional Structure of Peel Region Official Plan identifies subject lands within **Rural Service Centre** designation within the Region's **Rural System**
- The intention of Rural Service Centre designation is to provide a range and mix of uses & activities
- The Bolton **Rural Service Centre** is intended to serve as the primary focus for growth, development & intensification in the **Rural System**



TOWN OF CALEDON OFFICIAL PLAN - 84 NANCY STREET

POLICY FRAMEWORK

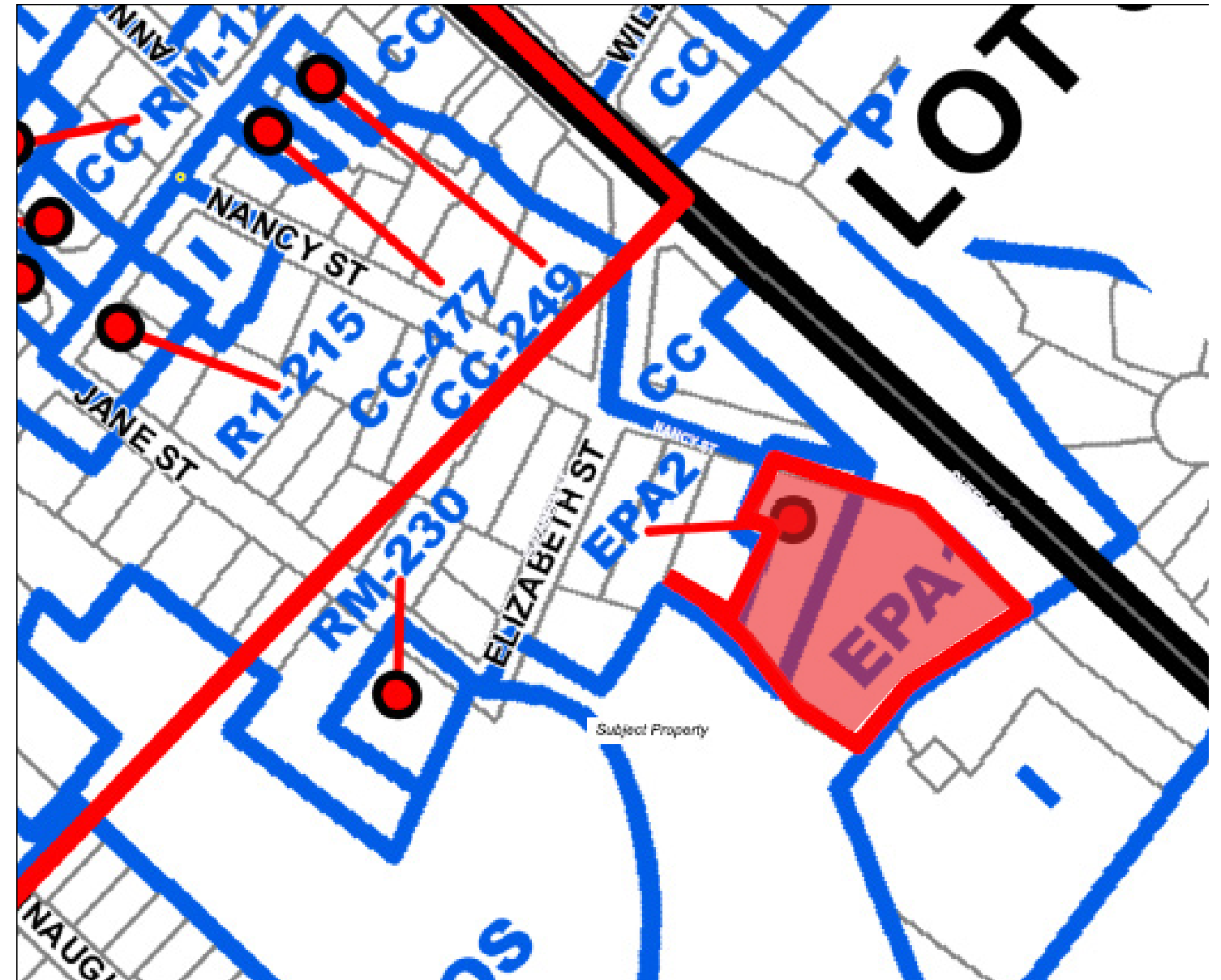
- The subject lands located within **Rural Service Centre** designation based on Schedule A1 - Town Structure
- The Bolton **Rural Service Centre** is primary area for intensification within built-up area
- The Subject lands are designated **Environmental Policy Areas** in accordance with Schedule C - Land-Use Designations of Town of Caledon Official Plan
- New development prohibited by **EPA** designation
- Town of Caledon Official Plan suggests modifications for limiting the **EPA** designations only through an amendment to Official Plan
- An Official Plan Amendment is required to redesignate the site from **EPA** to **High Density Residential**



TOWN OF CALEDON ZONING BY-LAW 2006-50 – 84 NANCY STREET

POLICY FRAMEWORK

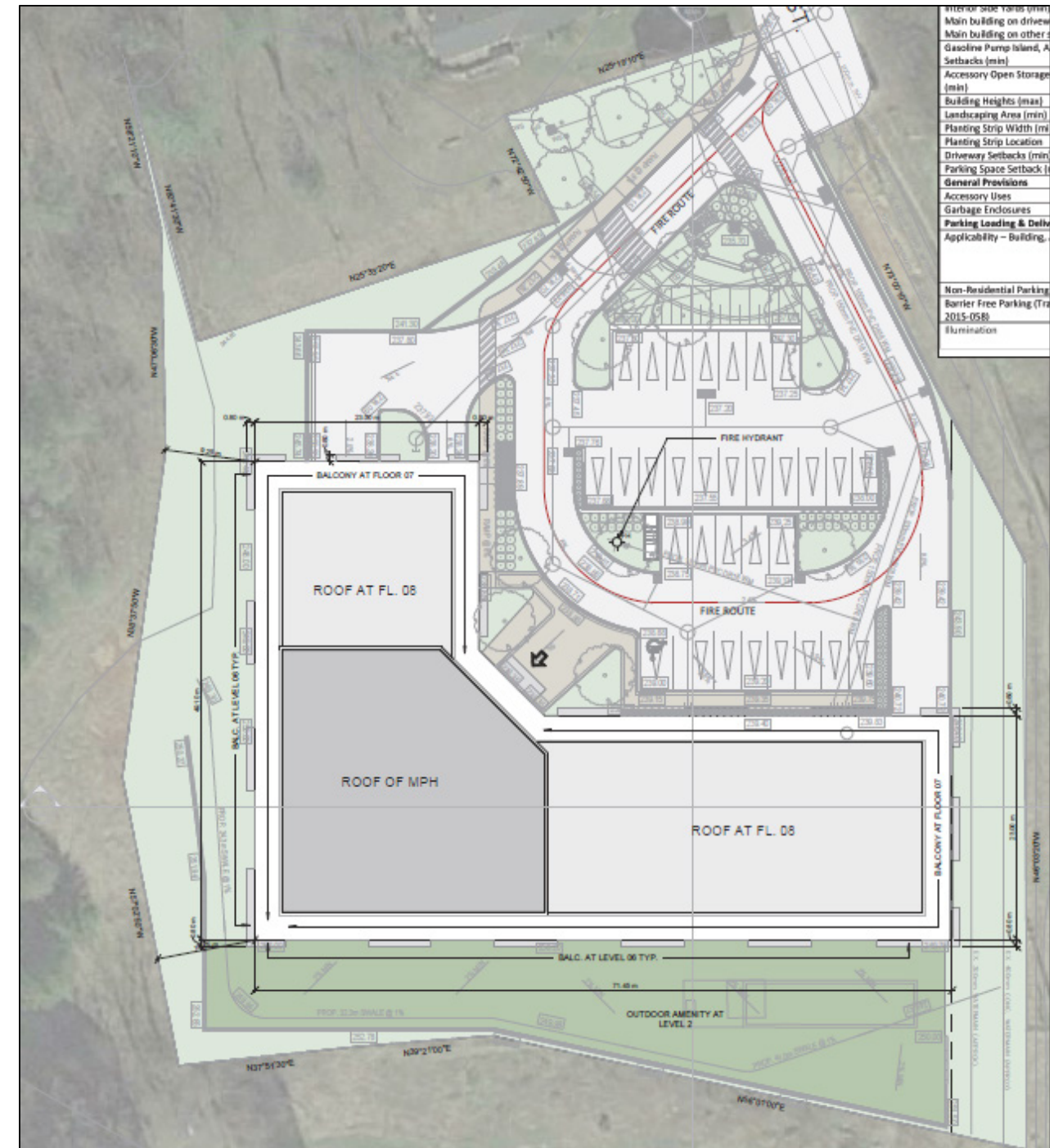
- Subject lands are presently split-zoned Environmental Policy Area 1 in its southern portion and Environmental Policy Area 2 in its northern portion in accordance with the Town of Caledon Zoning By-law 2006-50
- These zones permit agricultural, environmental, forestry and recreational uses
- A Zoning By-law Amendment has been submitted to rezone the subject lands to 'Multiple Residential - Exception - RM-XX zone' with site specific provisions to facilitate the proposed development



THE PROPOSAL - 84 NANCY STREET

POLICY FRAMEWORK

- 8-storey residential apartment building containing 159 units
- Total Gross Floor Area (GFA): 23,897.2 square metres
- Floor Space Index (FSI): 3.1
- Indoor amenity area: 1,322 square metres
- Outdoor amenity area: 894 square metres
- Parking: 182 parking spaces (at grade and within 3 levels of underground parking)
- Parking rate: 1 parking space / dwelling for residents + 0.15 parking spaces / dwelling for visitors
- At the detailed-design stage, external design of the building will have consideration for Town of Caledon **Urban Design Guidelines** and the **Bolton Heritage Conservation District Plan**



PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

DRAFT OFFICIAL PLAN AMENDMENT

- Redesignate subject lands to **High Density Residential designation**
- Floor Space Index: 3.1
- Heights for Apartment Buildings: 32.7 metres (exclusive of mechanical equipment)
- Net density based on proposed land area to be developed and exclusive of public right-of-ways
- The design of the proposed development will be in accordance with the applicable **Urban Design Guidelines** and the **Bolton Heritage Conservation District Plan**

DRAFT ZONING BY-LAW AMENDMENT

Development Standard (RM)	Required	Proposed
Exterior Side Yard	9m	7.5m
Building Area	20%	29.1%
Landscape Area	45%	43.2%
Play Facility Area	4%	Nil
Privacy Yard Depth	5m	Nil
Building Heights	12.2 m	25.1m from its northern building edge; 32.7 metres from its southern building edge
Parking Requirements	1.5 per dwelling for residents 0.25 per dwelling for visitors	1 per dwelling for residents 0.15 per dwelling for visitors

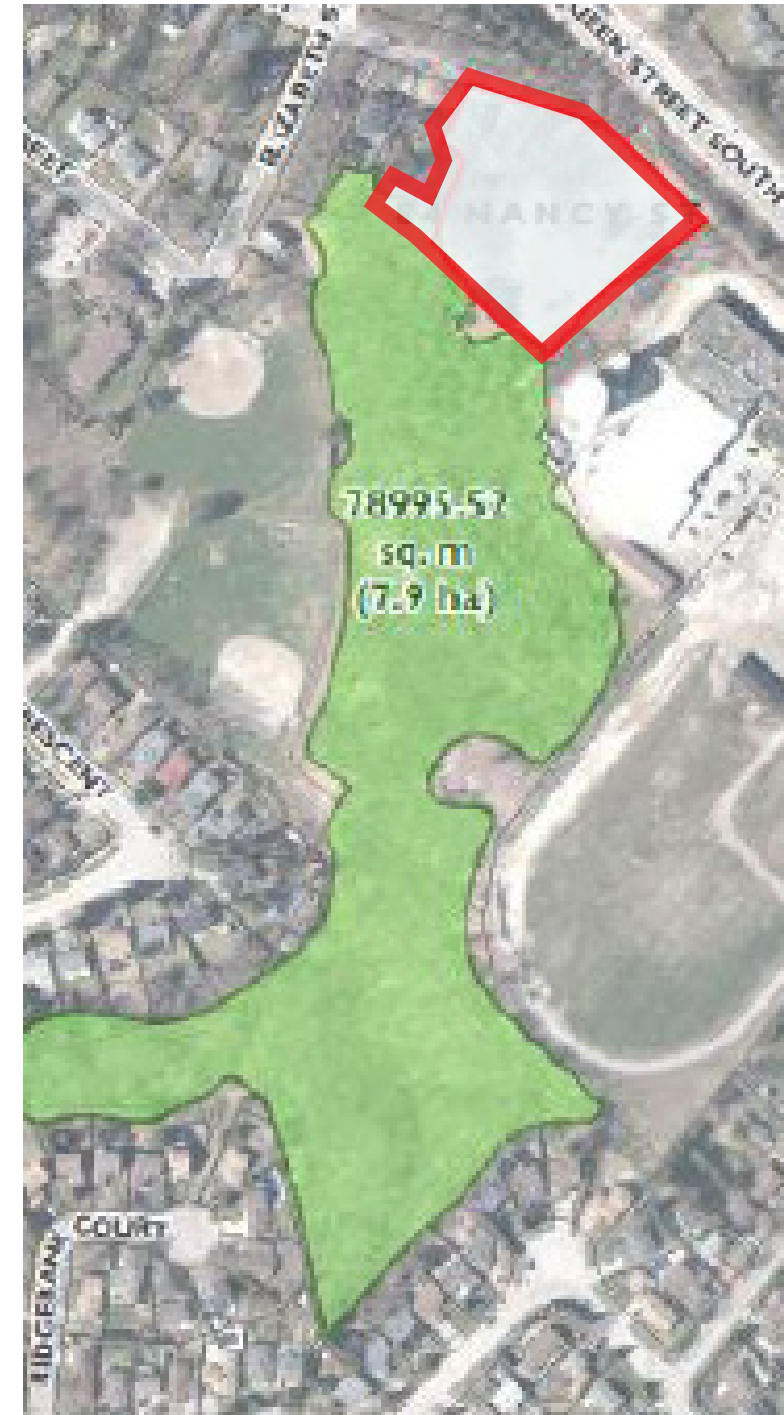
ENVIRONMENT & NATURAL HERITAGE - 84 NANCY STREET

Peel Region & Town of Caledon Official Plan Policies

- Section 5.7.3.1.4 of the Official Plan states that as more detailed environmental information becomes available, minor refinements to the limits of lands designated EPA may be permitted
- Environmental Impact Study concluded that **no significant environmental features** were located on site
- Environmental Impact Study concluded that a woodland feature is **present to the south and west**; therefore EPA designation should reflect the extent of this woodlot

TRCA Living City Policies for Planning & Development

- New development within the TRCA Regulated Area is prohibited except in accordance with the TRCA Living City policies.
- It is the opinion of the project team that the proposed development meets the TRCA policies as demonstrated and concluded through an Environmental Impact Study



THANK YOU

COMMENTS & QUESTIONS?

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