

13233 & 13247 Nunnville Road

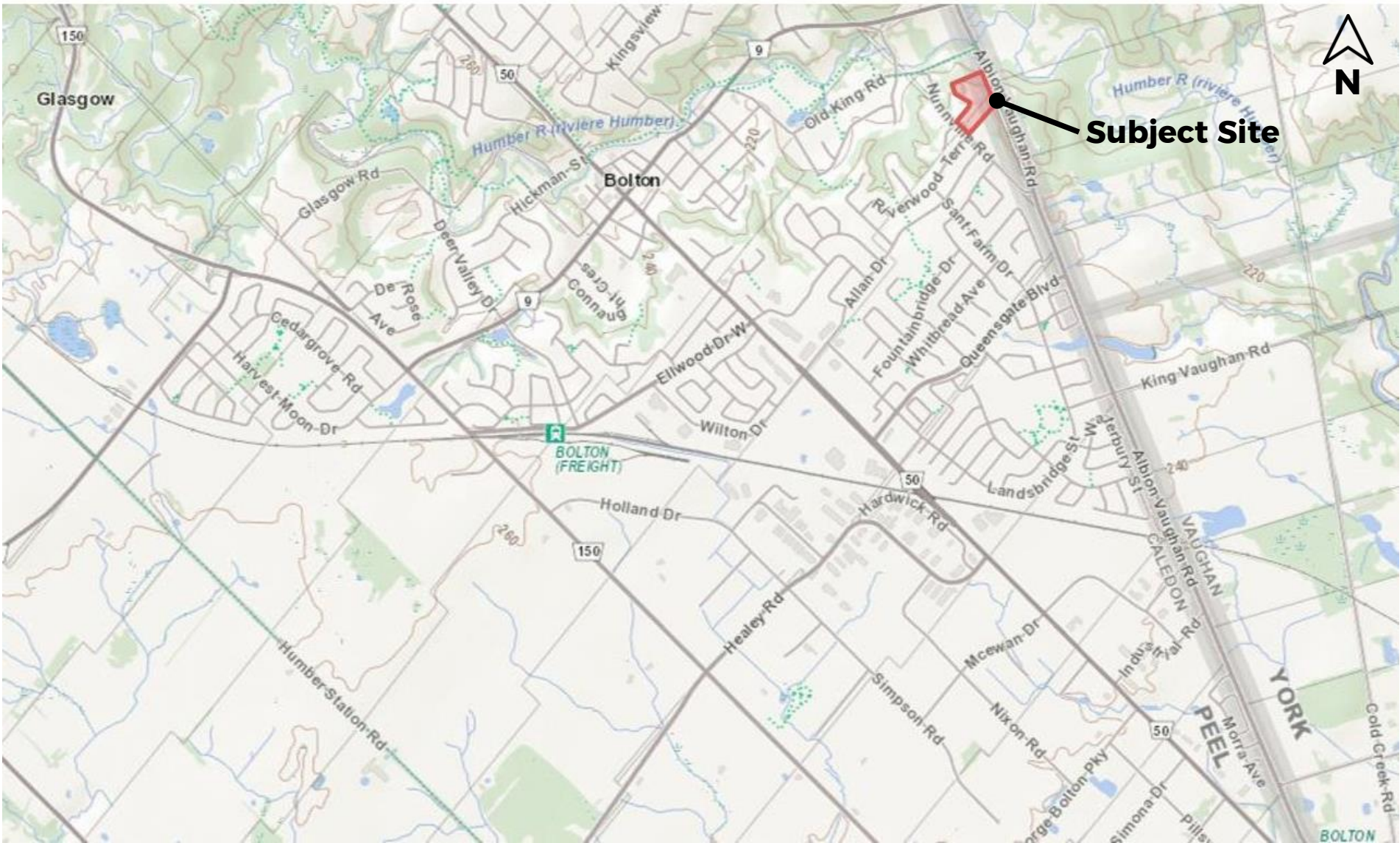
Bolton Midtown Developments Inc.

*Draft Plan of Subdivision (21T-19001C), Official Plan Amendment (POPA 19-04)
& Zoning By-law Amendment (RZ 19-05)*

Town of Caledon Public Meeting – November 19, 2019

Site Context

2



Subject Site



Proposed Plan of Subdivision



Site Statistics

- Site Area = $\pm 3.3\text{ha}$ (8.2ac)
 - Residential Uses = 1.54 ha (3.8ac)
 - Environmental Policy Area, Overland Flow and Open Space (Buffer) = 1.35 ha (3.34ac)
 - Road = 0.44ha (1.09ac)
- Developable Area = $\pm 2.0\text{ha}$ (5.0ac)
- Comprised of 35 single detached units
 - 16 Units = 12.2m (40 ft.) wide lots
 - 19 Units = 9.45m (31 ft.) wide lots
- Sidewalk provided on the north side of proposed street
- Public Right-of-Way (ROW) is 18m (59 ft.)
 - Includes a 7.9m (26 ft.) wide roadway

Conceptual Renderings



9.45m (31 ft.) Wide Lot =
181m² (1,950 ft²)



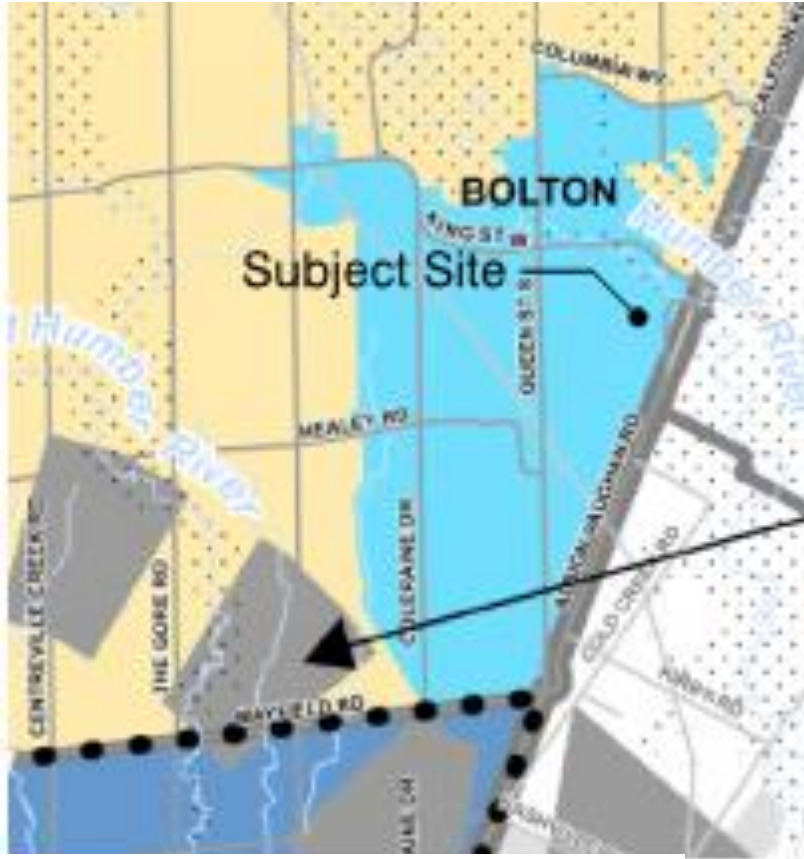
12.2m (40 ft.) Wide Lot =
260m² (2,800 ft²)

Site Opportunities



- Adjacent to a walkable, low-rise residential neighbourhood
- 5-minute walk to a neighbourhood park
- Steps away from a walking trail, associated with a natural heritage area north of the subject site
- Close proximity to Albion-Vaughan Road allowing for good site access and egress
- Hubert Corless Drive intersection to remain closed

Policy Context



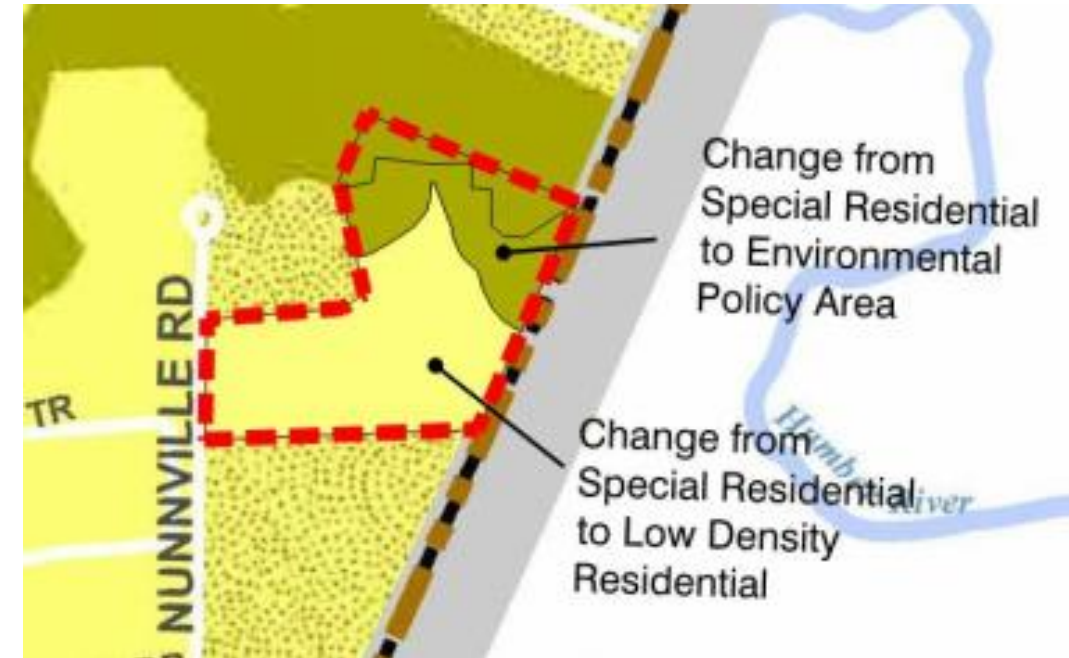
- Located within a Settlement Area within the Built Boundary
 - *It optimizes existing urban land supply; and*
 - *It supports the achievement of the Provincial Growth Plan intensification targets*
 - ROP targets a minimum of 1,500 residential units by 2031 to be allocated within the built-up areas of the Town of Caledon
- Designated “Rural Service Centre” in the Region of Peel Official Plan

Proposed Town of Caledon Official Plan Amendment



Designated “Special Residential” and “Environmental Policy Area” in the Bolton South Hill Land Use Plan

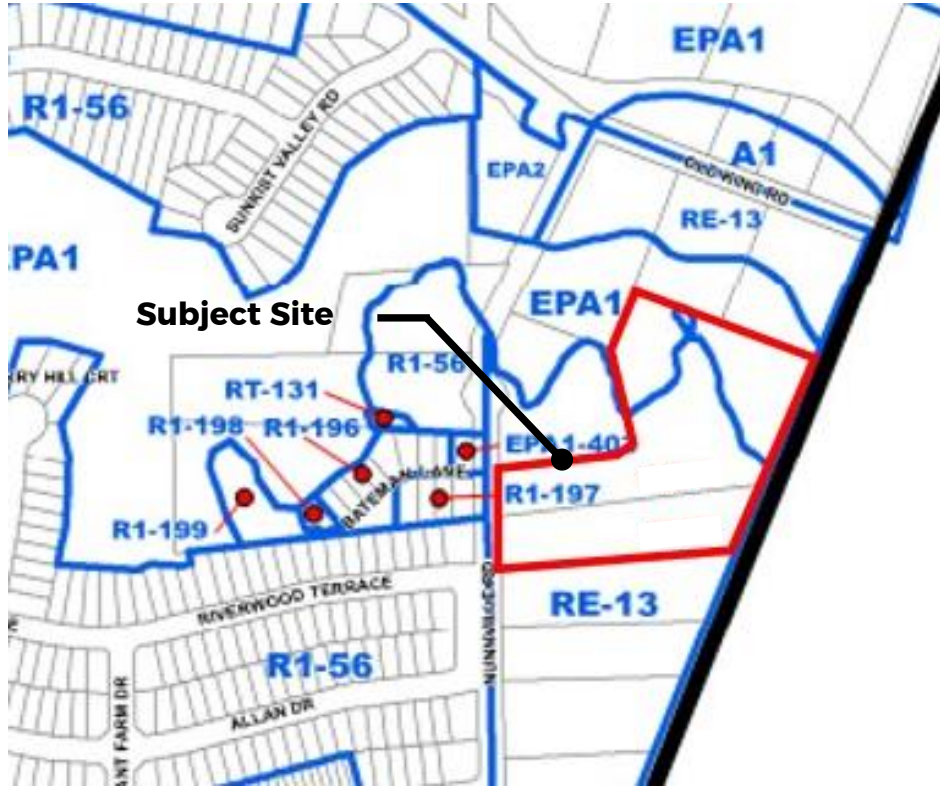
- “Special Residential” designation is used to recognize existing conditions
- Amendments are permitted and anticipated to allow for the redevelopment of these areas subject to studies and servicing



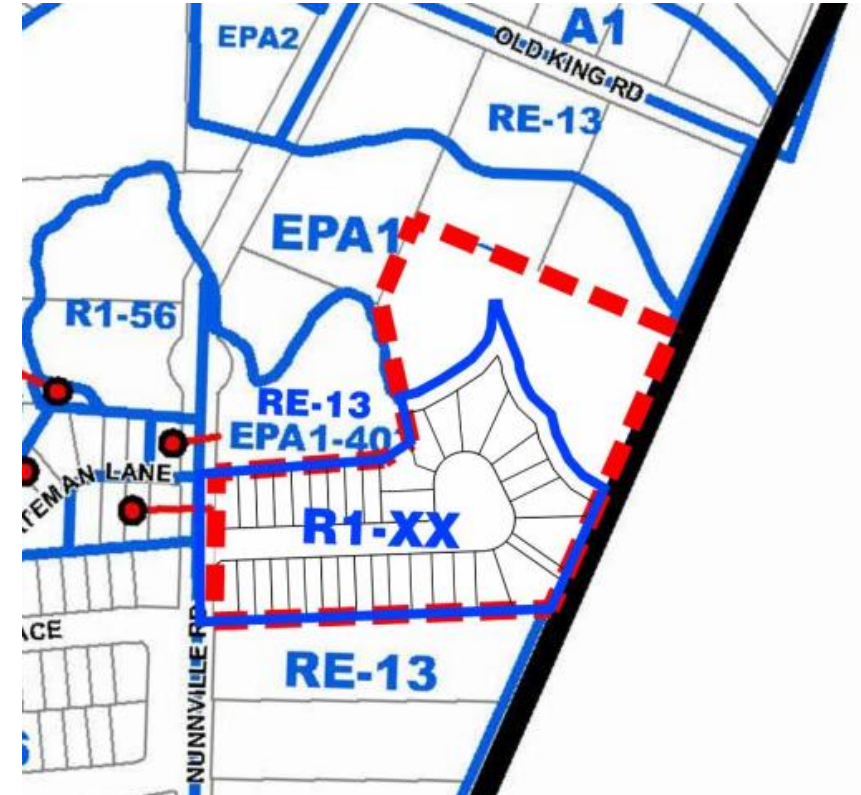
Re-designate to “Low Density Residential” and “Environmental Policy Area” in the Bolton South Hill Land Use Plan

- Amendment is required to permit low-density residential uses
- Proposed development is within density requirements for “Low Density Residential”

Proposed Town of Caledon Zoning By-law Amendment



Zoned Estate Residential- 13
("RE-13") & Environmental Policy
Area ("EPA1")



Re-zone to Residential One -
Exception XX ("R1-XX") &
Environmental Policy Area ("EPA1")

Supporting Studies Completed

- Planning Justification Report
- Housing, Employment and Community Services Report
- Urban Design Brief
- Fiscal Impact Study
- Traffic Impact Study
- Environmental Impact study and Management Plan
- Phase 1 Environmental Site Assessment
- Tree Inventory and Preservation Plan
- Functional Servicing and Stormwater Management Report
- Geotechnical and Slope Stability Assessment
- Hydrogeological Impact Assessment
- Noise and Vibration Study
- Archeological Report

Thank you!

wsp.com

