

STATUTORY PUBLIC MEETING

NOVEMBER 19ND, 2019
PLANNING AND DEVELOPMENT COMMITTEE
TOWN OF CALEDON

4 Walker Road West
Official Plan Amendment (Town File No. POPA 19-05) and Zoning By-law Amendment
(Town File No. RZ 19-07)

INTRODUCTION - 4 WALKER ROAD WEST

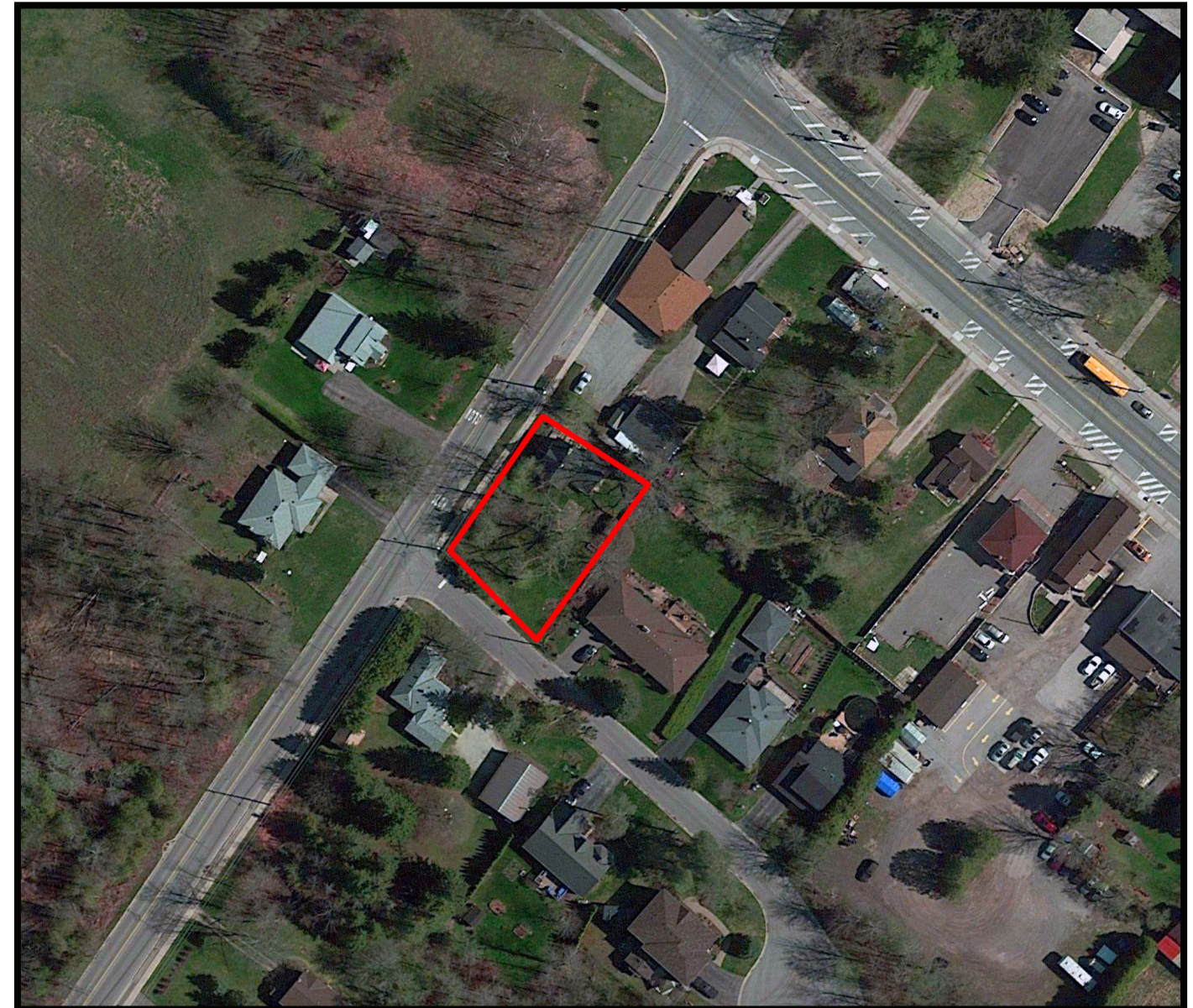
PROJECT TEAM

Weston Consulting - Land Use Planning

V+A Architects - Architecture

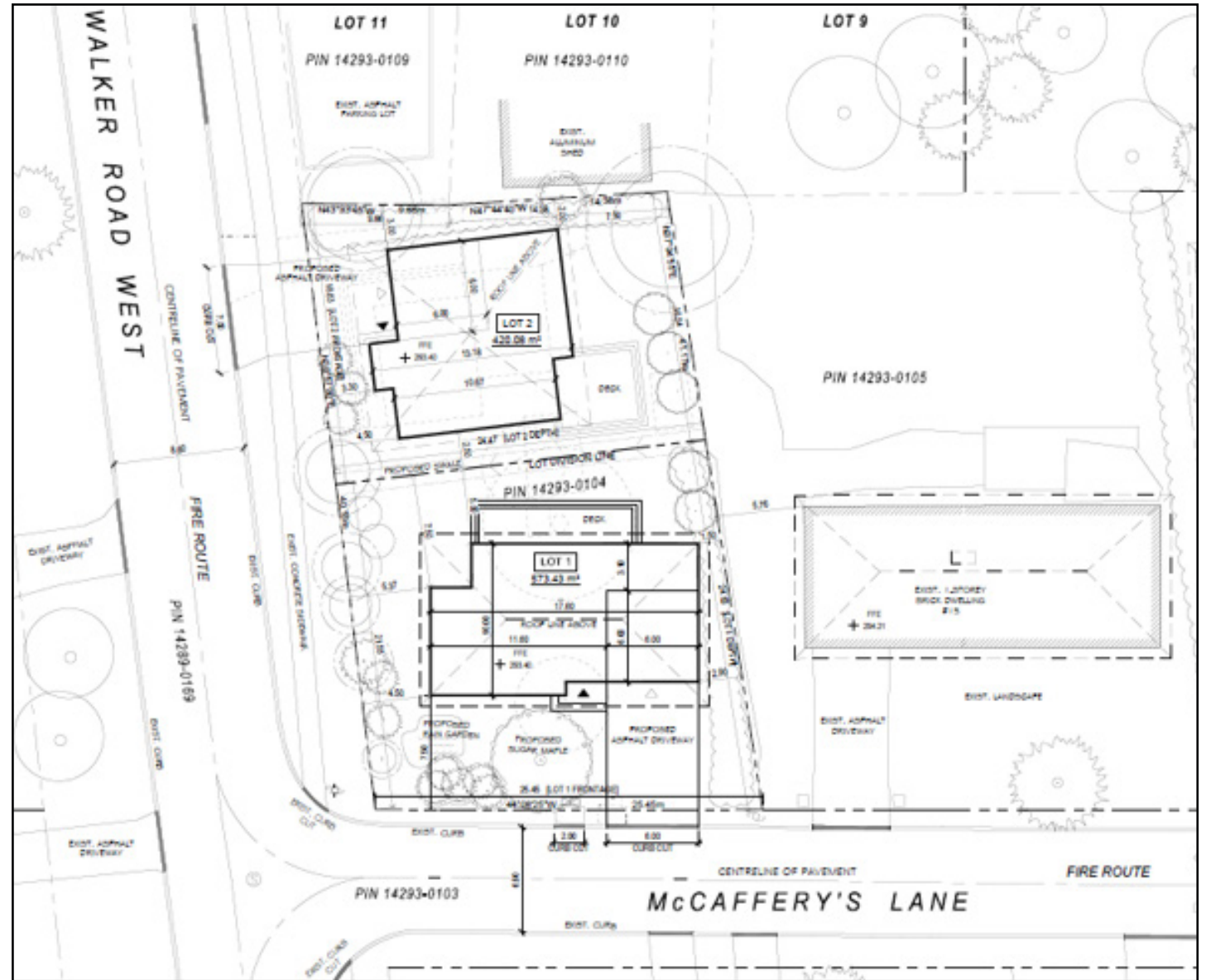
Crozier Consulting - Civil Engineering

GeoPro Consulting Ltd. - Geotechnical Engineering



SITE - 4 WALKER ROAD WEST

- **Total Area** – +/- 993.51 m² (0.24 acres)
- **Frontage** – 40 m along Walker Road West
- **Frontage** – 25.47 m along McCaffery's Lane
- **Rectangular** in shape
- Topography is generally **flat**
- Lands are currently **vacant**



SURROUNDING CONTEXT - 4 WALKER ROAD WEST

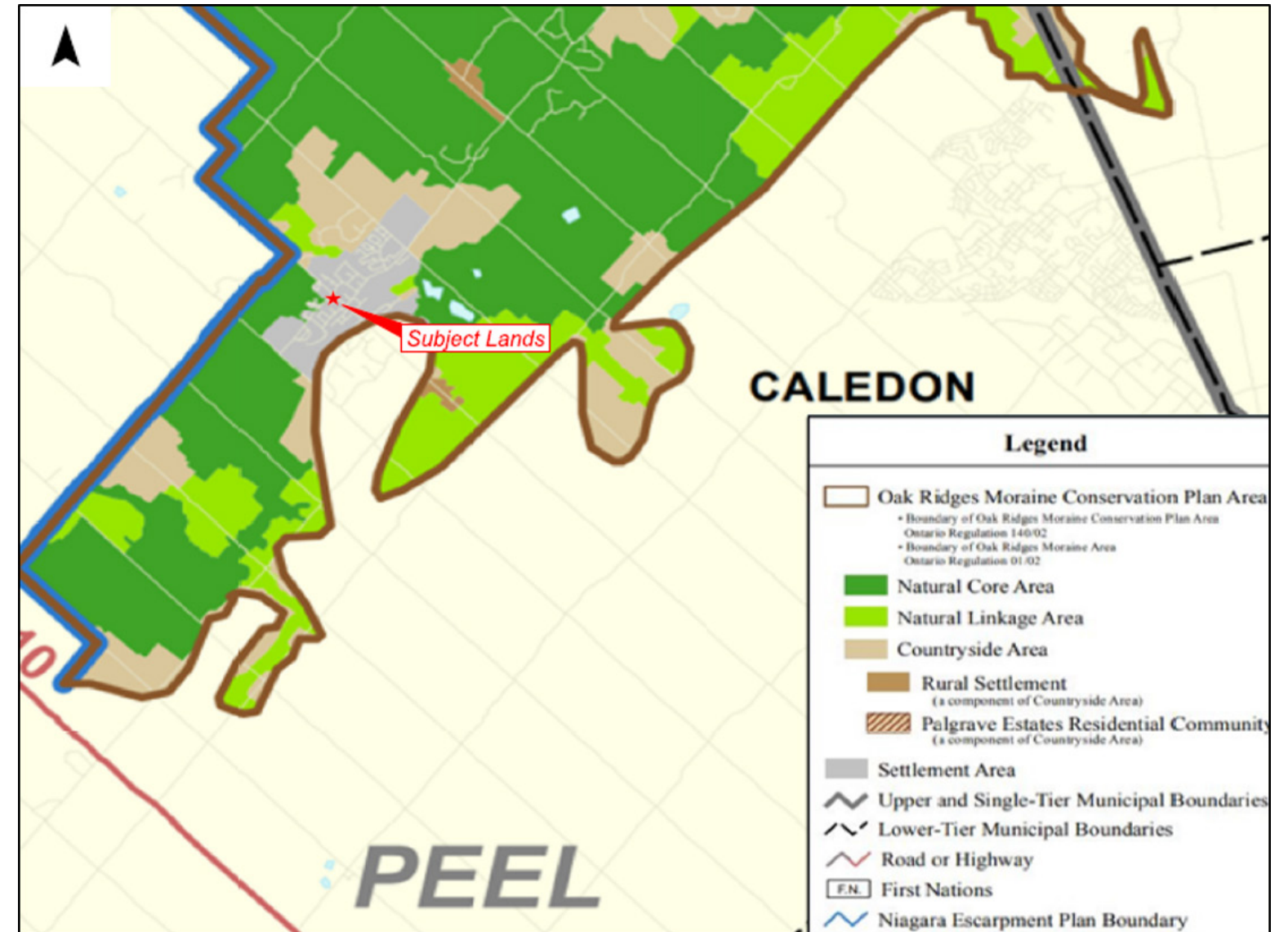
- South-east of intersection of Walker Road West and McCaffery's Lane
- Located within an existing residential neighbourhood, proximal to Airport Road
- North: 1-2 storey Single detached dwellings and Airport Road, a major commercial corridor
- South: 1-2-storey single detached dwellings
- East: Retail commercial uses along Airport Road followed by single detached dwellings
- West: 1-2 storey Single detached dwellings
- Located in an area well served by community facilities and services



OAK RIDGES MORRAINE PLAN - 4 WALKER ROAD WEST

POLICY FRAMEWORK

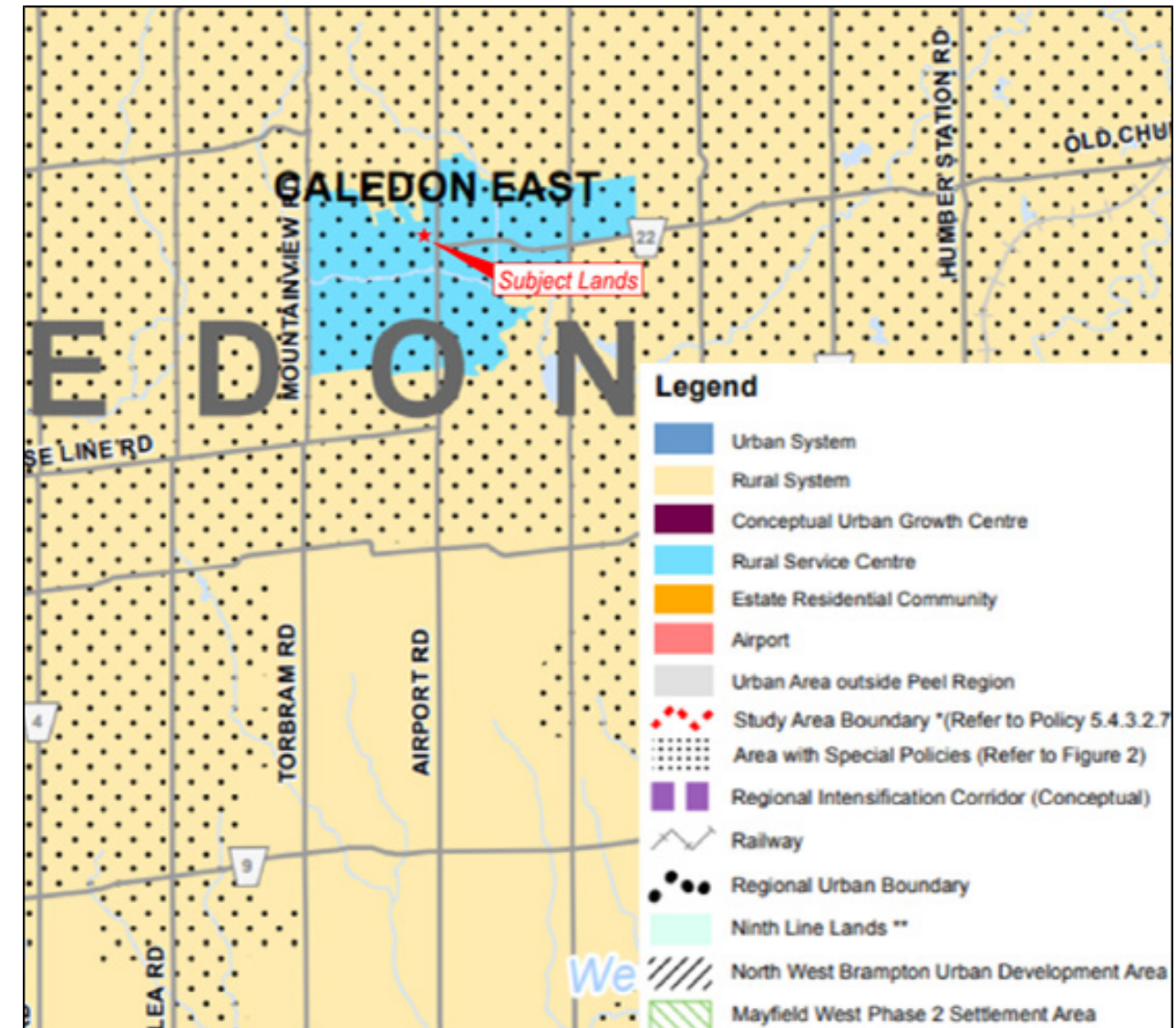
- The subject lands are located within the **Oak Ridges Moraine Conservation Plan** area
- Located within the **Settlement Area**, an area planned to focus and contain urban growth within the ORMCP area
- Land use patterns within settlement areas will support the development of complete communities
- Permitted uses include all those permitted in the applicable local official plan



PEEL REGION OFFICIAL PLAN - 4 WALKER ROAD WEST

POLICY FRAMEWORK

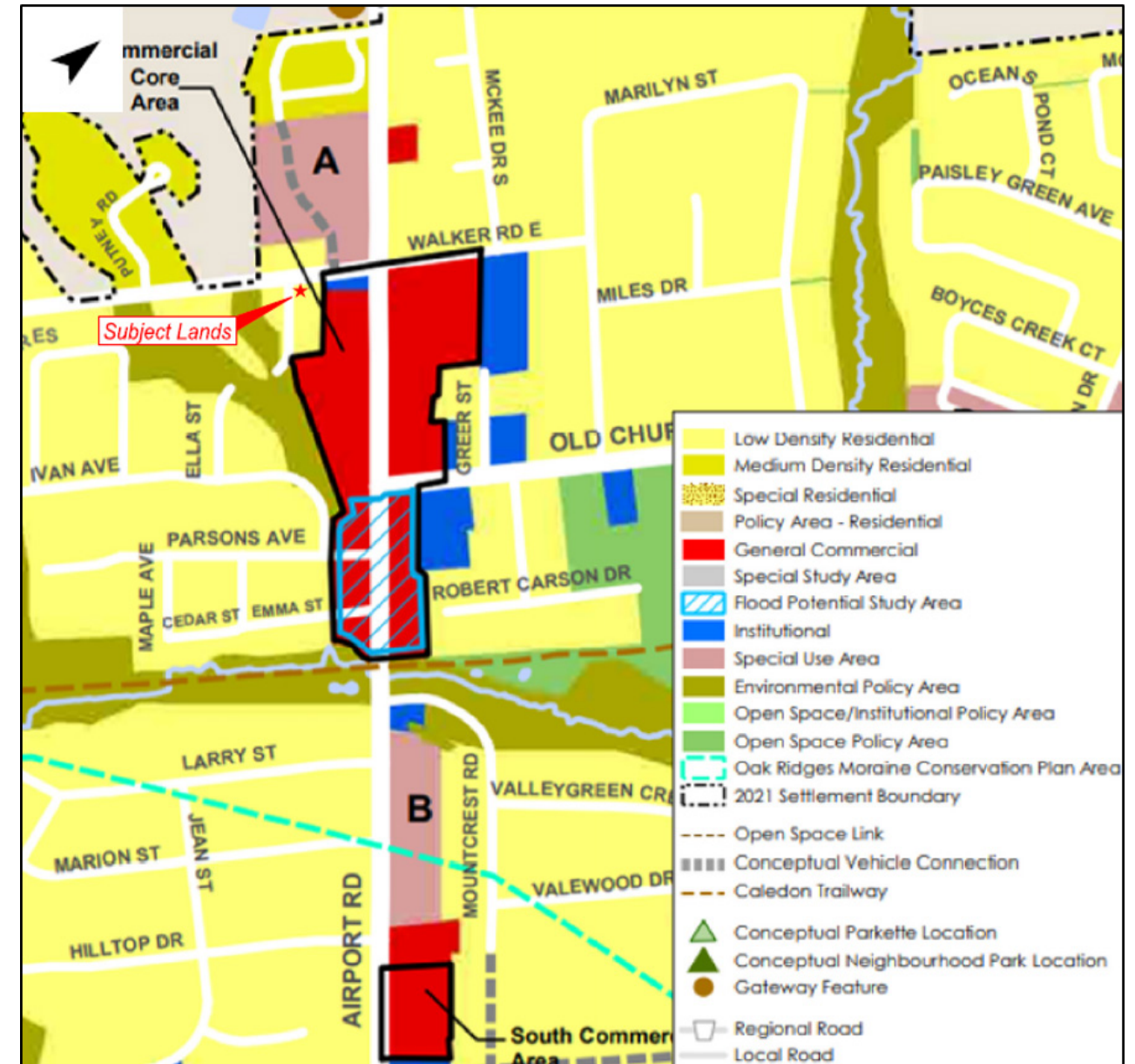
- Schedule D – Regional Structure of the Peel Region Official Plan identifies the subject lands within the **Rural Service Centre** designation within the Region's **Rural System**
- The intention of the **Rural Service Centre** designation is to provide a range and mix of uses and activities
- The Caledon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



TOWN OF CALEDON OFFICIAL PLAN - 4 WALKER ROAD WEST

POLICY FRAMEWORK

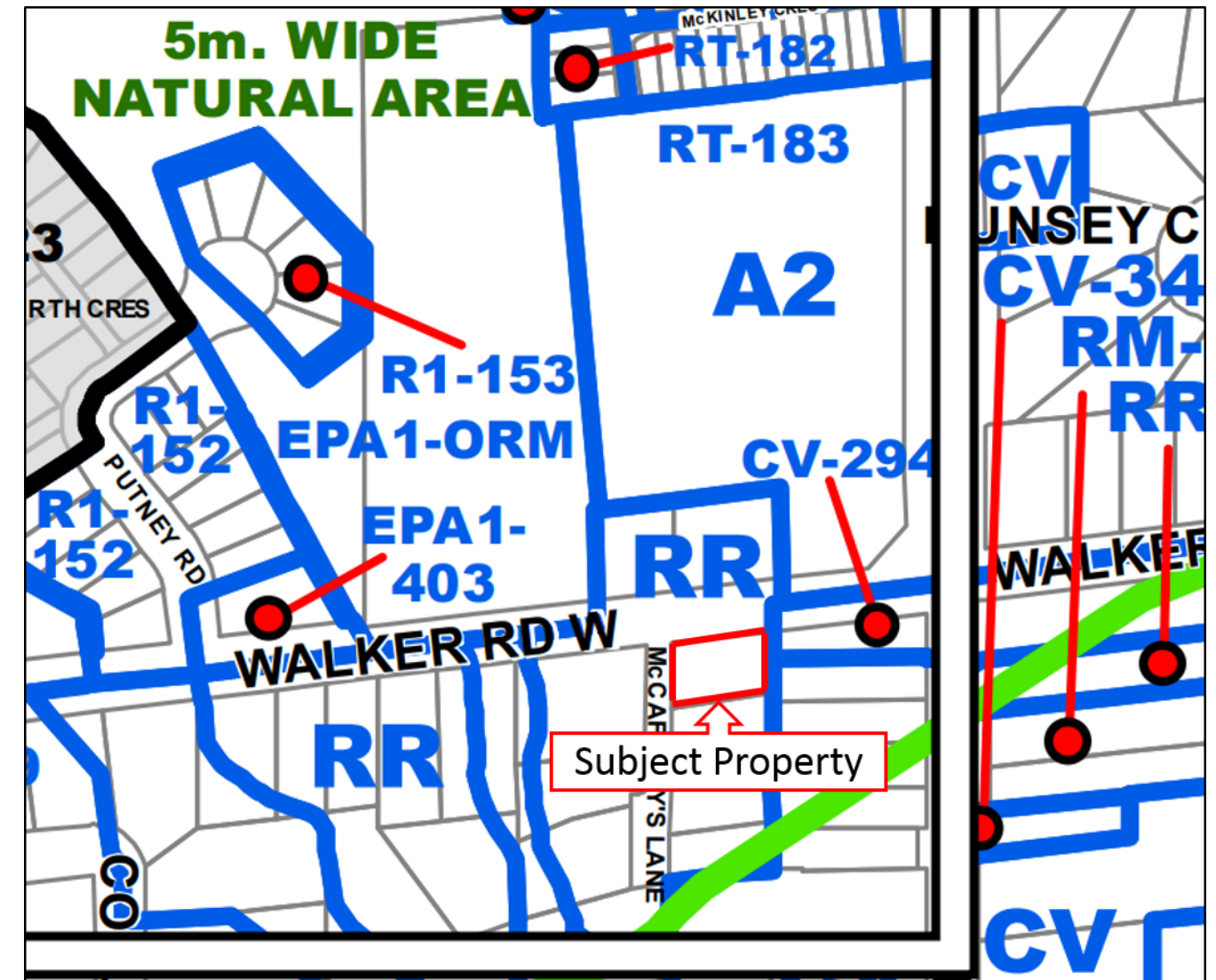
- The subject lands are located within the **Rural Service Centre** designation based on Schedule A1 – Town Structure
- The **Caledon East Rural Service Centre** is part of the focus area for the majority of new residential and employment growth within the Town
- The subject lands are located within the **Caledon East Secondary Plan**
- The subject lands are designated **Low Density Residential**, which permits additional residential development to a maximum net density of 16.6 units per hectare
- Official Plan Amendment required to permit additional density



TOWN OF CALEDON ZONING BY-LAW 2006-50 – 4 WALKER ROAD WEST

POLICY FRAMEWORK

- The subject lands are zoned **Rural Residential – RR**
- These zones permit a variety of residential land uses, including detached dwellings
- A Zoning By-law Amendment has been submitted to introduce a new site specific amendment to the **RR Zone** to seek relief from certain provisions of the Zoning By-law

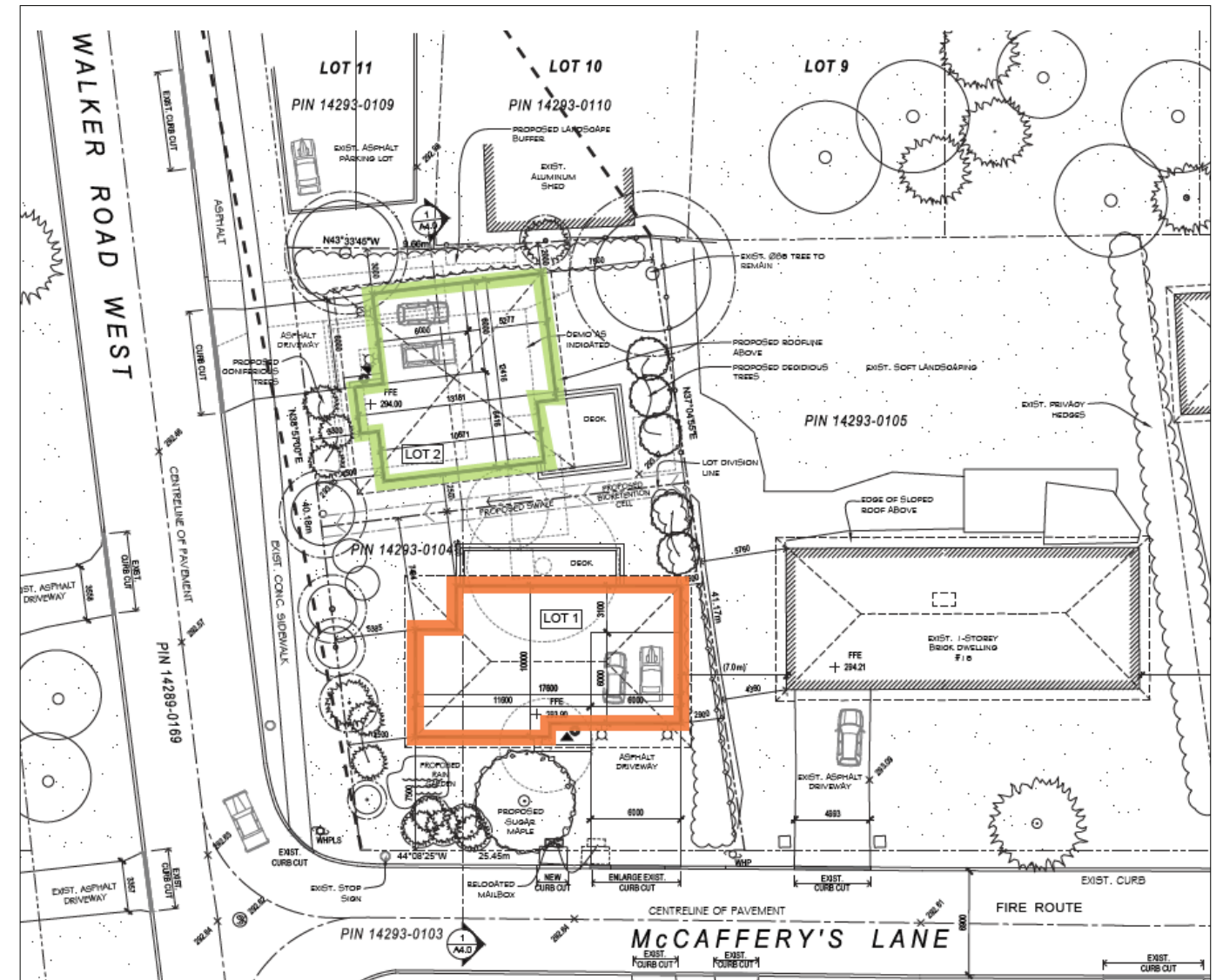


THE PROPOSAL - 4 WALKER ROAD WEST

Proposed Development

- Severance of existing lot to permit construction of two (2), 2-storey single detached dwellings with net density of 20.13 units per net hectare

	LOT 1	LOT 2
AREA	573.42 m ²	420.08 m ²
FRONTAGE	21.55 m along Walker Rd. West 25.45m along McCaffery's Lane	18.63 m along Walker Road West
HEIGHT	2 Storeys	2 Storeys
GFA	288.15 m ²	259.02 m ²
FSI	0.5	0.62
ACCESS	6 m wide driveway access from McCaffery's Lane	7 m wide driveway access from Walker Road West



COMPATIBILITY ANALYSIS - 4 WALKER ROAD WEST

Character and Compatibility Analysis

- **Land Use:** located within an area characterized by similar low-rise residential dwellings
- **Building Heights and Massing:** height and footprint consistent and compatible with the shape and scale of buildings in surrounding area
- **Block and Lotting Patterns:** Similar rectilinear lot shape, area and frontage as lots within surrounding blocks. Proposed lots break up long frontage along Walker Road West and are comparable to nearby lots with modern frontages in the area
- **Architectural Characteristics:** proposed dwellings have been designed to complement roof types, projections and features and materiality of those in immediate area



PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS 4 WALKER ROAD WEST

Draft Official Plan Amendment

- Site Specific Official Plan Amendment to permit a maximum net density of 20.13 units per net hectare, above the permitted 16.6 units per hectare



Draft Zoning By-law Amendment

- Site Specific Zoning By-law Amendment to implement the proposed Official Plan Amendment. The Draft Zoning By-law Amendment will seek relief from certain site-specific zoning standards within the RR zone

Development Standard (RR)	Required	Proposed
Minimum Lot Area	650 m ²	420 m ²
Building Area	25%	34%
Front Yard	9m	3.3 m
Rear Yard	9m	5m
Interior Side Yard (Main Building on Driveway Side)	3m	1.5m
Exterior Side Yard	6 m	4.5 m

THANK YOU

COMMENTS & QUESTIONS?

CONTACT

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