

Staff Report 2019-0262

Meeting: December 3, 2019

Subject: Proposed Official Plan Amendment and Zoning By-law Amendment; 84 Nancy Street

Submitted By: Leilani Lee-Yates, Senior Planner, Development, Community Services

RECOMMENDATIONS

That the proposed application for Official Plan Amendment (RZ 19-02) to amend the Town of Caledon Official Plan, Section 5.10.4.5.2 and “Schedule C” – Bolton Land Use Plan to permit the construction of a residential condominium building on the subject lands be refused; and

That the proposed application for Zoning By-law Amendment (RZ 19-03) to amend Comprehensive Zoning By-law 2006-50, as amended to rezone the subject lands to a site-specific Multiple Residential (RM) Zone to permit the construction of a residential condominium building on the subject lands be refused.

REPORT HIGHLIGHTS

- Applications for Official Plan Amendment (POPA 19-02) and Zoning By-law Amendment (RZ 19-03) were filed by Weston Consulting Group Inc. on March 1, 2019; however, staff deemed the application incomplete on March 28, 2019, because it did not meet the Pre-Consultation (DART) Meeting Form requirements. The submission did not include a Zoning Matrix, Cultural Heritage Impact Assessment, Forest Edge Management Plan, Tree Inventory and Arborist Report, Functional Servicing Report stamped and signed by a qualified engineer, and Site Plans in accordance with Town standards. On July 4, 2019, the applications were re-filed and deemed complete by the Town of Caledon staff on August 1, 2019.
- The applicant proposes to amend the Official Plan to re-designate the lands from Environmental Policy Area to High Density Residential; and rezone the property from Environmental Policy Area 1 and 2 (EPA1 & EPA2) zones to a site-specific Multiple Residential-Exception zone (RM-XX) to permit a residential condominium building.
- A formal Public Meeting was held on October 22, 2019, in accordance with the requirements of the *Planning Act*.
- Staff has reviewed the proposal in conjunction with applicable policies and provisions and consideration of comments from internal departments, external agencies and the public and is of the opinion that the proposal does not comply with the governing Provincial, Regional and Local planning policy documents.

DISCUSSION

The purpose of this Report is to recommend Council to refuse the proposed Official Plan amendment and Zoning By-law amendment.

Subject Lands

The subject lands are located at 84 Nancy Street, in the Rural Service Centre of Bolton, contain an existing dwelling and are 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, and to the west is the 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 farther north of the site (please see Schedule “A” – Location Map, and Schedule “B” – Aerial Photograph, attached).

Proposed Development

The applications propose to amend the Official Plan and Zoning By-law 2006-50 to permit the creation of an 8-storey residential condominium building containing 159 units, with 3 storeys of underground parking (please see Schedule “C” for the Draft Site Plan). The current Environmental Policy Area land use designation and zoning permit uses that are limited to the existing residential uses; existing 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). Please see Schedule “D” for the proposed Official Plan Amendment. 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.

The Zoning By-law Amendment is proposed to change the Environmental Policy Area 1 and 2 (EPA1 & EPA2) 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 change lot area, building area, building height, frontage, setbacks, parking and landscaping area (please see the attached Schedule “E” for the Draft Zoning By-law Amendment).

Planning Review

Documents that have been considered by the Town in its review of the proposed applications include the *Provincial Policy Statement, 2014*, the *A Place to Grow, Growth*

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Plan for the Greater Golden Horseshoe, 2019, the Region of Peel Official Plan, the Town of Caledon Official Plan and Comprehensive Zoning By-law 2006-50. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of these applications.

Provincial Policy Statement (PPS), 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Decisions affecting planning matters “shall be consistent with” the PPS.

Section 2.1 of the PPS contains Natural Heritage policies, which states that development and site alteration shall not be permitted in significant valleylands (section 2.1.5 c)), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. “Significant” valleyland is defined within the PPS as being ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. The subject lands are located within the Main Humber River Valley Corridor and as such meet the Criteria and Thresholds for the Identification of Core Valley and Stream Corridors within Table 2 of the Region of Peel Official Plan and by definition is a Core Area of the Region of Peel Greenlands System. Therefore, the valleyland feature is significant at the Regional level. The feature is also identified as a Valley and Stream Corridor and designated Environmental Policy Area within the Town Official Plan, and therefore, is also a locally significant valleyland.

Section 3.1 of the PPS contains Natural Hazards policies. Through their Memorandum of Understanding (MOU) between Conservation Ontario and the Ministry of Natural Resources and Forestry (MNRF), Conservation Authorities have delegated responsibility to represent the Provincial interest on natural hazards through review of *Planning Act* applications.

It is the position of Toronto and Region Conservation Authority (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 Environmental Policy Area land use 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 have advised 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.

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The proposed Official Plan Amendment and Zoning By-law Amendment are not consistent with the PPS, because the proposed development and site alteration will have a negative impact on the significant valleyland feature and create new slope hazards. Although the existing slope is stable, the proposed development would create a new erosion hazard by cutting into the slope and using a retaining wall system and the building itself to maintain slope stability, which will require long-term management for the lifetime of the proposed development. Staff is concerned that the proposed development will create a new risk to public health and property that would result from affecting the long-term stability of the valley wall that would not only affect the residents of the new building, but also the existing residences farther downslope from the development.

The proposed Official Plan Amendment and Zoning By-law Amendment are not consistent with sections 2.1 and 3.1 of the PPS.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2019, builds upon the progress that has been made towards the achievement of complete communities that are compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities. At the same time, *A Place to Grow, 2019* will continue to ensure protection of agricultural and natural areas and support climate change mitigation and adaptation as Ontario moves towards the goal of environmentally sustainable communities.

While *A Place to Grow, 2019* policies support and encourage intensification and a diverse range and mix of housing within built-up areas within settlement areas (i.e. Bolton), it is also a principle of *A Place to Grow, 2019* to protect and enhance natural heritage, hydrologic and landform systems, features and functions; conserve and promote cultural heritage resources to support the social, economic and cultural well-being of all communities; and integrate climate change considerations into planning and managing growth.

Because the subject site is designated and zoned Environmental Policy Area, and not Residential, the site is not expected to accommodate population growth within Bolton. Based on the forecasted amount of growth to 2031 in the Town of Caledon Official Plan, this application, with the proposed 159 units and equivalent population of 501 (i.e. 159 units x 3.15 people per unit = 501 persons), would exceed the population forecast for Bolton. Furthermore, the proposal does not demonstrate how the proposal meets the Region of Peel Official Plan and Peel Housing and Homelessness Plan housing targets for affordable housing. For these reasons, the Official Plan Amendment and Zoning By-law Amendment applications do not conform to *A Place to Grow, 2019*.

Region of Peel Official Plan

The Region of Peel Official Plan (ROP) designates the lands as “Rural Service Centre” (Schedule D – Regional Structure); and “Built-up Area” (Schedule D4 – The Growth Plan Policy Areas in Peel).

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Region of Peel staff have concerns that the proposed development is in a significant valleyland 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.

Region of Peel planning staff note that ROP Policy 2.3.2.6 prohibits development and site alteration within the Core Areas of the Greenlands System.

Furthermore, ROP Policies 2.4.4.2.4 and 2.4.4.2.5 seek to “discourage the creation of additional tableland within valley and stream corridors” and “generally prohibit the creation of new lots within valley and stream corridors and erosion hazard areas”. Region of Peel staff conclude that the proposal does not demonstrate conformance with these policies.

The ROP prohibits development and site alteration within the 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 applications.

Town of Caledon Official Plan

The Town’s Official Plan (OP) designates the lands as “Rural Service Centre” (Schedule A-1, Town of Caledon, Town Structure); and “Environmental Policy Area” (Schedule C – Bolton Land Use Plan).

Environmental Policy Area Land Use Designation

The Town OP is an environment-first policy document as outlined in Section 3.2.2.2 – “Ecosystem Planning Objectives”. The following Planning Objectives are of particular relevance to the subject application:

- To ensure that the Town’s ecosystem principle, goal and objectives form a primary basis for all land use planning decisions within the Town of Caledon (Section 3.2.2.2.1);
- To identify, protect, maintain and, as appropriate, enhance and restore ecosystem forms, functions and integrity within Caledon through the implementation of appropriate designations, policies and programs (Section 3.2.2.2.2); and
- To ensure that natural hazards are addressed through the planning process (Section 3.2.2.2.8).

The subject lands are located within lands designated Environmental Policy Area (EPA) within the Town OP, and it is the interest of the Town to continue to protect, maintain, enhance and restore the ecosystem forms, functions and integrity of the valley corridors and natural heritage system within the Town of Caledon.

The Town of Caledon OP “Ecosystem Framework” incorporates and refines the components of the Region of Peel Greenlands System, as defined in the Region of Peel

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Official Plan (ROP), in a manner that conforms with the environmental policy directions contained in the ROP. The ecosystem components of the framework identified as “Natural Core Areas” and “Natural Corridors” on Table 3.1 of the Town’s OP, represent the fundamental biological and physical building blocks of ecosystems in the Town. In addition to being subject to the general environmental policies and performance measures of the OP, Natural Core Areas and Natural Corridors are designated Environmental Policy Area (EPA) and are subject to the detailed land use policies in Section 5.7 of the OP. Table 3.1 identifies, “All Valley and Stream Corridors” as Natural Corridors and are designated EPA in the OP.

The subject lands are located wholly within a Valley and Stream Corridor associated with the Main Humber River Valley and designated EPA within the Town OP. Section 5.7.3.1.1 of the OP states that new development is prohibited within areas designated EPA, with the exception of permitted uses specified in Section 5.7.3.1.2. The proposed high density residential building is not permitted within the EPA designation. As noted, it is the position of TRCA that the valley corridor is considered to be “significant”, which warrants the Core Area and EPA designation.

Furthermore, Section 3.2.5.12.2 of the Town OP states that risk management issues associated with Valley and Stream corridors, such as flooding, erosion and slope instability, must be addressed through the planning process.

“Valley and Stream Corridor” as defined by the Town OP shall mean continuous water-based ecosystems which are centered on watercourses, their associated floodplains, valley systems, vegetative communities and functionally-related tableland features. For technical definitions, reference should be made to the Conservation Authority policy documents. The TRCA defines Valley Corridor as depressional features associated with a river or stream, whether or not they contain a watercourse, with defined slopes extending from the long term stable slope projected from the predicted stable toe of slope plus appropriate buffers. While the subject lands are located on the slope of the valley, they are not located within the flood hazard.

The TRCA reviewed the Geotechnical Report submitted with the applications and advised that the appropriate risk management approach for this site is avoidance instead of facilitating the development that will rely heavily on a retaining wall system that requires ongoing maintenance and upkeep. TRCA also advised that the proposed development has not met the TRCA regulatory test associated with erosion and the risk assessment has not included the full range of potential hazards.

Section 5.7.3.1.6 of the Town OP states that lands designated EPA are not to be damaged or destroyed, unless as a result of an approved permitted use. In the event that EPA is damaged or destroyed without required approvals, there shall be no adjustment to the boundary or designation of these areas, and the Town and Region of Peel will require replacement or rehabilitation of the affected ecosystem features, functions and/or landforms. Policy 2.3.2.7 of the ROP also states that Core Areas of the Greenlands System in Peel are not to be damaged or destroyed, and if they are, there shall be no adjustment to the boundary or designation of the feature in the area municipal official Plan.

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The TRCA notes in their comment letter that the environmental reports in support of the subject applications identify that the site is significantly more disturbed than the adjacent slopes, and the forest cover that characterizes the adjacent slopes does not extend onto the site. TRCA notes that it is important to recognize that the adjacent forest community previously extended onto the site as seen in 2013 air photos, but were removed prior to the Town and TRCA site visit in May 2018.

The Town of Caledon woodland by-law (i.e. By-law 2000-100) is not applicable to the subject lands and as such, the tree removals did not require a tree removal permit. However, the removal of the trees and vegetation does create a break in what was contiguous vegetation within the Valley Corridor. The Valley Corridor remains a significant feature, even in the absence of vegetation. Town staff recommend that the subject lands be restored and rehabilitated as per the Town OP and ROP.

Section 5.7.3.7 of the Town OP identifies the requirements for undertaking Environmental Impact Studies and Management Plans in support of proposed development within EPA lands. The, "Environmental Impact Study, 84 Nancy Street, Bolton, Ontario", prepared by CIMA Canada Inc. and dated June 25, 2019, does not demonstrate how the proposed development satisfies the environmental policies and performance measures related to Valley and Stream Corridors, or assess the anticipated immediate and longer term environmental impacts of the proposed development.

The proposed Official Plan Amendment and Zoning By-law Amendment do not conform to the Town of Caledon OP Ecosystem Planning Objectives and Environmental Policy Area policies.

Growth Management and Intensification

Section 4.2.1.3.1 of the Town OP states that Caledon will encourage intensification within the built-up area shown on Figure 1 of the OP (the subject lands are within the built-up area within Bolton) and will work to overcome barriers to intensification, where consistent with Section 3 (Protecting Public Health and Safety) of the *Provincial Policy Statement, 2014* (PPS). The applications propose intensification within Bolton; however, the proposed development is located within a significant Valley Corridor and is not consistent with 3.1 of the PPS.

Section 4.2.1.3.3 of the Town OP states that Caledon will permit and encourage compatible forms of intensification in existing residential neighbourhoods in accordance with Section 5.10.3.14 of the Official Plan. The proposed development does not satisfy the intensification criteria within Section 5.10.3.14, which states that residential intensification will generally be permitted in settlements where:

- a) The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community;
- b) The existing and planned services in the community can support the additional households; and,
- c) The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate study.

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The site is located on a Valley Corridor slope that is designated EPA, has been identified as an important viewshed within the Bolton Heritage Conservation District (BHCD) Plan. It is the opinion of Town staff that the building orientation, massing and materials do not reference the heritage elements of the adjacent neighbourhood. Staff are also concerned with negative impacts on the surrounding neighbourhood due to traffic and shadows (e.g. building massing, height, etc.).

The application does not provide sufficient analysis to conclude that existing and planned services in the community can support the additional 159 residential units and approximate population of 501 people. Furthermore, a housing analysis was not provided that demonstrates that the proposed development meets the housing needs of the municipality.

Section 4.2.5.1 of the Town of Caledon OP provides population allocations for 2031, and assigns the population to settlement categories, specific settlements and land areas generally based on: the OP principles, strategic direction and, goals consistent with the Town-wide forecast contained in Table 4.1. The 2031 population allocation for South Albion-Bolton (i.e. Bolton) is 39,898. While the population allocation for Bolton has not yet been achieved, it was never anticipated that the subject lands would accommodate growth, because its current land use designation of EPA does not facilitate major growth in Bolton. As such, Town staff are concerned that the proposed 159 units and equivalent population of 501 (i.e. 159 units x 3.15 people per unit = 501 persons), would exceed the population forecast for Bolton.

While the Town OP policies are generally supportive of residential development that will increase the apartment housing stock and promotes the intensification of land use in the Bolton area, staff is concerned about exceeding the 2031 population target assigned to Caledon by the Region of Peel. Staff also wants to ensure development improves affordability and the range of housing options in appropriate locations within the community.

Section 5.10.3.10 of the Town OP states that the land uses, and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and open space system, and streetscapes of the community. Furthermore, Section 5.10.3.11 states that development will maintain, or preferably improve, the vitality and well-being of historic cores and main streets.

As previously noted, Town staff is concerned that the proposed development does not reference the surrounding cultural heritage resources and landscape, and the scale and massing of the proposed building would not be compatible with surrounding land uses and community. Furthermore, staff is concerned with the impact of increased traffic on Nancy St., Elizabeth St. and Jane St., and also at the main intersection of King St. and Queen St. in the Bolton Core due to traffic turning onto King St. and Elizabeth St. as noted in the comments from the Ontario Provincial Police (OPP) – Caledon Detachment. Furthermore, Town of Caledon Transportation Development staff requires that the left-turn at the intersection of King Street and Nancy Street be re-evaluated as the diagrams within the Traffic Impact Study (TIS) are not consistent with the traffic volumes and lane configuration.

Section 5.10.4.5.2.8 of the Town OP states that housing development proposed on undeveloped or underdeveloped lands within the Rural Service Centres, including residential intensification proposals, will be considered within the context of the density policies within Section 5.10.3.27.8 a and b:

- a) Development will provide for a mix of housing types within the Rural Service Centre of Bolton, based on the identified housing types and net densities ranges; where net density is based on the land area proposed to be development for residential uses, exclusive of public right-of-ways, parks, school sites, EPA and Open Space Policy Area. The High Density Category, provides for a Net Density Range of 45-87 units/net hectare, with Housing Types of Multiples and Apartments.
- b) The following locational criteria will be applied to high density housing:
 - i. Located either on or in close proximity to arterial or collector roads;
 - ii. Located closer to commercial/institutional uses than lower density housing;
 - iii. Located close or to adjacent to parks and open spaces.

While the proposed development would appear to meet the locational criteria for high density housing, the subject lands are located within a significant Valley Corridor, designated EPA and the proposed development is prohibited. Furthermore, staff is concerned that the proposed net density for the site is 206 units/net hectare, which well exceeds the current High Density Category range within the Town OP. While the Town OP policies are generally supportive of a mix of affordable housing options and intensification of land use in the Bolton area, the subject site must be able to accommodate the proposed development it must be compatible with the surrounding lands uses. Staff does not support the location of the proposed development.

The proposed Official Plan Amendment and Zoning By-law Amendment does not conform to the growth management and intensification policies of the Town OP.

Zoning By-Law 2006-50, as Amended

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.

Section 5.7.3.1.3 of the Town OP states that all land designated EPA shall be zoned in a separate classification in the implementing Zoning By-law that conforms to the EPA provisions. A comprehensive EPA zoning by-law mapping and definitions update was undertaken in 2007 (By-law 2007-42), which identified EPA1 and EPA2 zone mapping based on a detailed methodology for valley and stream corridors within the Town of Caledon. The “Crest of Slope” for defined valley systems was determined through GIS analysis. “Crest of Slope” represents the transition between tableland and the slopes of the valley system and its interpretation provides a method of determining the limits of the valley system at a scale suitable for a municipal zoning by-law. Prior to development occurring on an individual property, the precise limits of the valley may be further refined through the staking of the “Top of Bank”.

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Furthermore, Section 5.7.3.1.4 of the Town OP states that as more detailed environmental information becomes available from approved studies or site investigations/inspections, minor refinements to the limits of lands designated EPA, including minor additions or deletions, may be permitted without an Official Plan Amendment, provided such a minor refinement is satisfactory to the Town and other relevant agencies. Major modifications to the limits of lands designated EPA, including major additions and deletions, shall only occur through an Official Plan Amendment (Section 5.7.3.1.5).

As noted in their comment letter, the TRCA has undertaken site visits on May 31, 2018 and June 4, 2019 and confirms that the entire site is located below the Top of Bank. As such, the subject lands have been thoroughly examined by the TRCA to determine the appropriateness of refinements to the EPA limits and they concluded the lands should remain designated EPA.

The proposed Zoning By-law Amendment is not consistent with the PPS, and does not conform to *A Place to Grow, 2019*, the ROP and Town OP.

Consultation

Notice of Application

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject property. In addition, a notice sign has been posted on the subject lands and the Notice was posted on the Town's website and advertised in the Caledon Citizen and Caledon Enterprise newspapers on Thursday August 8, 2019.

Agency/Department Consultation

The subject applications were circulated to external agencies and internal departments for review and comment. Please refer to the Comment Sheet attached to this report as Schedule "F".

Public Meeting

In accordance with the *Planning Act*, the Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject property and was advertised in the Caledon Citizen and Caledon Enterprise newspapers on Thursday September 26, 2019. A statutory Public Meeting was held on October 22, 2019, in accordance with the requirements of the *Planning Act*.

At the Public Meeting, 14 members of the public expressed concerns with the proposed development. Written submissions from the public have been received by the Town and form as part of the Town's public record. A link to the audio recording of the Public Meeting is available at: <https://www.caledon.ca/en/Calendar/Meetings/Default.aspx>.

Staff has received from the applicant, a petition from 99 local businesses and residents stating their support for the proposed development as they believe it will help contribute to the downtown core and provide a needed form of housing in Bolton.

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A summary of the public comments made at the Oct. 22, 2019, Public Meeting include:

- Cultural Heritage:
 - Impacts of construction on the surrounding neighbourhood and heritage homes (e.g., traffic, noise, vibration, construction equipment parking and storage, public safety, etc.).
 - Impacts on the Bolton Heritage Conservation District (BHCD).
 - Visual impacts on broader valley viewshed and BHCD.
 - Impacts of the construction on the heritage homes that are sensitive to vibrations.
- Environmental:
 - Removal of the trees and vegetation on the valley slope.
 - Impacts of the development on the Environmental Policy Area.
 - Can the development be built on a steep slope?
 - TRCA regulations are very strict for individual landowners in the area. How would this development be able to proceed?
 - Ensuring Environmental Policy Area lands are protected and not destroyed. The applicant removed trees and vegetation from the property, and they should be replaced.
 - Tree and vegetation removal have affected wildlife and soil erosion on the valley slope. The increased stormwater runoff as a result of the tree removal is affecting neighbouring properties.
 - While the proposed development is not in the Bolton Special Policy Area (SPA), the stormwater runoff will further affect people in the Core Area who are in the floodplain.
- Traffic:
 - Concerns with traffic increasing on Nancy St., Jane St. and Elizabeth St. due to increased passenger car traffic and transport truck traffic by-passing the Queen St. and King St. intersection.
 - Increased pollution due to more cars driving through the neighbourhood.
 - Increased traffic in the Bolton downtown area.
 - Concerns with overflow visitor parking on neighbouring streets. There is already limited parking on the streets and the proposed development will not have sufficient parking for their residents. Street parking also reduces the street to one lane and affects traffic movement.
- Public Safety:
 - Concerns with the safety of Nancy St. in the winter and for future senior residents of the proposed building walking up and down a steep slope. The Town will need to ensure Nancy St. is free and clear of debris and safe.
 - Concerns with senior residents of the proposed building accessing the GO bus, which is located up a hill on Highway 50.
 - Can the Town's fire trucks access the height of the building?

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- Noise Impacts:
 - Concerns with the outdoor noise levels and impacts on the surrounding neighbours during and after construction, particularly the cooling system on the roof. The valley form will amplify the noise like an amphitheatre.
- Stormwater Runoff:
 - Concerns with increased stormwater run-off onto neighbouring properties and whether the existing sewer system can handle an increase of flows.
- Municipal Infrastructure:
 - Impacts on existing municipal infrastructure.
 - Concern that Highway 50 will need to be widened to accommodate increased traffic.
- Compatibility with the Neighbourhood:
 - Proposed density is too high for the neighbourhood.
 - Is there a need for this type of housing in Bolton?
 - Important that this type of development is responsibly created.
 - The building is much larger than anticipated, would be similar to the building at King St. and Station Rd., and would not fit in with Bolton.
 - How will the proposed development affect property values and taxes of surrounding homes?
 - Neighbours purchased their homes for the serenity and wildlife, which has already been impacted by the tree removal.

FINANCIAL IMPLICATIONS

For property tax purposes, 84 Nancy Street, Bolton (Plan BOL 7 Block 3 Part Lots 33,39) is currently assessed as Residential, (\$581,250 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$3,200. As at November 11, 2019, the property tax account is determined to be current.

If the proposed development (includes an eight storey residential condominium building with 159 units) were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.

Under applicable By-laws, Development Charges would apply as follows:

- i. Town of Caledon: (a) \$17,683.60 per apartment unit > 70 m²; and (b) \$10,378.49 per apartment unit 70 m² or less.
- ii. Region of Peel: (a) \$33,641.41 per apartment unit > 70 m²; and (b) \$22,251.77 per apartment unit 70 m² or less.
- iii. School Boards: \$4,572 per any residential unit.
- iv. GO Transit: (a) \$403.59 per apartment unit > 70 m²; and (b) \$209.15 per apartment unit 70 m² or less.

The Development Charges comments and estimates above are as at November 11, 2019 and are based upon information provided to the Town by the applicant, current Region and School Board By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further,

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proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

ATTACHMENTS

Schedule A – Location Map
Schedule B – Aerial Photograph
Schedule C – Draft Site Plan
Schedule D – Draft Official Plan Amendment
Schedule E – Draft Zoning By-law Amendment
Schedule F – Comment Sheet