



August 31, 2018

**Proposed Official Plan Amendment & Zoning By-law Amendment by Paul King on behalf of Pluribus Corp. at 0 Atchison Drive - Mid-Rise, Mixed Use Town Square Proposal
Town File Numbers: POPA 18-01, RZ 18-03**

Please note that no decision can be made by Council until after a Public Meeting is held in 2019. Under the Ontario Planning Act, the Town cannot refuse to receive a complete application.

A Community Meeting is scheduled for November 13th, 2018 at 7pm at the Caledon East Community Centre in the Banquet Hall

The Town has received a complete application to change the Official Plan and Zoning By-law as it relates to the lands at the northeast corner of Atchison Drive and Old Church Road. Below is a comparison between the current Official Plan and Zoning By-law and what the applicant is asking the Town to consider:

OFFICIAL PLAN	APPLICATION	REQUEST
Mixed Use Building	Mixed Use Building	No change
Maximum 650m ² (7,000 ft ²) of retail uses	Maximum 870m ² (9,365 ft ²) of retail uses	Additional 220m ² retail
Maximum Height of 3-4 storeys	Maximum Height of 5 storeys	Additional 1 storey
0.1 ha (0.25 acres) Open Space Area	0.1 ha (0.25 acres) Open Space Area	No change

ZONING BY-LAW	APPLICATION	REQUEST
Setbacks of 4.5m from Old Church Road and Atchison Drive and 10m from easterly lot line	Setbacks of 1.8m from Old Church Road, 2.6m from Atchison Drive and 7.5m from easterly lot line	A reduction of 2.7m to 1.9m to adjacent streets and 2.5m from easterly lot line
Maximum 650m ² (7,000 ft ²) of retail uses	Maximum 870m ² (9,365 ft ²) of retail uses	Additional 220m ² retail
Maximum Height of 11m (36 ft)	Maximum Height of 17.9m (59 ft)	Additional 6.9m (23 ft)
Maximum 12 Dwelling Units	Maximum 85 Dwelling Units	Additional 73 Dwelling Units
Minimum Parking Standards of 1.75 spaces/ unit and 1 space/20 m2 of retail floor space	Minimum Parking Standards of 1.55 spaces/ unit and 1 space/40 m2 of retail floor area	Reduction of 0.2 spaces/ unit and 0.5 spaces/20m2 of retail
Park	Private Park with Accessory Outside Display, Sales or Patio	

Planning Process:

Town staff are now processing the application as required by the Planning Act of Ontario, including:

- Circulating to external agencies and departments for comments
- Notifying residents of the application and collecting their concerns and comments
- Notifying the applicant of agency, department and public comments and concerns

- Working with developer to have Community Meetings
- Arranging for a Public Meeting (i.e. early 2019)

Staff do not have an opinion on the application until all comments from all agencies and departments are addressed and after a Public Meeting.

Please note that no decision can be made by Council until after a Public Meeting is held in 2019.

Once the planning process is completed staff will bring back a recommendation report to Council for a decision to be made.

At this time staff are just processing the applicant and cannot comment or make a decision of the application until completed.

If you have comments or concerns that you would like to Town and applicant to consider, please forward them to:

Mary Nordstrom, Senior Development Planner at 905.584.2272 x4223 or mary.nordstrom@caledon.ca

Casey Blakely, Manager of Development – East at 905.584.2272 x4202 or casey.blakely@caledon.ca

Peggy Tollett, General Manager of Community Services at 905.584.2272 x4112 or casey.blakely@caledon.ca

