

Community Design Guidelines

TRIBAL PARTNERS CANADA INC.

12506 and 12698 Heart Lake Road, Caledon



October 16, 2025
ISSUED FOR ZBA/OPA

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INTRODUCTION

This Community Design Guidelines has been prepared in support of the Official Plan Amendment/Zoning By-law Amendment for the development of the property at 12506 and 12698 Heart Lake Road, Caledon. The proposed development will facilitate the construction of four (4) light-industrial buildings, one stormwater management pond, and associated trailer storage and surface parking.

Existing environmental features at the north end of the site, within the TRCA regulated area of the Greenbelt Plan, are being preserved.

The Community Design Guidelines provides information on the design direction that has been pursued to ensure the proposed development is effectively integrated into the surrounding community, features sustainable building and operations strategies and respects the intent of the Town of Caledon Official Plan, Mayfield West Urban Design policies and Town-Wide Design Guidelines.



The proposed design features two (2) +/- 50,000 m² double-loaded, and two (2) +/- 30,000 m², single-loaded industrial buildings oriented east-west. The buildings will address both the Heart Lake Road and west-facing frontages, and incorporate offices that face the adjacent residential properties, in an effort to mitigate the transition from less sensitive to more sensitive uses. The specific needs of large industrial buildings differ from those of smaller facilities and there are different considerations for loading, parking and pedestrian connectivity. These issues are addressed in the Brief.

SITE LOCATION AND PROPOSED DEVELOPMENT

The subject property is a 50.87-hectare parcel, comprised of Agricultural and Natural Heritage uses, located on Heart Lake Road, between Old School Road and Abbotside Way. The site is located within the Mayfield West Secondary Plan Study Area, an area identified by the Town of Caledon's Official Plan as a place of growth and densification of both residential and employment uses. Approved uses in the Mayfield West community include Prestige Industrial, General Industrial and other community and employment uses. The surrounding area has been transitioning from a predominantly rural land use to a developing urban mixed use residential and employment area.

There are three residential hold-out properties on Heart Lake Road, located in the eastern portion of the site. These properties will remain and will be screened from the proposed development.



Matthews Tribal intends to develop the property into four (4) Class "A" distribution facilities with subsidiary office space located at building corners. The buildings have a combined floor area of 158,167 m².

Building A: 32,846 m²

Building B: 25,517 m²

Building C: 47,684 m²

Building D: 51,120 m²

Building Height: 13.1m

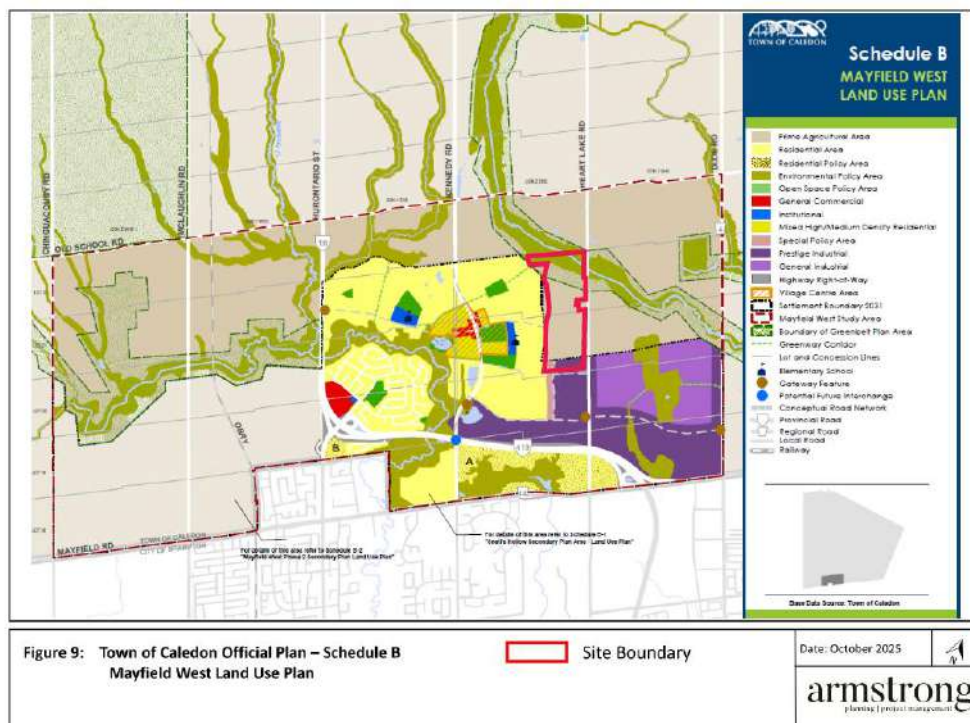
Town of Caledon Policies

Town of Caledon Official Plan

The subject property is located within the Mayfield West Secondary Plan Area and is contiguous to the Settlement Area Boundary of the Town of Caledon. The subject property is located within the Settlement Area of the Peel Region Official Plan, and is identified as a Phase 1 – New Employment Area in the Town of Caledon Growth Management Plan.

The subject property is currently designated Prime Agricultural Area, Environmental Policy Area, and Greenbelt Area, and is zoned A1 – Agricultural, and EPA-1 – Environmental Protection Area. The proponent is proposing to expand the Mayfield West Rural Service Centre, to include the lands in the Settlement Boundary 2031, and to redesignated from Prime Agricultural Area to Prestige Industrial and Special Policy Area. The Environmental Policy Area will be maintained. The subject site will also be rezoned from A1 – Agricultural to MP – Prestige Industrial. The site's direct adjacency to the Mayfield West Settlement Area and other planned Prestige Industrial uses, makes it an appropriate location for industrial uses where it has the opportunity to contribute to an evolving employment hub in the Town of Caledon.

Greenbelt Plan Natural Heritage System lands are located at the north the site will be preserved.



Town of Caledon Town-Wide Design Guidelines

The development responds to the Key Design Principles outlined in the Town of Caledon Town-Wide Design Guidelines (TWDG): Sustainability, Accessibility, Community Safety, Active Transportation and Preservation of Cultural Heritage. The TWDG are referenced throughout these guidelines.

Mayfield West Community Design Plan

The Mayfield West Community Design Plan contains guidelines for industrial/employment areas within the plan area. The plan speaks to Industrial Buildings/Districts in the following sections:

- 2.0 Vision and Community Structure;
- 3.0 Community Design Guidelines;
- 4.0 Site Planning, Architecture and Landscape Architecture; and
- 8.0 Environmental Sustainability

The following guidelines are applicable to the proposed development:

2.3.7 The Industrial District Plan

- *Capitalizes on the higher order employment opportunities generated by the extension of Highway 410 through the establishment of a Prestige Industrial Area adjacent to the Highway;*
- *Establishes an appropriate land use buffer between the Highway 410 extension and the existing residential community to the west in order to reduce the impact of traffic noise on the residential community;*
- *Creates a diverse range of employment opportunities for Caledon residents and live work opportunities for the community;*
- *Establishes urban and site design standards to ensure a high-quality industrial area;*
- *May include commercial uses that service the surrounding employment and do not directly compete with the Village Centre commercial area in locations consistent with Section 5.5.3 of the Town's Official Plan and Section 7.12.12.1.2 of the Mayfield West Secondary Plan.*

The proposed development provides Prestige Industrial employment opportunities which capitalize upon the approved Highway 410 extension, and approved Highway 413. A 70m buffer which contains a combination of a 30m landscape strip, and 40m transition zone, is provided between the proposed development and the adjacent residential community.

3.3 Industrial Districts

Prestige Industrial

The Prestige industrial lands are located adjacent to the planned Highway 410 extension and on the south side of the east – west industrial collector road [Abbotside Way].

- *Design of development within this area must respond to visibility from both the highway and the collector road;*
- *Generally, the primary building front will face the collector road to present a positive, high quality image to the community. This is particularly important between Kennedy Road and Heart Lake Road;*
- *A clean corporate image is intended for building design facing Highway 410 characterized by corporate signage, quality building materials and the minimization of service and loading areas.*

The proposed development responds to the viability and increased capacity of the approved Highway 410 extension, and approved Highway 413. While the entrances of the buildings don't directly face the local or collector industrial roads, the buildings have been designed to address all frontages with a positive high-quality design. The buildings have been designed to shield the majority of service and loading areas from the external frontages.

4.3.1 General Design Objective

Prestige Industrial

The Prestige industrial lands are located adjacent to the planned Highway 410 extension and on the south side of the east – west industrial collector road [Abbotside Way]. Design of development within this area must respond to visibility from both the highway and the collector road. Generally, the primary building front will face the collector road to present a positive, high quality image to the community. This is particularly important between Kennedy Rd. and Heart Lake Rd. A clean corporate image is intended for building design facing Highway 410 characterized by corporate signage, high quality building materials and the minimization of service and loading areas.

The proposed development will incorporate buildings which have been designed to address all frontages with a positive high-quality design. The buildings have been designed to shield the majority of service and loading areas from the external frontages.

8.3 Green Building Program

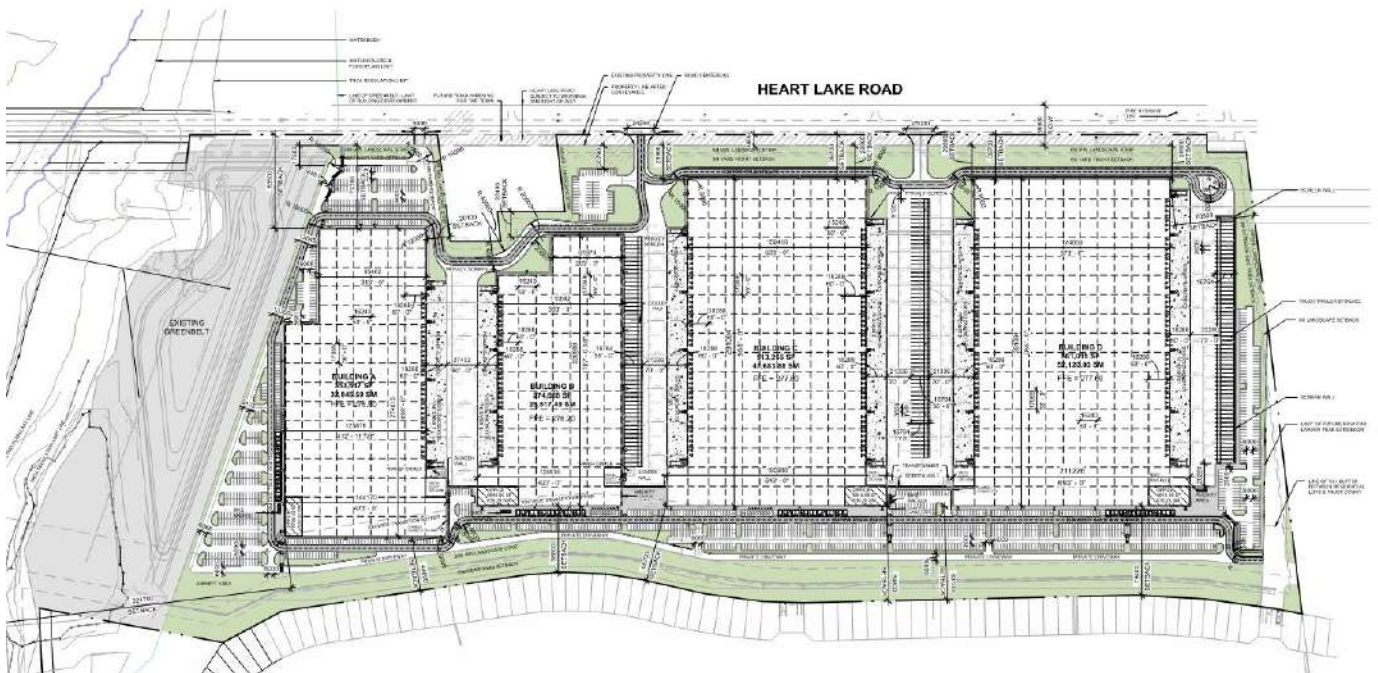
8.3.5 Industrial Buildings

All Industrial buildings will be designed and constructed in accordance with the above ASHRAE Advanced Energy Design Guides or the Advanced Energy Design Guide for Warehouses, whichever is more appropriate. In lieu of this building can be designed so their predicted performance achieves a minimum 30% energy savings versus the ASHRAE 90.1 1999 standard (as verified by a 3rd party).

According to legislation found in Bill 17, and reinforced by a letter provided by Martha Greenberg, Deputy Minister, Ministry of Municipal Affairs and Housing, Municipalities cannot use provisions in the Municipal Act, City of Toronto Act, and Planning Act, including site plan control, to create and require construction or demolition standards for buildings.

SITE DESIGN

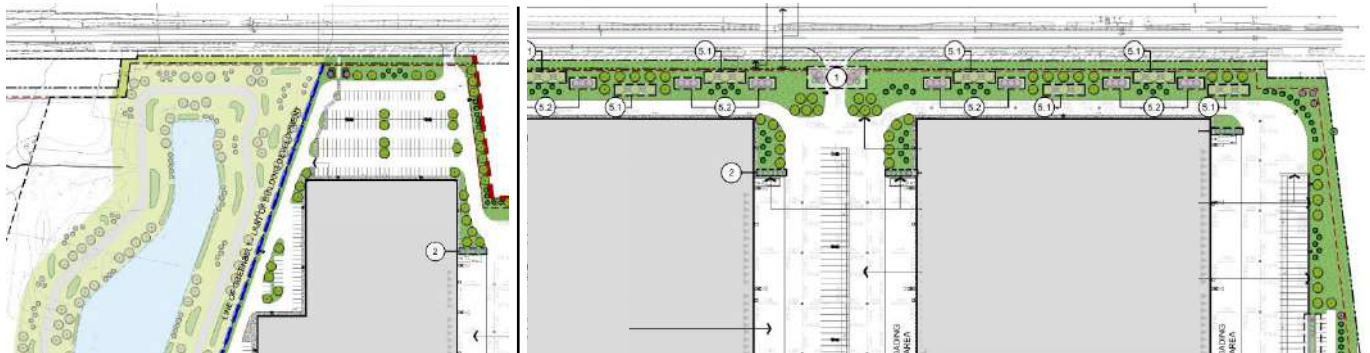
The proposed industrial development at **12506 and 12698 Heart Lake Road, Caledon** has been planned to create a functional and visually well-composed employment campus that aligns with the Town of Caledon Town-Wide Design Guidelines (TWDG). The site layout balances efficient circulation and operations with strong landscape treatment and architectural consistency, drawing on the site's natural contours to guide placement and flow.



Parking and Loading

A total of 1,421 parking spaces are provided on site. The parking areas are accessed through internal private drives, reducing turning movements along Heart Lake Road. Parking access to the office areas is located near the main entrances for convenience, while additional parking is distributed throughout the site to ensure adequate access for all users. Passenger vehicle circulation is separated from truck traffic wherever possible, following best practices and TWDG guidance on site safety and circulation.

While the Town's guidelines generally discourage parking between buildings and public roads, this site's industrial nature requires large truck courts distributed along the rear and longitudinal sides of the buildings. As a result, some parking areas are located at the front and street-facing sides of buildings. To address this, the site design includes several measures to reduce the visual impact of parking from Heart Lake Road and the Larson Peak extension:

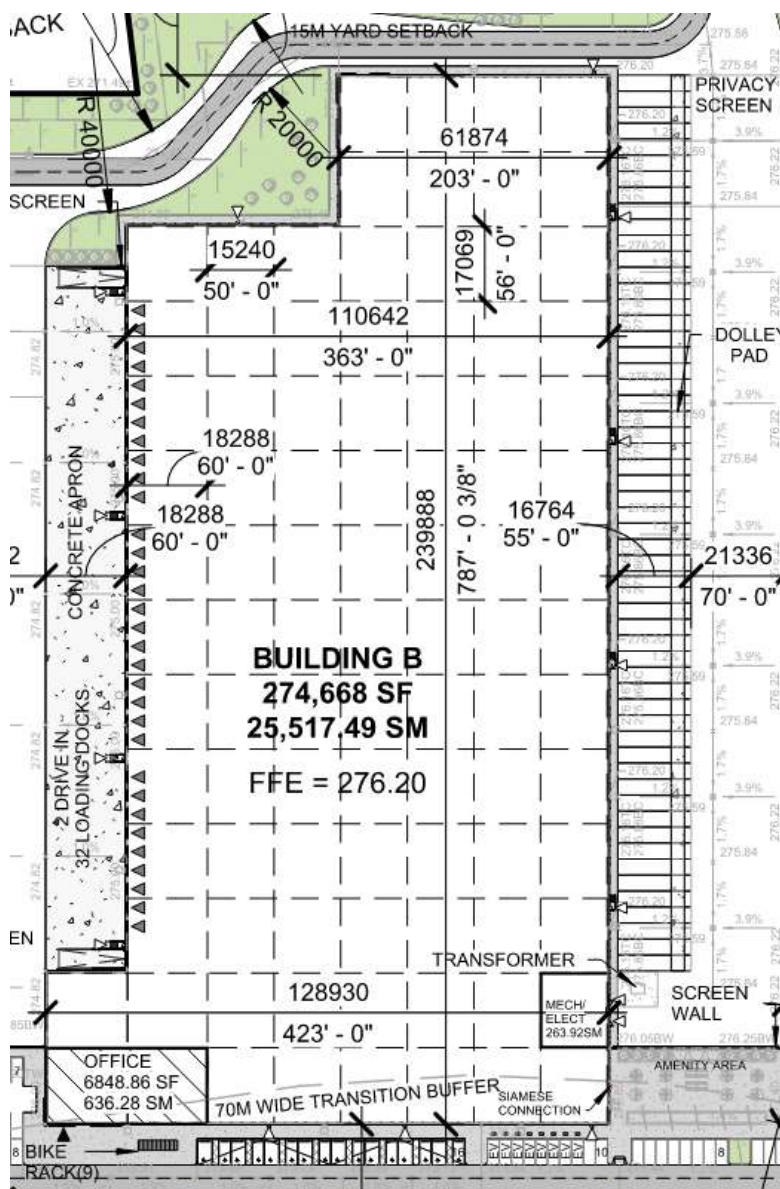


- Landscaped berm and 6-metre buffer along the frontage from Heart Lake Rd;
- Stormwater management pond with native plantings between the street and the parking areas, positioned at the southwest corner to provide partial screening and soften sightlines from the road while primarily managing runoff and enhancing habitat;
- Landscape islands within the parking lots planted with trees and shrubs to break up large paved areas;
- Privacy screens integrated into amenity areas, effectively dividing truck courts from pedestrian zones to maintain visual separation and safety for employees;
- Privacy screens along the 70m transition buffer, screening truck storage and courts from residential hold-outs and the road, ensuring minimal visual intrusion.

These design elements meet the intent of the TWDG Section 6.4, which encourages the use of landscaping to soften the appearance of parking and integrate green space into employment areas.

A pedestrian walkway is located along the western side of the property next to the natural heritage buffer. It connects to outdoor seating areas with benches and native planting, offering employees opportunities to walk or spend time outdoors.

A total of 247 loading spaces are provided to serve the buildings. These include both truck-level docks and drive-in doors, sized to support distribution and warehousing operations.



32 loading docks are provided each for Building A and Building B, 88 for Building C, and 95 for Building D.

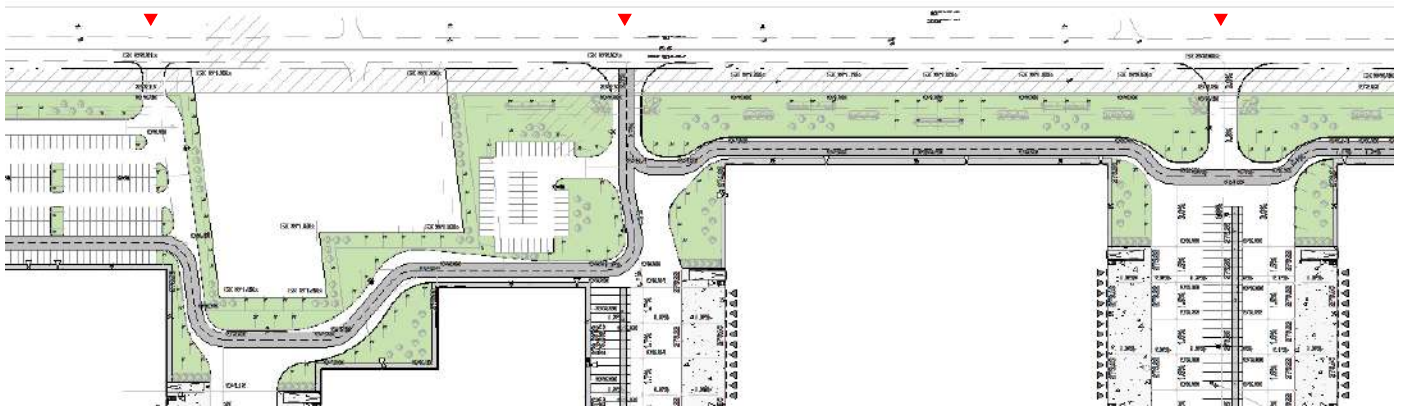
Trailer storage areas are located to the north and interior of the site, screened from view by buildings, fencing, and landscape buffers. This approach meets TWDG Section 6.6, which requires loading and service areas to be screened from public streets.

As on the rest of the site, truck routes are kept separate from passenger vehicle areas to maintain safe and efficient circulation.

Site Access, Safety, and Accessibility

The site will have four access points:

- Access 1 (North): Right-in/right-out connection for general site traffic, located close to Building A.
- Access 2 (North): Full-movement connection for passenger and truck traffic, positioned centrally between Buildings B and C, with space for future signalization.
- Access 3 (North): Full-movement, signalized intersection for all vehicles including heavy trucks, situated near the northeast corner between Building C and D.
- Access 4 (South): Potential connection to the future Larson Peak Road extension, located next to the Buildings D as a reserved stub-out.



Consolidating access points minimizes the number of curb cuts along Heart Lake Road, as encouraged by TWDG Section 5.1.

Once inside the site, passenger and truck traffic separate to maintain safety and reduce conflict.

Crosswalks are provided at key internal drive aisles and include pavement markings and tactile indicators for accessibility.

The site is fully accessible, consistent with the Accessibility for Ontarians with Disabilities Act (AODA) and TWDG Accessible Design standards.

Accessible parking spaces are located near office entrances, and building entries are at grade with automatic door operators and protective canopies. The pedestrian network and walking trail are also designed to be barrier-free.

Although there are currently no sidewalks on Heart Lake Road, the design allows for future road widening and potential sidewalk construction. Internally, pedestrians are well accommodated through defined walkways and landscaped connections.

Crime Prevention and Safety

The site design follows Crime Prevention Through Environmental Design (CPTED) principles supported by the Town of Caledon. Site safety is enhanced through good lighting coverage, clear sightlines, and active building frontages. Lighting is provided around the building perimeters, parking areas, and amenity spaces.

Office areas are located at building corners to provide natural surveillance of entrances and parking areas.

Durable materials and native plantings ensure the landscape remains low-maintenance and well-kept over time, supporting a safe and welcoming environment.

BUILDING DESIGN

The buildings have been designed in accordance with the TWDG Section 11, Prestige Industrial Zone, which promotes high-quality architecture and coordinated streetscapes. The site provides a consistent and modern architectural character through the following key design features:



- Buildings face Heart Lake Road, with offices at southwest corners to enliven façades, per site layout.
- Façades feature insulated metal panels in horizontal and vertical patterns for visual rhythm, matching elevations.
- Canopies with Aluminum composite panel and accent banding highlight entrances, per renderings.
- Curtain wall glazing at office corners adds light and reduces bulk, as shown in design.
- Loading façades use durable precast panels, screened by landscaping, fencing, and walls, per plans.
- Rooftop mechanicals are hidden by parapets, to be detailed at permit stage, per roof design.

Overall, the buildings offer a clean, modern look suitable for Caledon's Prestige Employment areas, with focus on proportion, material quality, and order.

LANDSCAPING AND ENVIRONMENTAL FEATURES

The landscape framework for 12506 and 12698 Heart Lake Road has been designed to merge functionality with visual quality, in line with Section 6 of the Town of Caledon Town-Wide Design Guidelines (TWDG). Native and adaptive plantings define edges, soften built forms, and connect the development to its rural surroundings.

The stormwater management pond is positioned facing Heart Lake Road. This location aligns with the site's natural grading, which drains eastward, and allows the pond to function as both a stormwater facility and a landscape buffer between the industrial buildings and the public realm.



The pond is bordered by native wetland plantings and grasses that help filter surface water and provide seasonal variety in color and texture. These plantings also help screen nearby parking areas and contribute to a softer, more natural edge along Heart Lake Road.

In accordance with TWDG Section 6.6.1, the pond has been designed as an integrated open-space feature, not as an isolated utility basin. It visually extends the natural character of the site frontage and complements the broader Humber River Watershed system, following TRCA design standards for water balance and quality control.

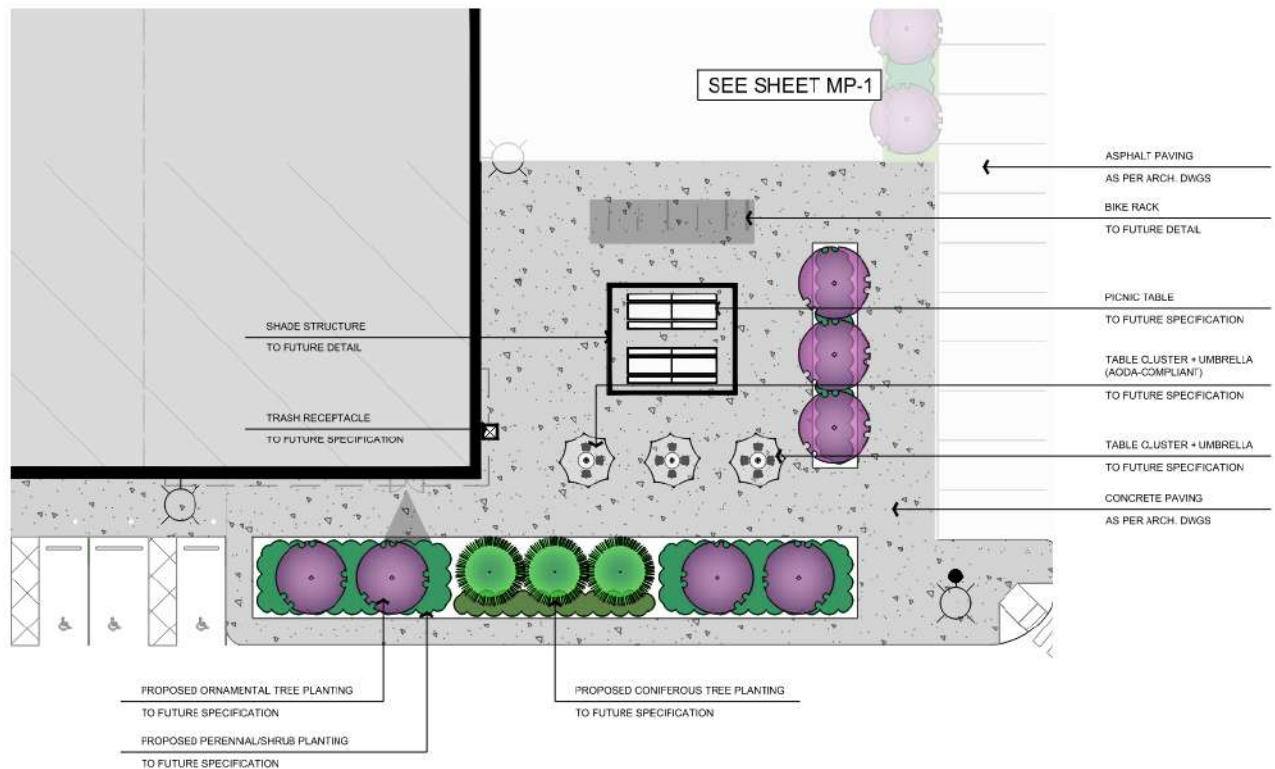
Together with the tree-lined frontage and landscaped berms, the pond establishes a green, well-composed interface between the development and Heart Lake Road.

Amenity Areas

Amenity spaces are located near office entrances and along the walking trail. They include benches, picnic tables, and trash receptacles, and are shaded by trees and surrounded by low-maintenance planting.

The walking trail runs along the natural historical edge, providing an informal outdoor recreation area for employees. It includes rest areas and is designed with gentle grades and durable surfaces for accessibility.

Together, these features create a simple but cohesive outdoor environment that balances built form, landscape, and open space.



SUSTAINABILITY AND LOW IMPACT DEVELOPMENT

The project includes several sustainable design measures in accordance with the TWDG Section 3 – Low Impact Development:

- Bicycle parking is provided near office entrances, with 27 racks total across the site.
- Electric vehicle parking spaces are provided, with clusters of 8 spots near each building's office area.
- The walkway and amenity areas are lit with dark-sky compliant fixtures for safety and energy efficiency.
- Roofs use light-coloured membranes.
- Building envelopes exceed Ontario Building Code requirements, using double-glazed low-e windows and high-R-value assemblies.



Landscaping uses native and non-invasive species that thrive without irrigation, including deciduous and coniferous trees, ornamental plantings, and shrub/perennial mixes detailed in the landscape plan. Runoff is directed to the pond and below-grade infiltration areas to promote natural groundwater recharge and reduce erosion.

These measures contribute to long-term environmental performance, reduced maintenance, and a comfortable working environment for occupants.

CONCLUSION

The proposed development is consistent with the Town of Caledon Official Plan, Town-Wide Design Guidelines, and the Mayfield West Community Design Plan. It respects the natural environment while featuring high-quality built form and site amenities appropriate to a Prestige Industrial area. The site design provides a variety of landscaping, pedestrian walkways and appropriate lighting and signage. The development will integrate the natural and built environment, and provide employment uses benefitting the community.



Corner – southeast looking north