



Chateaux - Mid-Rise Development
at Old Church Rd and Atchison Dr

URBAN DESIGN BRIEF

March 2020

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EXECUTIVE SUMMARY



Height, Density, and Massing

The proposed Mid-rise establishes an appropriate building height, density, and massing given its prominent location in Caledon East. The proposed height acts as a focal point to the area, but stepping and setbacks provide a good buffer to the adjacent neighbourhood.

Transitions, Setbacks, and Separation

The Mid-rise development incorporates appropriate setbacks and building stepbacks to mitigate the transition to adjacent properties and to the proposed public square. A retail podium creates a pedestrian scale at the streets and public space.

Facade Articulation and Design Quality

The Mid-rise proposal has highly articulated facades. The Mid-rise incorporates three different brick colours such that mass is broken into smaller buildings. Brick details at the base/retail portion of the building add interest to the pedestrian realm.

Mix of Uses

The proposed developments incorporate an appropriate mix of residential units. This promotes a diverse type of residents including families, young couples, singles, and empty

nesters and provides housing alternatives to singles and towns that are predominantly found in Caledon East. The retail at the ground floor of the Mid-rise building also brings commercial to the neighbourhood.

Amenity Space

The developments incorporate a generous amount of amenity space in the form of public amenity at the ground floor and private amenity in the form of private terraces and patios/backyards.

Streetscape and Landscape

The public square proposed at the Mid-rise increases the public realm at the corner of Atchison Dr and Old Church Rd. A mix of hardscape and soft landscape will allow for multiple uses within the space.

1. INTRODUCTION



1.1 Purpose of Urban Design Brief

The Urban Design Brief examines how the proposed development for the mixed use block at Old Church Rd and Atchison Dr will fit within the existing and planned built form of the surrounding neighbourhood and incorporates principles of good urban design.

1.2 Relevant Studies

The urban Design Brief has been prepared with consideration for the following supporting policies, reports, and documents:

- Ontario Provincial Policy Statement (2014);
- Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017);
- Town of Caledon Official Plan (November 2016)
- Town of Caledon Comprehensive Town-Wide Urban Design Guidelines (Final draft April 7, 2017)
- Architectural Drawing Package prepared by Architecture Unfolded Inc
- Landscape Drawing Package prepared by Baker Turner Inc
- Civil Engineering and Site Servicing Report prepared by Stantec Consulting Ltd
- Transportation Impact Assessment prepared by Nextrans Consulting Engineers

2. THE PHYSICAL CONTEXT



2.1 Subject Property

The development site that this brief will consider is a mid-rise building site at the corner of Atchison Dr and Old Church Rd in the Town of Caledon (to be known as the Mid-Rise site). This property is located at a prominent corner of the Town, directly north of Caledon Town Hall and adjacent to the community centre. The frontage along Old Church Rd is 90.5m and along Atchison Dr the frontage is 87.8m. The site is 0.6 ha or 1.48 acres. The site is relatively flat.

The Mid-Rise site is surrounded to the west, north, and north east by a new townhouse development built by Country Lane Homes. To the east along Old Church Rd there are 3 existing single family homes.

The property is located within walking distance of the community centre, sports fields, arena, and Caledon East community park. The closest retail stores and restaurants are located about 750m to 1000m away along Airport Rd.

2.2 The Surrounding Neighbourhood

The neighbourhood around the site is characterized by 2 and 3 storey low-rise townhouses to the north, east, and west in a traditional style. On the south side of Old Church Rd are the Caledon Town Hall and "shed-like" pavillions for the community centre.

The Live/Work and townhouses along Old Church Rd are 3 storeys in height and located close to the street edge. This gives Old Church Rd a more urban street edge and reinforces the pedestrian realm.

The Town Hall on the south side of Old Church Rd is a multi-leveled building, although only 2 tall storeys are visible along Old Church Rd. The building is clad with copper and grey Alpollic Panels.



Northeast View of Mid-Rise Site



View of Townhouses West of Mid-Rise Site



View of Live/Work Units East of Mid-Rise Site



Southeast View of Mid-Rise Site and Townhall



East View of Mid-Rise Site



View of Northwest Corner Adjacent to Mid-Rise Site 11

3. THE DEVELOPMENT PROPOSAL



3.1 The Proposal

As is the case with the community as a whole, the Mid-rise building is designed around a proposed public square to be located at the corner of Old Church Rd and Atchison Dr. The square is envisioned to host a farmers market, community events, outdoor concerts, and provide space for future café and restaurants. The public space is proposed to have a combination of soft and hard surface to accommodate these activities with seating, open space, and trees for shelter.

The Mid-rise building will act as a back-drop to the life of the square; therefore integrating the two is paramount. The retail at the base of the building will line the north and east sides of the square. The ground floor of the building is pushed forward, emphasizing the importance of the retail and creating a break between the first floor and the remainder of the building. The 2nd floor units facing the square will also have exterior terraces that will look down onto the square. Units facing the square will provide “eyes on the square” to help keep the space safe.

The building shape is a result of the shape of the public square. The “L” configuration of the building engages public square on the south and west inside faces and meets the two public streets at the building ends. The parts of the building visible from the street and public space are broken up into multiple, smaller facades instead of a single, long façade.

The Mid-rise has a proposed of GFA 7,462.3 m²

with an FSI of 1.25 and 83 units. The height is 5 storeys with 650 m² of retail at grade.

3.2 Height, Density, and Massing

It is important that any building on this site be a visual anchor for Caledon East. The location of the proposed development, on a corner site, warrants a degree of visual prominence including taller building elements. The building will stand out through its architectural design, building massing, and the shape that is built around a public square. The proposed 5 storey height of the Mid-rise building will integrate into the surrounding neighbourhood through landscape buffers, adequate space between adjacent properties, and stepping of elements of the upper floors of the building. Furthermore, a shadow impact assessment that was prepared and has shown the additional height has minimal impact on the adjacent properties when compared to the as-of right massing.

The proposed GFA of 7,462.3 m² (1.25 FSI) is an appropriate density for the site given the site's prominent location and the centre of Caledon East and considering the proximity to local retail (proposed in the project) as well as the adjacent community centre. There is also a need for more affordable housing options and more varied housing types to a changing demographics (ie empty nesters, first time buyers) that want to remain living in Caledon East. The building massing will establish an appropriate transition between the existing/planned neighbourhood and



Coloured Site Plan - Mid Rise

the scale of the new public square and the municipal buildings at Old Church Rd.

3.3 Transitions, Setbacks, and Separation

Large, well designed landscaped buffers, adequate spatial separation, and stepping in the building mass provide a good transition to the existing buildings. The overall separation to the closest townhouse block from the Mid-rise is approximately 18.4m and provides more than a sufficient setback, mitigating any issues of privacy or overlook from the proposal.

The size of the public square warrants a reduced side yard setback on the east side of 7.5m from a setback 10m that is required in the by-law. A future building to the east along Old Church Rd will also have a setback to the property line to accommodate a pedestrian link from McElroy to Old Church Rd which will provide even more separation. It should be noted that a 7.5m setback and, in some cases a smaller setback, to the property line is very common and in fact a greater setback for mid-rise buildings than in other municipalities around the GTA.

The massing is further articulated by stepping back above the retail base of the building to create a pedestrian scale around the square and the streets. The 4th floor is stepped along the east side of the building. The 5th floor is also



Street View - Mid Rise

stepped at the ends to transition towards the public streets.

3.4 Façade Articulation and Design Quality

The articulation in the midrise proposal breaks up the proposed building mass both horizontally and vertically. This is achieved through a variety of means including:

- The use of high quality materials on all building elevations including a multiple brick colour palette, grey tinted vision glass, glass balcony railings precast stone detailing, and brick coursing details.

- At grade retail that is pushed proud of the main building façade with residential terraces above. The retail band incorporates large storefront windows, signage, and a neutral coloured brick that contrasts the brick colour of the main building and helps animate the street and public square.

- Providing individual doors and outdoor patios from the grade related units to add a fine grain texture to the ground plane.

- The large glazed openings, walkways, lobby entrances, and high quality landscaping that establish a dynamic relationship between the

building and the public space and the streets.

- The expression of the main building that is broken into smaller “pods” separated by vertical glass and balcony bands. The brick colours alternate from one pod to the next. This technique breaks the longer building facades into smaller elements that make it appear like multiple, vertical buildings side by side as opposed to one massive, horizontal building.

- Large punched windows that lighten the overall brick façade to create an appropriate balance between solid and glazed surfaces. The facade is also punctuated by private inset balconies that create deeper shadows on the facade.

- The lobby entrances (both from the square and vehicular drop-off) that are a focal point on the facade and are accentuated by canopies.

- Creating visual interest for pedestrians, designing articulated facades integrated with the landscape and public space, and providing opportunities for casual surveillance in keeping with Crime Preventions Through Environmental Design principles.

3.5 Mix of Uses

There are 83 units proposed in the Mid-rise building of which 51 units are 1 bedroom or 1 bedroom plus den and 32 units are 2 and 3 bedroom units. The increase in smaller,

affordable units along a major street in close proximity to commercial uses, community-based institutions, and recreational open spaces improves efficiency of the existing infrastructure and capitalizes on access to nearby amenities. The proposed unit mix promotes a more diverse demographic to come to the existing neighbourhood.

3.6 Streetscape and Landscape

The public space will need to serve a variety of functions. The concept plan for the square

maintains and enhances the existing corner landscape expression drawing pedestrian access to the square from the corner using local stone referenced materials. The landscaped architectural shelter structure and related special paved area provides identity bringing elements of the building forward to the corner, reinforcing the existing corner landscape and creating unstructured sheltered gathering opportunities. The central green's informal curvilinear expression is compatible with and a reflection of the village and regional image of the Caledon landscape. The paved areas around the central green, create opportunities for temporary community art exhibitions and displays bringing local activities to the square.



Private amenity terraces and landscaped amenity are located to the north and east of the building and are for exclusive use by the condominium and are enclosed by fencing and low bushes for privacy. The surface parking lot will be softened with extensive landscaping to break up the parking islands and screen the parking from the street and the adjacent townhouses. Light spillage from the site will be kept to a minimum through light cut off shields and strategic location of light standards.

3.7 Access, Servicing, and Loading

A residential lobby is located off the public square for pedestrian access. A second, vehicle oriented entrance is located to the rear of the building adjacent to the passenger vehicle drop-off.

Vehicular access to the development is located off Atchison Dr. The underground garage ramp is located at the east side of the building and is fully integrated into the building. A garage door will prevent the public from gaining access to the resident's underground parking. Commercial and visitor parking is located on the surface.

The residential garbage is stored in the underground and brought to the surface garbage loading space on the day of pick-up by tractor. The retail garbage is located on the ground floor off of the retail service corridor. Refuse bins would also be moved to the surface garbage loading space by tractor. The bins are lined-up at

the end of the garbage loading space between the building and the east property line. The garbage loading space is fully screened to hide the bins.

A retail loading space is integrated into the building drop-off with access to the retail service corridor. The main residential garbage loading space will also serve as retail loading.

3.8 Parking and Transportation Impacts

There are 22 retail spaces and 12 visitor parking spaces located on the surface at the rear of the property. The underground garage ramp is located at the east side and leads to 126 underground residents parking spaces and 9 underground visitor spaces.

A traffic impact study was undertaken on the Mid Rise site by Nextrans Engineering consultants. The study found that the intersections and existing accesses are expected to operate with excellent levels of service.

The study also concludes that the proposed site plan is accessible from a circulation perspective and no external road improvements are necessary to support the development application.

3.9 Shadow Impact Study

The purpose of the shadow impact study is to determine what, if any, impacts there are of the additional height and reduced setbacks of the as-of-right massing vs the proposed massing for the Mid-rise proposal. The massing for the Mid-rise was determined by providing a 7.5m setback from the east and allowing for a 0.1ha public space at the corner. This results in the building being longer in the north/south direction. The setbacks from the streets are the same in both scenarios. The as-of-right Mid-rise is 11m high vs the proposed 5 storeys.

The dates and times used are as per the dates and times required by the Town of Caledon Comprehensive Townwide Design Guidelines (April 2017).

The impact on the surrounding buildings and public space of the decreased setback and the additional height is minimal. The backyards of the existing towns to the north-east are impacted in the afternoon on December 21st at around 13:00. All other additional shadows fall on the parking lot to the north.

There is also some minor additional shadowing on the public square when compared to the as of right in the early evening (around 15:00) on June 21st.

4. THE POLICY AND GUIDELINE CONTEXT



4.1 Caledon Official Plan

The Town of Caledon Official Plan (November 2016) provides principles, goals, objectives and policies intended to guide land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon. The Plan should be used as a basis for preparing zoning by-laws that will implement the land use policies of the Plan.

The following paragraphs outline the key Official Plan Policies as they relate to the proposed development. Each is accompanied by a brief description outlining how the development achieves the intent of the Policies.

Section 7.7.3 - A Community Focus Area has been identified on the north side of Old Church Road, which would consist of higher density mixed office/service commercial and residential development and a public open space area in the form of a town square. A mixed-use corridor along the north side of Old Church Road has also been designated to permit office and personal service commercial uses on the ground floor of residential buildings.

A public square is proposed at the corner of Old Church Rd and Atchison Dr. The square is the feature characteristic of the development and drives the design of the building. The proposed Mid-rise building is 'L' shaped and wraps around the public space. Commercial uses are proposed on the ground floor of the portions of the building

that are facing the square in order to inject life into the public realm, which will act as an extension of the public sidewalk. The at grade portion of the building that do not face the public square are proposed to have residential uses that will reinforce the fine grain texture of the ground plane with exterior doors and patios.

7.7.8.5.1 The purpose of the Community Focus Area is to strengthen the Old Church Road corridor by providing a “town square” as a public gathering place and to complement the existing Town Administrative Centre and surrounding open space. The Community Focus Area will provide multiple housing in close proximity to community facilities and services, opportunities for the creation of new community facilities in partnership with the school boards and the private sector, and opportunities for employment uses.

The proposed development achieves this goal through the design of the building and its focus on the square. The urban fabric is reinforced by the built and planned context along Old Church Rd.

The Mid-rise building offers a variety of residential unit sizes that cater to multiple demographics and price points within a mixed use building. The proposed density will encourage pedestrian activity and discourage the use of a car in the immediate area.

7.7.8.5.1 The purpose of the Community Focus Area is to strengthen the Old Church Road corridor by providing a “town square” as a public gathering place and to complement the existing Town Administrative Centre and surrounding open space. The Community Focus Area will provide multiple housing in close proximity to community facilities and services, opportunities for the creation of new community facilities in partnership OPA 204 Town of Caledon Official Plan Chapter 7 Secondary Plans and Other Detailed Area Policies 7-105 November, 2016 Office Consolidation with the school boards and the private sector, and opportunities for employment uses.

A town square is proposed around which the Mid-rise building will be built.

7.7.8.5.2 The permitted uses within this area include a mixed-use building or buildings with a maximum height of three stories, subject to the Community Design and Architectural Design Guidelines. The mixed-use building or buildings may contain office and personal service commercial uses, institutional uses and residential uses. A maximum total gross floor area of 650 square metres of retail commercial use is permitted within Special Use Area C, abutting the intersection of Old Church Road and the main internal subdivision street.

The proposed commercial uses are integrated into the Mid-rise building instead of a stand alone building. This allows for some surface retail

parking to the rear of the property. The commercial proposed is approximately 650m²; this is partially a market driven decision (a commercial study has been prepared and provided) but also a result of the site geometry. Commercial is proposed around the perimeter of the square in order to bring "eyes on the square" and provide animation in the public space. The size of the ground floor is a direct result of the size of the square

7.7.8.5.3 The mixed-use building or buildings shall enclose a landscaped public open space area at least 0.1 hectares (0.25 acres) in size. The maximum building height is 4 stories.

The Mid-rise building is designed around a landscaped open space; the proposed building will act as an anchor to the community as well as a backdrop to the 0.1ha public square that it is built around. A height of 5 storeys is proposed for the Mid-rise in order to accentuate the importance and prominence of the site. The building is meant to differentiate itself from the existing and proposed context through its height, massing, and high quality design. The efficiency of the building type also provides more density that will help to sustain the commercial around the public square as well as increase the number of affordable residential units to the immediate area. Furthermore, the additional height has been shown to have no impact.

7.7.8.6.3 Development shall provide direct frontage and driveway access onto Old Church Road where technically feasible and safe. Where direct access is not feasible, reasonable efforts shall be made to maintain the appearance of frontage through such measures as architectural design, site layout, landscaping and the use of service roads.

The existing road network does not connect directly to Old Church Rd, however an existing and proposed pedestrian connection will connect to townhouse blocks to Old Church Rd.

7.7.8.6.4 Parking spaces required for commercial and institutional uses shall not be located in front of the building line.

Commercial parking for the Mid-rise building is located behind the proposed square and shielded from the street by the building.

7.7.8.6.5 Site development shall include provision for suitable landscaping and building siting to ensure compatibility with adjacent residential uses.

Suitable landscape buffers are proposed around the Mid-rise building and surface parking lot.

4.2 The Urban Design Guidelines

The Town of Caledon Comprehensive Town-Wide Design Guidelines (Final Draft April 7, 2017) provide the background frame work for the building form in TheTown of Caledon and beyond. The sites are clearly in Urban Caledon and, as such, should take the form of a the residential built form realm.

The following paragraphs outline the key Urban Design Guidelines as they relate to the proposed development. Each is accompanied by a brief description outlining how the developments achieve the intent of the Guidelines:

The owner's consulting architect will be responsible to prepare Architectural Design Guidelines specific to a proposed community. These Guidelines will be reviewed by the Town Control Architect and approved by the Town. They will identify:

- A community design vision and guiding principles (in line with any relevant Community Design Plans or policy directives);
- Streetscape design guidelines that address compatibility of development, in terms of building type, height and elevation variety, as well as fencing and streetscape elements;
- Priority lot and community area provisions;
- Guidelines for the proposed built form, including, but not limited to, architectural style, elevations,

and details; and,

- Implementation process, specifying responsibilities, review of drawings and site reviews.

Mid-Rise Building

- a. Orient buildings to face and address public streets, and locate them close to the street to maintain a strong street edge.

The building is built around a public square which greatly expands the space for public use. The building ends engage Atchison Dr and Old Church Rd. The shape and orientation of the building reinforces the public realm which includes the facing streets.

- b. Articulate all publicly exposed façades to provide relief and visual definition through the expression of cornices and other architectural elements and details.

The building facades are broken both horizontally and vertically. The one storey retail base is pushed forward around the public square and the at the street edges to create a podium for the mid-rise building. The ground floor engages the public realm by providing a more pedestrian oriented scale and breaking the mass of the overall building. The building podium is further reinforced by a material/colour change and larger glass openings (more friendly to retail uses). The overall building mass is further broken into smaller building elements by the introduction of vertical

bands of glass and balconies.

- c. Clearly identify main entrances and orient them to face the street or significant corners.

There are two residential entrances proposed. One is on the north from the surface parking/drop-off area and the second, pedestrian oriented entrance is from Old Church Rd. The second entrance provides a canopy that engages the sidewalk and marks the lobby entrance. The scale and architectural detailing of the entrance contrasts the retail elevations to the west.

- d. Incorporate vents and exhaust elements into the design of building facades so as not to be visually disturbing.

Suite venting is incorporated into the top of the punched windows.

- e. Screen rooftop mechanical equipment from public view by setting them back from the building edge and incorporating parapet walls.

Mechanical equipment is housed inside a dedicated room on the roof of the building.

- f. Provide an adequate buffer zone between waste facilities and adjacent developments and public streets.

The garbage storage for the retail is located in behind the retail units inside the building. The residential garbage is stored inside the P1

underground garage. On the day of garbage pickup, the refuse is moved from the garbage storage rooms to the service area located to the east of the building between the building and the property line. The garbage loading area will be screened with fencing and soft landscaping (bushes and trees).

g. Lighting for outdoor areas should be designed and located to provide safe outdoor space for users at night, and to facilitate crime prevention (CPTED).

Lighting is provided for all outdoor spaces (please refer to landscape plans).

h. Lighting for outdoor areas, including signage lighting, should be located to minimize light spillage onto adjacent properties and the sky, and should be cast downward, where possible.

Lighting is designed to avoid light spillage (please refer to the photometric plan).

i. Articulate the base, middle and top of buildings to minimize their visual impact on the adjacent low-rise housing. Where necessary, step the upper levels of taller buildings back, beyond the 4th floor, to ensure their appropriateness to the scale of surrounding buildings and to maintain a pedestrian scale at the street level. Refer to Section 8.1.1 for additional guidance regarding height transitions to lower-scale neighbourhoods.

The first floor is articulated differently from the

upper portions of the building through fenestration, colour, and material. The retail and lobbies are also pushed forward, creating even more relief (see A101 - site plan). The fifth floor has some banding to provide some articulation between the 4th and 5th floors. The building is also terraced back by 3m at the ends as a transition towards the streets.

j. The architectural style of each building should be applied consistently to all elevations. All details should reflect the architectural style selected for the building. The detailing of each building should remain consistent on all elevations, in terms of exterior building materials, window treatment and architectural vernacular. The level of detail may be simplified in areas of reduced public view. Incorporate balconies into the overall design and massing of the building.

The architectural detailing and articulation is consistent throughout.

k. Avoid or limit surface parking areas between buildings and the street, where possible, and screen from public view if permitted.

Surface parking is provided at the rear of the property. The proposed Mid-rise building fully screens the parking from the public square and Old Church Rd. A significant landscaped buffer is provided between the parking area and the property line along Atchison Dr to screen the parking from the street.

l. Provide access to underground parking garages from side streets, using ground-related signage for wayfinding.

The parking ramp is incorporated into the building and is not visible from the street or from the drop-off area. An overhead door will be provided at the top of the ramp for security. Underground parking will be for residents only.

m. Locate garages away from the public view, screening them where possible.

The garage is located in the underground entirely below grade.

n. Incorporate waste and loading services into the design of the building, where possible, and screen them from adjacent residential or public lands through the strategic placement of buildings, and/or incorporation of architectural screens and year-round landscaping; open, exterior, separate garbage enclosures are not permitted.

The garbage storage for the retail is located in behind the retail units inside the building. The residential garbage is stored inside the P1 underground garage. On the day of garbage pickup, the refuse is moved from the garbage storage rooms to the service area located to the east of the building between the building and the property line. The garbage loading area will be screened with fencing and soft landscaping (bushes and trees).

o. Integrate ground-related signage into the site plan, entry features, architecture and landscape design.

Signage bands have been provided for the retail units; the residential lobbies are designed with canopies to mark the entrances; the landscape design is integrated into the ground floor with the proposed walkways, lighting, private and public amenity spaces, and in the design of the public square.

5. APPENDICES





December 21 11:00



December 21 13:00



December 21 15:00



June 21 9:00



June 21 11:00



June 21 13:00



June 21 15:00



June 21 17:00



June 21 19:00

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notes:

3 reissued for rezoning / spa 04.30.19
2 issued for rezoning / spa 02.23.18
1 issued for client review 11.23.17
revisions:

architectural team

architect:
mark zwicker
bonnie douthwright



owner:
pluribus corp.

applicant:
mdtr group

planning:
paul a. king

structural:

electrical:

mechanical:

landscape:
baker turner inc.

interior:

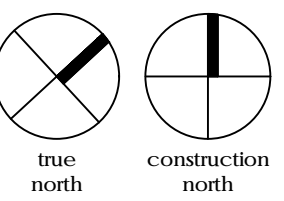
site services:
stantec consulting ltd

project:
pluribus town square
0 atchison dr
caledon, ontario
spa# 2018-0008

shadow study as of right
December-June

march 28, 2020
n.t.s
17-49
bd

date:
scale:
project:
drawn by:



drawing number:

A601



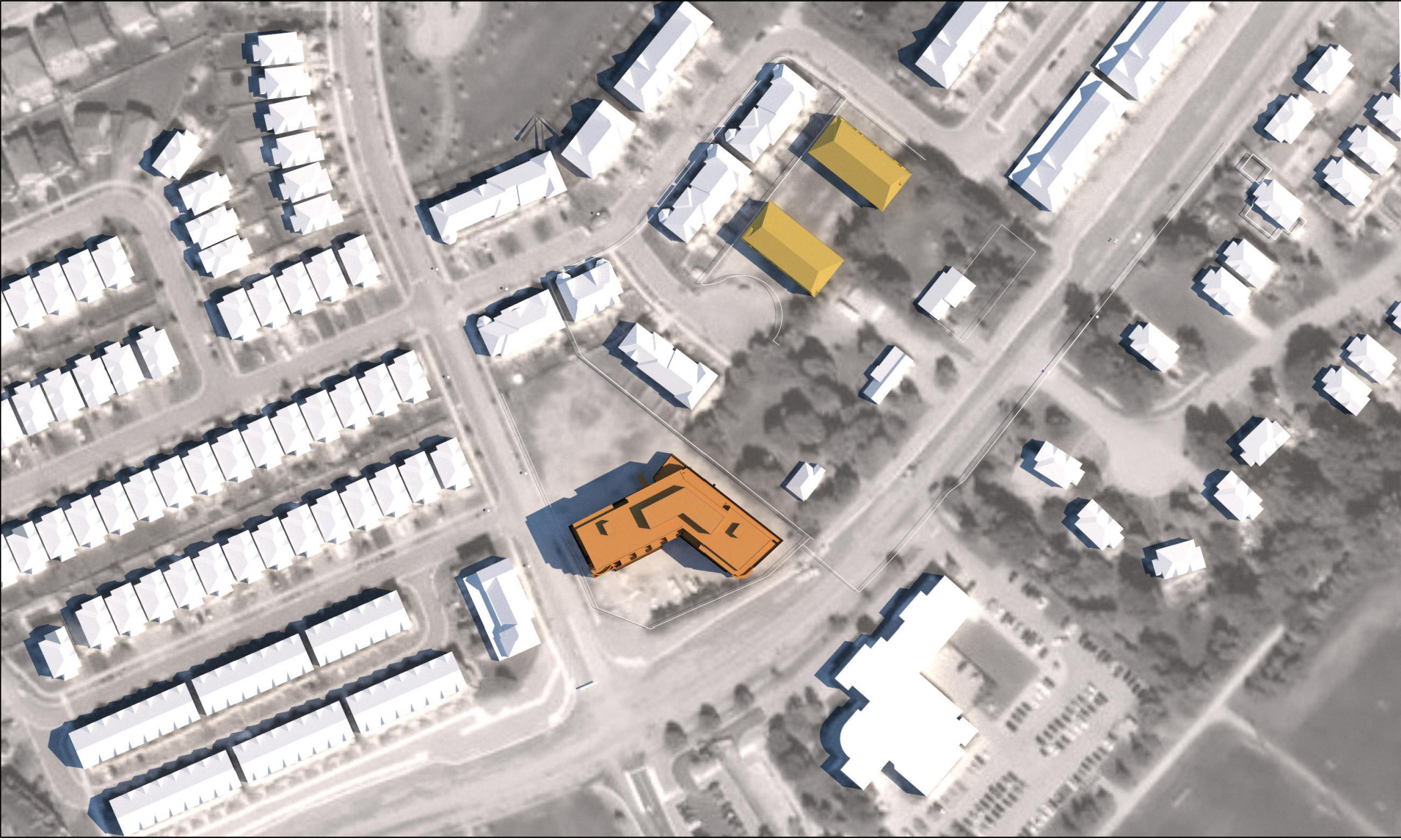
December 21 11:00



December 21 13:00



December 21 15:00



June 21 9:00



June 21 11:00



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June 21 15:00



June 21 17:00



June 21 19:00

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owner:
pluribus corp.

applicant:
mdtr group

planning:
paul a. king

structural:

electrical:

mechanical:

landscape:
baker turner inc.

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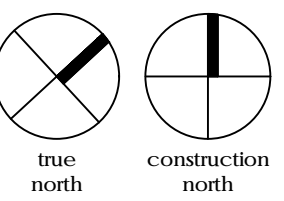
site services:
stantec consulting ltd

project:
pluribus town square
0 atchison dr
caledon, ontario
spa# 2018-0008

shadow study proposed
December-June

march 28, 2020
n.t.s
17-49
bd

date:
scale:
project:
drawn by:



drawing number:

A602



March 21 9:00



March 21 15:00



September 21 9:00



September 21 15:00



March 21 11:00



March 21 17:00



September 21 11:00



September 21 17:00



March 21 13:00



March 21 19:00



September 21 13:00



September 21 19:00

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notes:

3 reissued for rezoning / spa 04.30.19
2 issued for rezoning / spa 02.23.18
1 issued for client review 11.23.17
revisions:

architectural team

architect:
mark zwicker
bonnie douthwright



owner:
pluribus corp.

applicant:
mdtr group

planning:
paul a. king

structural:

electrical:

mechanical:

landscape:
baker turner inc.

interior:

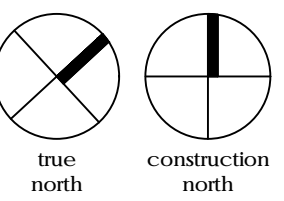
site services:
stantec consulting ltd

project:
pluribus town square
0 atchison dr
caledon, ontario
spa# 2018-0008

shadow study as of right
March-September

march 28,2020
n.t.s
17-49
bd

date:
scale:
project:
drawn by:



drawing number:

A603



March 21 9:00



March 21 15:00



September 21 9:00



September 21 15:00



March 21 11:00



March 21 17:00



September 21 11:00



September 21 17:00



March 21 13:00



March 21 19:00



September 21 13:00



September 21 19:00

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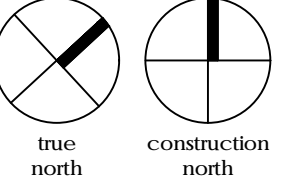
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spa# 2018-0008

shadow study proposed
March-September

march 28,2020
n.t.s
17-49
bd

date:
scale:
project:
drawn by:



drawing number:
A604