

TOWN OF CALEDON
PLANNING
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URBAN DESIGN STATEMENT

APPLICATIONS FOR
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN
OF SUBDIVISION

STELLAR HOMES INC.

0 MOUNT PLEASANT ROAD
PART LOT 18, CONCESSION 8
TOWN OF CALEDON, REGION OF PEEL

MARCH 2025

P-3469

INTRODUCTION

The Town of Caledon Comprehensive Town-Wide Design Guidelines (the “TWDC”) were prepared to provide a consolidated source of urban design guidance on development in the Town. The proposed development of estate residential dwellings are required to generally adhere to both the Town-Wide and Rural-Area specific standards outlined in the TWDC.

The TWDC suggests that the planning of new communities in Caledon should respect the existing character of the town while fostering the creation of healthy, age-friendly, compact, resilient, and walkable environments. The TWDC guides new developments to adhere to this principle by advocating for environmental sustainability, social sustainability, and economic sustainability. The TWDC suggests that new communities in Caledon should be designed to create safe and comfortable environments for all users.

The TWDC sets out key design standards and requirements for developing estate housing in the rural areas of Caledon. Special design considerations are required for new developments to maintain the visual appeal and character of the existing estate lots spread across the town.

The design for the Proposed Development will be subject to the criteria established and the design standards and requirements set forth in the TWDC and will have regard for and follow the direction provided. The Town of Caledon requires that applicants demonstrate how the proposed development is consistent with the principles and complies to the standards outlined in the Town of Caledon Comprehensive Town-Wide Design Guidelines.

BUILT FORM DESIGN

The design of the estate homes will complement the existing dwellings of the Mulloy Court subdivision and repetition in design is discouraged. The proposed dwellings will provide a minimum 7.5 metre interior side-yard ensuring the dwellings are appropriately separated. Each dwelling shall be sited within the defined building envelope with regard for any onsite natural features and the building setbacks stipulated in the Town’s Zoning By-law, as amended.

In accordance with section 13.4 of the TWDC, Estate Housing, the proposed development should consider the following guidelines:

- Ensure that exact models or façades are separated by at least one different model or façade, and that no model’s standard façade is repeated without significant visual breaks.
- Encourage a variety of roofscapes within the context of the established architectural theme.
- Encourage premium roofing materials such as cedar shingles or shakes, standing seam metal, copper, heavy shadow asphalt and synthetic slate, where feasible.
- Limit the use of simulated wood paneling, stucco boards, and vinyl sidings to minor detailing and surfaces areas, such as over dormers. Strongly encourage natural stone and clay brick as well as encourage manufactured stone products with discretion based on their realistic appearance, durability and compatibility with the architectural theme.
- Provide adequate buffering to minimize the visual impact of estate residential neighbourhoods on the rural countryside.

The selection of building materials has an impact on the overall expression of the street and neighbourhood as a whole. Materials within the proposed Mulloy Court subdivision shall be selected based on durability, quality, and aesthetics. The proposed development will feature high-quality materials such as those listed in the guidelines above which are appropriate and encouraged for an estate housing area.

LANDSCAPE DESIGN

In accordance with section 8.2, Landscape Design (Site Planning), the proposed development should consider the following guideline:

- Provide landscaping with a character / palette consistent with the proposed architecture.

Private landscaping on each lot should be complementary and maintain a character / palette consistent with the estate residential dwellings. Ornamental planting around the perimeter of the built form and the perimeter of each lot as well as generous open lawn areas outside of environmental features and buffers will be encouraged. Hard landscape features such as walkways, decorative walls and ornamental fencing shall also be encouraged where desirable.

PRIORITY LOTS

Lot 5 is the only priority lot proposed being a corner lot within the proposed Phase 2 of the Mulloy Court subdivision. Appropriate design considerations should be encouraged on the lot in order to implement a high quality built form and landscape interface with public road frontages. An appropriate landscaped area abutting Mount Pleasant Road is encouraged to provide a visual screen of the development from Mount Pleasant Road. This landscaped area should consider groupings of trees, inclusive of deciduous and coniferous trees as well as highlight the intersection and transitional areas between estate residential and rural areas. The intent of the corner lot flankage landscape design should be to support and have regard for the rural character along the arterial road and to establish the residential character of the surrounding area.

UTILITIES

Practical measures to mitigate the visual impact of utilities are encouraged. The placement of utilities together with practical built form and landscape considerations can all contribute to reducing the visual impact of utilities.

In accordance with section 8.3 of the TWDG, Utilities, the following guideline should be considered:

- Place utilities away from the public realm, in underground locations, internally, or in the rear or flankage elevation (within the building mass where feasible), where feasible. Utility providers are to be consulted to determine the appropriateness of locating utilities on private property.

In accordance with section 13.4 of the TWDG, Estate Housing, the following guideline regarding utility screening should be considered:

- Place utilities underground where possible, or at flankages; alternatively utility boxes must be screened from all sides to the extent possible in keeping with utility operational access requirements.

CONCLUSION

In our assessment, the design of the proposed estate dwellings as well as the proposed Mount Pleasant Landscape Buffer would have regard for and follow the guidance provided in both the Town-Wide and Estate Housing specific standards outlined in the TWDG. The proposed estate housing development would comply with the established design standards and requirements set forth in the TWDG and demonstrate a commitment to responsible and thoughtful urban design.