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1. INTRODUCTION

1.1 PURPOSE

12148 ALBION-VAUGHAN ROAD INC. ("THE OWNER") has received instruction from The Town of Caledon Development Planning Department to provide an Urban Design Brief for the proposed residential development of the property legally described as Parts 23 and 24 on Reference Plan 43R-3146, and Municipally known as 12148 Albion-Vaughan Road, in Part of Lot 1, Concession 7, in the Town of Caledon ("the Site" or "the Subject Lands"). The request was made at the Pre-Consulation Meeting held on December 5, 2019 prior to the submission of the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval Applications. The purpose of this Urban Design Brief is to illustrate how the development will meet the overall design objectives of the Town of Caledon.

The proposed residential development will facilitate an efficient use of an underutilized parcel of land within the Community of Bolton that is currently redeveloping to the north.

1.1.1 SITE DESCRIPTION & BACKGROUND

The Subject Lands front on both Albion-Vaughan Road and Highway 50 to the East and West, respectively, and are located North of Mayfield Road. The Subject Lands are irregular in shape and comprise approximately 1.5 hectares (15,376.75 m2 or 3.8 acres) in size. Currently existing on the Subject Lands are residential dwellings that are vacant and will be demolished upon the Town of Caledon's Council Approval of the development applications. The lands contain a watercourse that traverses through the west and northwest areas of the site. The previous Owner of the Subject Lands had realigned the watercourse from the natural location to further within the property at its current location adjacent to the west and northwest property lines. The Toronto and Region Conservation Authority (TRCA) is working with the Owner to realign the watercourse to the natural location and include a 10m wide naturally revegetated buffer.



Subject Lands

FIGURE 1: LOCATION MAP

1.2 CONTEXT & SITE ANALYSIS

The Subject Lands are located in the Town of Caledon within the Community of Bolton and have frontage on both Albion-Vaughan Road and Highway 50 to the East and West, respectively, and located North of Mayfield Road.

The surrounding land uses are as follows:

1.2.1 SURROUNDING CONTEXT

- North: To the north of the Subject Lands are four (4) residential lots containing single-detached dwellings and accessory structures; recently constructed street townhouses and industrial/commercial buildings are located beyond.
- South: Located south of the Subject Lands is a recently constructed 6-storey self-storage building; car wash and car dealership are located beyond.
- East: To the east of the Subject Lands is Albion-Vaughan Road (City of Vaughan road – 2 lane road with unpaved shoulders); rural residential and industrial uses exist across the road located within the City of Vaughan.
- West: To the west of the Subject Lands is Highway 50 (Region of Peel arterial road 4 lane road with centre median); and employment lands located beyond.

The Subject Lands are located in an area just south of recently constructed townhouse dwellings which is establishing new residential activity within this area of the Community of Bolton. The general retail and commercial uses to the north-west of the Subject Lands will be available to service the new residential development.



FIGURE 2: NORTH VIEW FROM SUBJECT LANDS ON ALBION-VAUGHAN ROAD



FIGURE 3: SOUTH VIEW FROM SUBJECT LANDS ON ALBION-VAUGHAN ROAD



FIGURE 4: EAST VIEW FROM SUBJECT LANDS



FIGURE 5: WEST VIEW FROM SUBJECT LANDS



FIGURE 6: CONTEXT MAP

1.2.2 OPPORTUNITIES

- 1. The proposed development supports existing and future transit opportunities.
- 2. The development will contribute to the Town and Region's growth targets while providing an additional range of housing types to the area.
- 3. Commercial uses to the north-west of the site will support the needs of the future residents of the proposed development.
- 4. Natural features will be protected longterm on the Subject Lands and will be conveyed to public ownership.
- 5. The site does not contain any significant vegetation, aquatic species, nor is it a habitat for birds or wildlife.
- 6. The future development will utilize the existing Municipal and Region Infrastructure including roads, water, and sewers.





FIGURE 7: OPPORTUNITIES MAP

1.2.3 CONSTRAINTS

- 1. The realignment of the watercourse will limit the developable portion of the Subject Lands.
- 2. The irregular shape of the Subject Lands presents a challenge with respect to maximizing the efficiency of the site.
- 3. The proposed development will need to properly transition to the existing built form in the surrounding area.
- 4. The adjacent self storage facility will require additional screening from the future residential development.
- East of Albion Vaughan Road exists a commercial helicopter landing pad. The proposed development will need to be cognizant of building heights and potential noise attenuation.





FIGURE 8: CONSTRAINTS MAP

1.3 PROPOSED DEVELOPMENT

The proposed development of the Subject Lands will include a future condominium complex comprising of two, 6-storey mid-rise apartment towers linked by an enclosed three-storey common amenity area with a total of 240 units (25,079.08 m2 or 272,168.10 sqft) developed together with two, 5-unit blocks of townhouse dwellings (1,843.65 m2 or 17,997.16 sqft) fronting on Albion-Vaughan Road that will all share a common underground parking garage and function as a single development unit.

A total of 250 residential units are proposed for the property (total combined residential GFA of 26,922.73 m2 or 290,165.26 sqft). The existing watercourse will be realigned to its original location on the site and will include a 10 m buffer that will be naturalized and conveyed to the TRCA. The current property size will decrease from 15,376.75 m2 to 11,360.98 m2 upon conveyance of the valley lands to the TRCA.



FIGURE 9: WEST ELEVATIONS APARTMENT COMPLEX



FIGURE 10: EAST ELEVATIONS APARTMENT COMPLEX



FIGURE 11: WEST ELEVATIONS TOWNHOUSE BLOCKS



FIGURE 12: EAST ELEVATIONS TOWNHOUSE BLOCKS



FIGURE 13: CONCEPT SITE PLAN

1.4 PLANNING FRAMEWORK

1.4.1 CALEDON OFFICIAL PLAN

Caledon's Official Plan is a statement of principles, goals, objectives, and policies with the intent to guide future land use within the Town. The Subject Lands are currently designated as 'Special Residential' by the Town of Caledon Official Plan, Schedule 'C' Bolton Land Use Plan (Figure 14). The Official Plan requires a Site-Specific amendment to be undertaken by the Owner in order to justify the proposed residential development. The following site-specific provisions are necessary to implement the proposed residential development on the Subject Lands:

- The apartment building and townhouse block complex shall function as a single development unit and have access to shared above and below grade parking, landscaped amenity areas and other common amenities, and share in the costs of maintaining the property;
- The 250 residential apartment and townhouse dwelling units shall be developed on full municipal services;
- All vehicular access to and from the subject lands shall be restricted to Albion-Vaughan Road, and there shall be no vehicular access from Highway 50; and,
- The portion of the subject lands designated Special Residential and containing natural heritage features (watercourse) and associated 10 m wide buffers along the west and northwest areas of the property shall be re-channelized, re-naturalized and re-vegetated by the Owner to the satisfaction of the Town and the TRCA, and placed into an Environmental Policy Area designation, and conveyed into public ownership.

The portion of the Subject Lands that will feature the realigned Watercourse and 10m buffer lands are currently designated 'Special Residential' and are proposed be redesignated to 'Environmental Policy Area' in order to protect the natural heritage features located on the lands.

1.4.2 CALEDON ZONING BY-LAW

Zoning By-law 2006-50 is the Comprehensive Zoning By-law for the Town of Caledon and was crafted to establish the appropriate zoning for lands within the Town. The Subject Lands are currently zoned as 'RR -Rural Residential' Zone. The portion of the lands subject to the proposed residential development will be amended to 'RM – Multiple Residential' with Site-Specific Amendments to allow both apartment residential and townhouse residential to be developed on the lands. The portion of the lands featuring the watercourse and natural buffer area will be rezoned to 'EPA 1 – Environmental Policy Area 1'. The proposed amendment to the Zoning By-law will permit the proposed residential development while protecting the natural heritage features on the subject lands.

1.4.3 CALEDON URBAN DESIGN GUIDELINES

The Town of Caledon Comprehensive Town-Wide Design Guidelines (November, 2017), are intended to provide guidance for both urban and rural settings in the Town. The Guidelines are intended to ensure that future development within the Town contributes to the individuality and sense of place. This Urban Design Brief will be referencing sections of the Urban Design Guidelines considered for the proposed residential development.



FIGURE 14: OFFICIAL PLAN DESIGNATION

2. SITE DESIGN AND VISUAL IMPACT

The following section is not intended to predetermine a particular architectural style for the proposed development; however, it aims to establish a set of guidelines that will unify the detailed design of the built form with its relationship to the elements of the streetscape and surrounding context within the Community of Bolton.

2.1 BUILDING SITING

Section 8.1 of the Caledon Town-Wide Design Guidelines provides direction in regard to Built Form of residential developments. The below guidelines have been prepared for the proposed residential development based on Section 8.1 of the Caledon Town-Wide Design Guidelines. To provide for a compatible integration of the proposed residential development within the existing surroundings and have a pleasant visual impact, the development should follow the Design Guidelines.

Section 8.1.3 - TOWNHOUSE DWELLINGS

The proper arrangement of townhouse blocks is vital to provide a compatible development with the surrounding residential units.

- Buildings should incorporate the same window treatment on all windows of the same building exposed to the public realm;
- Detailing and elements shall correspond to a single architectural style for an entire townhouse block;
- Outdoor amenity area shall be provided in the form of a functional terrace/balcony where possible;
- Units should be connected with common walkways above ground.

Section 8.1.7 - MID-RISE BUILDINGS

- Buildings should be sited to maximize the proximity to public transit, bike and walking routes;
- · Setbacks shall be established which will not negatively impact neighbouring buildings and with respect to sun/shadow and site lines;
- The design of building entrances shall emphasize their importance for orientation from the public boulevard;
- Incorporate balconies into the overall design and massing of the building;
- Where feasible, underground parking garages are preferred, allowing for landscaped enhanced open spaces.

2.2 VISUAL IMPACT

The proposed development will have a primary entranceway from Albion-Vaughan Road and the existing Highway 50 access is intended to be closed. The Subject Lands will feature two rows of townhouse dwellings visible upon entering the site, with the 6-storey apartment towers internal to the Subject Lands. The townhouse dwellings will provide a visual buffer from the above ground parking spaces from the street view, adding to the visual appeal of the development from Albion-Vaughan Road. Midrise buildings within Caledon are required to articulate the base, middle and top of the buildings to minimize their visual impact on the surrounding low-rise housing. It is also encouraged to transition the building heights downwards towards the lower-scale neighbourhoods. The two townhouse blocks incorporated into the residential development will provide height gradients on the Subject Lands which will allow the proposed residential development to better fit with the surrounding uses. The watercourse and naturalize lands will create a visual buffer along Highway 50 by featuring planting along the border of the subject lands. The planting in the naturalized area will include Deciduous and Coniferous trees along with sodded areas and naturalization seed mix to add visual appeal and provide a buffer from Highway 50 to the proposed development.

2.3 SHADOW STUDY

As per Section 5.3 of the Town of Caledon Town-Wide Design Guidelines, a shadow study may be required to accompany certain Development proposals. The shadow study provides a visual model and written description of the impact of shadows cast by a proposed development.

The shadow study for the Subject Lands was prepared for the following dates:

March 20 - Spring Equinox (Figure 15) Most of the shadows throughout the day are cast over the site with shadows slightly extending across Albion-Vaughan Road following 5 P.M.

June 21 - Summer Solstice (Figure 16) Most of the shadows throughout the day are cast directly over the site and are rather minimal in impact.

September 21 - Fall Equinox (Figure 17) Most of the shadows throughout the day are cast over the site with shadows slightly extending across Albion-Vaughan Road following 5 P.M.

December 21 - Winter Solstice (Figure 18) Most of the shadows are cast directly over the site and extend into the property to the north throughout the day.

Overall there is a minimal shadow impact to the lands adjacent to the proposed development site. The greatest shadow impact occurs in the winter and the least shadow impact occurs in the summer.









FIGURE 15: MARCH 20, SPRING EQUINOX

FIGURE 16: JUNE 21, SUMMER SOLSTICE

FIGURE 17: SEPTEMBER 21, FALL EQUINOX

FIGURE 18: DECEMBER 21, WINTER SOLSTICE

2.4 STREETSCAPE & EDGE TREATMENTS

Where buildings are sited along the street edge, they should be designed in a matter that provides an interactive relationship between the building and the street itself. The portion of the proposed residential development that will be have direct frontage on Albion-Vaughan Road is the two (2) townhouse blocks accommodating five (5) units per block. To foster the relationship between the proposed townhouses and the streetscape, the following Design Guidelines should be considered:

- Roofscapes within individual townhouse blocks should vary, where possible, to contribute to an interesting streetscape;
- There should be no more than 8 units in a single townhouse block;
- Where a single architectural style is selected, the detailing and design elements used shall correspond with the style and be applied consistently for the entire townhouse block;
- The composition of the overall townhouse blocks will be designed to be visually compatible with the surrounding streetscapes through integrating

2.5 GREEN EDGE

Similar to the streetscape, a green edge should provide a relationship between the interior and exterior spaces of the development, alternatively with the outdoor green space. The following guidelines should apply:

- Landscaped edges are encouraged to create a softer edge to the community;
- Strong architectural elements must be coordinated with landscape features (in terms of colours, materials and textures).

As demonstrated on the Landscape Plan (Figure 19), there is a green edge surrounding the proposed residential development. The colours, materials, and textures create a physical and visual buffer surrounding the development.



FIGURE 19: LANDSCAPE PLAN

2.6 OPEN SPACE AREAS

Open space consists of the portion of the lands that remain undeveloped. The Town-Wide Design Guideline standards that are taken into account are:

- Promote ecologically diverse, healthy and sustainable, connected natural systems and wildlife corridors;
- Remediation, restoration, and enhancement of natural heritage system;
- Reinforce core areas with buffers and edges.

The proposed residential development will feature an open space area containing the watercourse and a 10m naturalized buffer. The watercourse will be conveyed to the Toronto and Region Conservation Authority. The realignment and restoration of the watercourse will ensure long-term protection of the watercourse lands. The proposed residential development will not feature any development within the lands subject to the watercourse and naturalized area.

2.7 SHARED OUTDOOR AMENITY SPACE

Section 8.2.2 of the Town of Caledon Town-Wide Design Guidelines outlines the Design Standards and Design Requirements for shared outdoor amenity spaces. The landscaped open spaces shall incorportate both hard and soft landscape features into the development site. The soft landscape features will aid the overall aesthetic of the site and the hardscape features will create a physical buffer to support crime prevention and create a pedestrian friendly area.

The proposed residential development features a three-storey shared amenity space. The ground floor and second floor are indoors, and the third-floor amenity space is an outdoor terrace. The indoor amenity spaces are 521.56 m2 in size and the third floor terrace is 179.08 m2 in size. The shared amenity spaces are intended for use by both the apartment and townhouse residents.





FIGURES 20 & 21: OUTDOOR AMENITY & LANDSCAPED AREAS

2.8 SITE CIRCULATION NETWORK

The Caledon Town-Wide Design Guidelines speak to specific guidance for Site Circulation and Parking. The Guidelines assist new developments in integrating with the expected design standards and requirements. Site circulation is important to facilitate community connectivity and accessibility.

2.8.1 Pedestrian Circulation

The pedestrian realm can be defined as the walkable environment between buildings and other destinations, including transit and open space amenities. Good pedestrian circulation will involve creating a safe and comfortable experience for all users by designing the spaces at a human scale. These design elements include being sensitive to the needs of persons with physical disabilities, providing adequate separation between pedestrian and vehicular activity, and ensuring connectivity through linkages. As per Section 8.1.7 of the Town-Wide Guidelines, to achieve the design requirements, clear and unobstructed pedestrian routes are to be provided using pavement markings and signage ensuring wayfinding for all users. The proposed development features designated pedestrian pathways along the rear perimeter of the apartment complex. These pathways are well lit and join at the centre where the indoor common amenity area is. All of the internal walkways are connected to the walkway located in front of the townhouse dwellings fronting Albion-Vaughan Road.

2.8.2 Vehicular Circulation

There are three full-movement access driveways proposed for the development site. One of the full-movement driveways will be the main central vehicular access which will serve the development and provide access for residents and visitors.

The two separate loading and servicing driveways will have dedicated access to the loading space that will serve each residential tower (i.e. only access for service vehicles). These driveways are located at the north and south ends of the site on Albion Vaughan Road. The parking and loading areas will be located away from the public street and will be visually buffered by the proposed townhouse dwellings fronting Albion Vaughan Road. Hard and soft landscape treatments are to be provided along the perimeter with low level screening adjacent to the public street. The location and design of the loading areas should minimize conflict with vehicles and pedestrians through signage and provide appropriate sight lines for oncoming traffic.

The overall impact of the proposed residential development regarding vehicle traffic is anticipated to be minimal. No conflicts or issues were identified regarding the site accesses, internal circulation, loading areas, and the designated underground parking.

2.8.3 Parking

The proposed development will provide 15 surface floor parking spaces as well as an underground parking garage with 294 parking spaces on level P1 and 144 spaces on level P2. Of the total parking count, 21 spaces will be reserved for handicapped parking, 2 surface spaces and 19 underground spaces. For the 250 proposed residential units, there will be a total of 453 parking spaces. The proposed parking supply exceeds the Zoning By-law requirements and is anticipated to adequately serve the proposed residential development.

The parking structure and at grade parking will provide barrier free parking spaces located close to the building entrances for ease of access. Visitor parking areas should be located at grade and marked with signage. Ramps and entrances to the underground parking structure will be enclosed with secure access. The ramp to the underground parking will be well lit and have trees planted to add visual appeal. The Town-Wide Design Guidelines recommend locating parking garages away from the public view, screening them where possible.

Long-term bicycle parking is proposed on site and will be secured by way of storage rooms within the underground parking structure. There is also bike parking available at the main entrance of Tower B.





FIGURE 23: VEHICULAR CIRCULATIONS AND CONNECTIONS

3. SITE FURNITURE AND LANDSCAPE DESIGN

3.1.1 Site Furniture

Section 6.3.5 of the Caledon Town-Wide Design Guidelines refers to Furniture and how to properly utilize it to enhance a site.

- Furniture should be visually attractive, low maintenance, and resistant to seasonal elements;
- Located in strategic locations that support pedestrian activity, bicycle and transit use without blocking pedestrian sight lines.

As discussed earlier in this brief, the proposed development will feature a three-storey shared amenity space. The third-floor amenity space is an outdoor terrace which is 179.08 m2. The proposed site furniture should compliment the architecture of the buildings to create a cohesive development. The placement and organization of all site furnishings should assist in creating a safe, convenient, and comfortable space for visitors and future residents. There will be bench seating located throughout the site near building entrances and in shared central areas.

3.1.2 Hardscape Paving

Paving should be used throughout the site as a key element in high pedestrian traffic locations to highlight the pedestrian network and encourage movement. Hard landscaping and paving is important to facilitate movement of both vehicles and pedestrians.

The proposed development will incorporate paving designs that are cognizant of all accessibility issues. Decorative paving should be incorporated within the road way paving to clearly delineate pedestrian crossings as a form of traffic calming.

3.1.3 Planting Material

Planting restoration will occur on site to restore any natural areas where disturbances have occurred (Figure 24). Only native trees should be selected in order to increase the character and quality of the overall natural heritage system on site. The proposed planting area of the site surrounds Robinson Creek and follows along the western boundary of the Subject Lands. The trees to be planted surrounding the watercourse will assist with the natural buffer lands between the watercourse and the proposed residential development. On the developable lands there will be planters and trees throughout the site for visual appeal. Curb planters are proposed surrounding the centre entrance to the underground parking garage.

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT	NATIVE	REMARKS
							TULERANGE		-
	US IREE	teor v freemenii 'temetrane'	Annakanan Franman Manla	70 mm		D ND	High	Vee	Full Form
00V		Cladble treeman Amstrong	Sectors Hanny Lawyet	70 mm		D.60.	High	Yee	Full Form
ITP		Lirindendron fulinifern	Tulin Tree	70 mm	cream	8.48	High	Yee	Full Form
PAC		Plantaue y operifaira	London Plane Tree	70 mm	croam	8.48	High	No	Full Form
OPB			Red Ook	70 mm	-	8.48	High	Yee	Full Form
CIDUO			ned out	70 1111		0.000	nign	100	Tur Tom
ACR	03 51 20	Imelanciar, canadaneis 'Ballarina'	Bollaring Senicaberry (Clump)	200 cm	1	8.48	High	Yes	Multi Stem
ACI		Interditional Canadanata Canadanata	Amur Manle (Clumn)	60 mm	-	8.48	High	No	Tree Form Multi Stem
CAL		Comus attentifalia	Preseda Degreeed (Clump)	120 cm		8.48	High	Yee	Multi Stem
004		Carrie conodaneie 'Multi Stem'	Eastern Red Bud (Clump)	180 cm	nink /nur	8.48	High	Yee	Multi Stem
SCIDUO			Educini ned bod (clamp)	100 cm	Thursd bear	0.000	ngn	103	Note Stell
CNS		Comus series	Red Onier Dogwood	80 cm	1	0.0	High	Yee	Full Form
HPR		Hydropped panculate Bombeball	Dworf Bombehall Hydrongen	60 cm	-	5.00	High	Yee	Full Form
10		Dispillo Ionicero	Bush Homeworkie	60 cm	-	0 gai.	High	Yee	Full Form
P00		Physicscorpus and folius 'Diable'	Dichlo Purplalant Ninebark	80 cm	-	0.0.	High	Yee	Full Form
PHC		Physical participation (Gravitantia	'Growline' Fragment Sumac	60 cm	-	0.0.	High	Yee	Full Form
SRC		Soires humaids 'Gold Mound'	Gold Mound Spires	60 cm	-	0.0.	High	No	Full Form
SII		Spired ignoration 'Little Princess'	Dworf Red Spires	60 cm		0.0.	High	No	Full Form
SMP		Svringa meveri 'Palibin'	Purple Dworf Korean Lilac	60 cm		0.0	High	No	Full Form
VAC		Wherear acertalism	Manle-leaf Viburnum	60 cm	-	0.0.	High	Yee	Full Form
ONIFER		NBS	and the second s						
JCG		Juniperus chinensis 'Gold Const'	Gold Coast Juniner	50 cm		0.0	High	No	Full Form
TCF		Tagus x media 'Fairview'	Fairview Yew		65 cm	0.0	Low	No	Full Form
TMH		Taxus media 'Hillii'	Hill's Yew	70 cm		0.0	Low	No	Full Form
RNAME	NTAL GR	ASSES					69.1		
AGN		Andropegen gerardii 'New Wave'	New Wave Big Bluestern			5 Gal	High	Yes	Full Form
CAC		Calamaarastis acutiflara 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	High	No	Full Form
DEC		Deschampia cespitosa	Tufted Hairgrass			2 Gal.	High	Yes	Full Form
SPH		Sporobolus heterolepsis	Pairie Dropseed			2 Gal.	High	Yes	Full Form
ERENNU	ALS								
COR	-	Coreopsis grandiflorra 'Goldfink'	Coreopsis Dworf Yellow			1 Gal.	High	Yes	Full Form
ECH		Echinacea purpurea	Purple Cone Flower			1 Gal.	High	Yes	Full Form
GER		Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	High	Yes	Full Form
HSD		Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies			1 Gal.	High	No	Full Form
PAT		Perovskia atriplicifolia	Russian Sage			2 Gal.	High	No	Full Form
					-				

FIGURE 24: PLANTING MATERIALS

3.2 SITE LIGHTING

Section 8.1.7 of the Caledon Town Wide Design Guidelines provides guidelines for site lighting within mid-rise residential developments. The guidelines below have been scoped based on this project.

- 1. Site lighting in outdoor areas should be designed and located to provide safe outdoor space for users at night, and to facilitate crime prevention (CPTED).
- 2. 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.

The lighting for this site will be both pole lighting and bollard lighting (Figure 27) around the perimeter of the proposed buildings, within the central courtyard space, and in the vicnity of the driveways and accesses. (Figure 26). As the central courtyard is anticipated to be the most travelled portion of the site, the lighting intensity will be strongest there. This not only facilitates crime prevention, but focuses stronger lighting in the centre which lessens the lighting intensity near the property limits and minimizes the light impact and spillage to adjacent neighbours.

3.3 SERVICING AND LOADING

Section 8.3 of the Caledon Town Wide Design Guidelines states that utility coordination is required to ensure that streetscapes are viable and visually appealing. Utilities should be placed away from the public realm in an undergound or internal location. The location of utilities must be coordinated with parking, servicing, and loading areas to maximize highguality open spaces and minimize unsightly views.



FIGURE 25: BOLLARD LIGHTING

3.4 SIGNAGE

Section 6.7 of the Town-Wide Design Guidelines states that effective wayfinding and signage are essential to achieving the key design principles of accessibility and community safety.

Directional signage will be provided to indicate the main building entrance. Signs will be provided to specify residential, visitor and accessible parking spaces, as well as drop-off/service areas.

The use of signage on the site will enhance the architectural character of the building facade where possible. Signage will also allow the site to be more pedestrian and vehicle friendly by assisting in wayfinding.



FIGURE 26: LIGHTING PHOTOMETRIC PLAN

3.5 ARCHITECTURAL DESIGN AND FACADE TREATMENT

The facade of a building is meant to establish and showcase the identity of the development and to provide for a lasting visual image of the property that is consistent with the surrounding community. Buildings are recognized and remembered by the features that make them stand out amongst other building facades. Unique facades can also help transform a building into a landmark for the community, as they can help enhance the identity of the surrounding community to form distinct developments.

The following Town of Caledon Town-Wide Design Guidelines are to be implemented in the proposed residential development:

- Provide varied and compatible architectural styles for a sense of place and to create interesting surroundings;
- A variety of elevation treatments should be provided between unit types and alternate elevations;
- Architectural elements are required to maintain existing proportions found prevailing in the assigned architectural style, and should not be excessive.

The architectural detailing and elements used throughout both rows of the townhouses are applied consistently for both blocks. This includes the window treatments and facade treatment. Each townhouse unit will have a rooftop terrace facing the apartment complex and an elevated roof facing Albion-Vaughan Road.

The proposed residential development provides varied building typologies, fostering a diverse and interesting streetscape. The colours and materials that will be used in the development are consistent with that of the surrounding uses. Please refer to the 3D Renderings on the following two pages for a visual perspective of the proposed development.







FIGURES: 27-30: RENDERINGS OF PROPOSED RESIDENTIAL DEVELOPMENTS









FIGURES: 31-34: RENDERINGS OF PROPOSED RESIDENTIAL DEVELOPMENTS



4. IMPLEMENTATION

This Urban Design Brief has been prepared to illustrate the design intent of the proposed residential development at 12148 Albion-Vaughan Road. The preliminary drawings, precedent images, and informative text in this document will help to demonstrate a clear vision for the aesthetic appeal and overall functionality of the proposed residential development. This document will also be used to help understand the developments integration within the existing community and overall vision for the Town of Caledon, Community of Bolton, and will be used to guide the Site Plan Application.

To conclude, the proposed development will add to the new residential activity in the Community of Bolton while offering more residential housing options for new residents in the Town of Caledon. The naturalized buffer on the subject lands will create a pleasant visual impact along Highway 50 and integrate the development with the surrounding lands.



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