

# Queensgate Blvd and Albion-Vaughan Rd

## Urban Design Brief

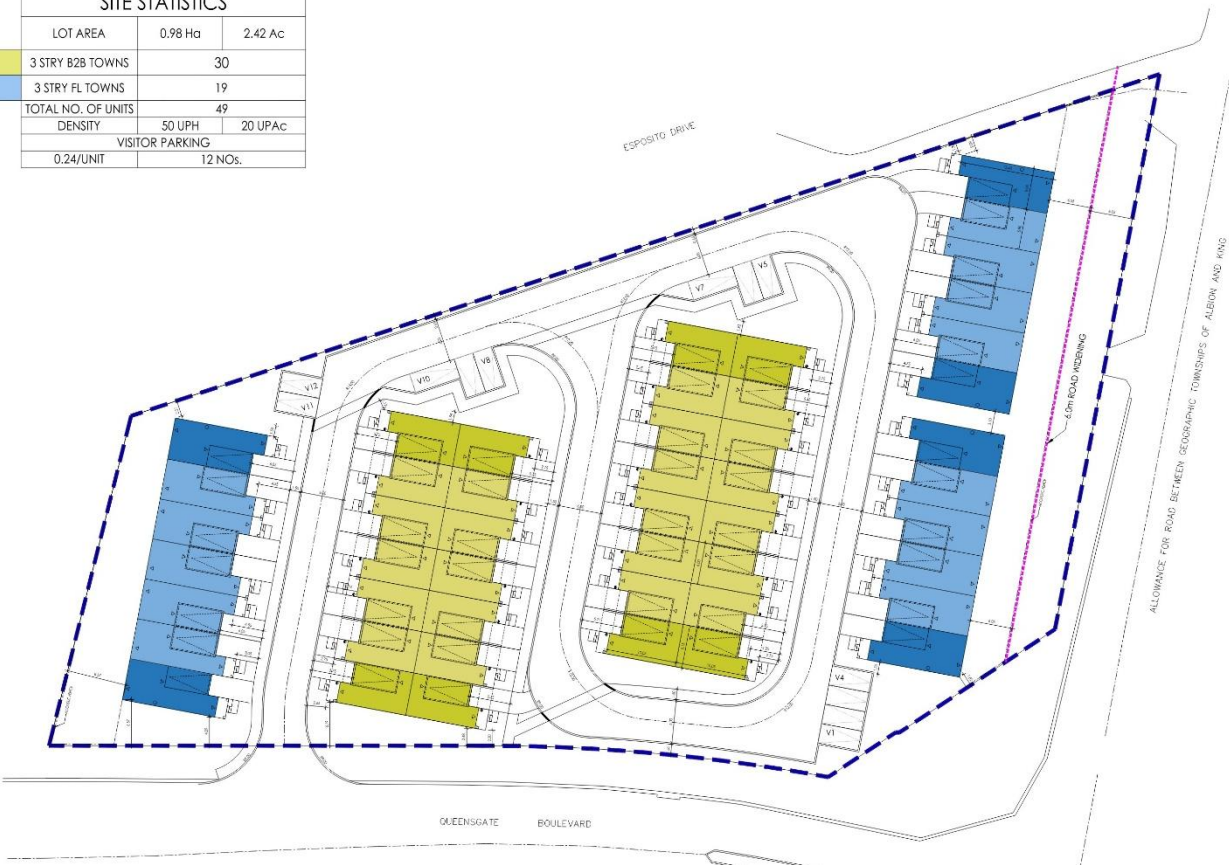
Town of Caledon



TOWN OF CALEDON  
PLANNING  
RECEIVED  
March 12, 2026

### SITE STATISTICS

LOT AREA	0.98 Ha	2.42 Ac
3 STRY B2B TOWNS	30	
3 STRY FL TOWNS	19	
TOTAL NO. OF UNITS	49	
DENSITY	50 UPH	20 UPAC
VISITOR PARKING	12 NOS.	



Site Plan Control Submission

**Prepared By:** Landscape Planning Limited

**Prepared For: City** The Town of Caledon

**File Number:**

**Submission Date:** December 2025

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# 1.0 INTRODUCTION

## 1.1 SITE CONTEXT

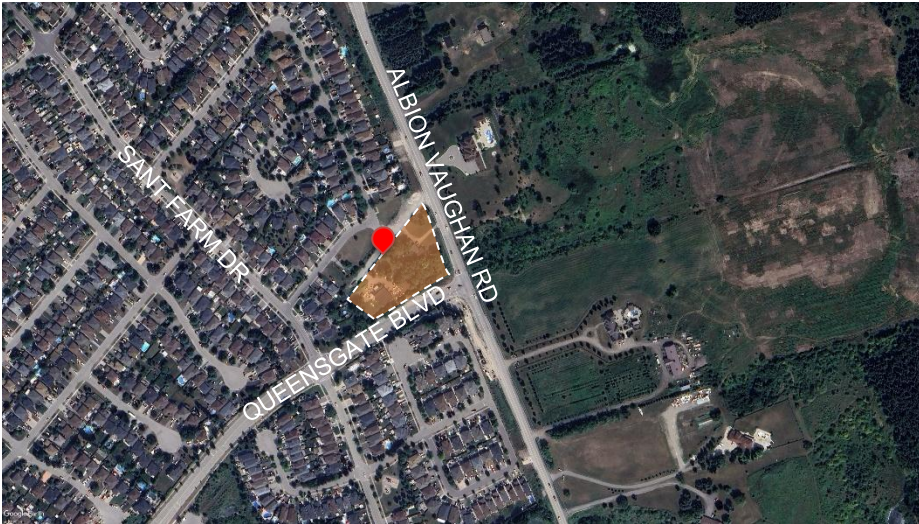


Figure 1: Site Context

The Subject Site is located on the northwest corner of Queensgate Boulevard and Albion-Vaughan Road, in the Town of Caledon. It is bound to the west by Highway 50 and to the east by open fields and residential units. Access to the site will be provided by one entrance/exit along Queensgate Boulevard.

The entire site comprises a total area of approximately 2.42 acres and has a frontage of approximately 116 meters along Queensgate Boulevard. Currently, the site contains two existing buildings, and vegetated land, and is directly surrounded by residential neighbourhoods.

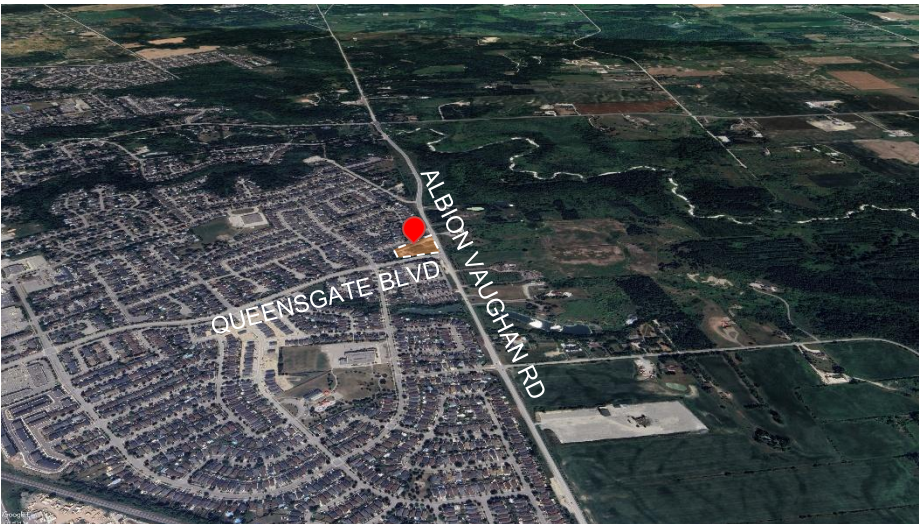


Figure 2: Surrounding Area

## 1.2 SITE PLAN & DEVELOPMENT VISION

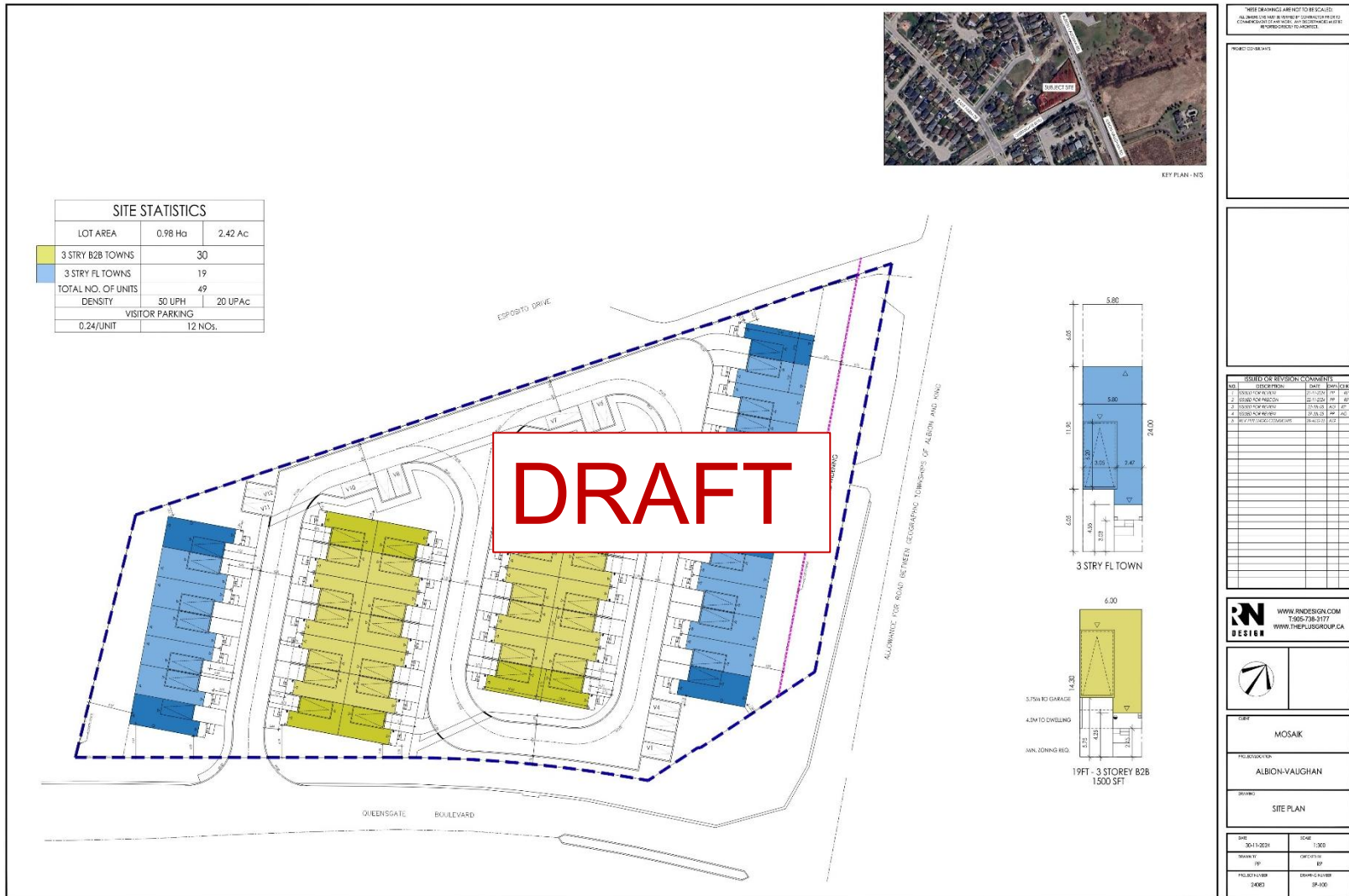


Figure 3: Site Plan

The proposed residential development is comprised thirty 3-storey B2B townhouses, nineteen 3-storey FL townhouses, and 12 visitor parking spaces

# 2.0 URBAN DESIGN: PUBLIC AND PRIVATE REALM

## 2.1 NEIGHBOURHOOD STRUCTURE

The surrounding neighbourhood structure consists of open land, retail, industrial, and also nearby residential dwellings. Specifically, two schools (Allan Drive Middle School and St. John the Baptist Elementary School) are in close proximity to the site.

Further west, along Highway 50 are commercial plazas, including multiple grocery stores, restaurants, and various retail amenities. West of Highway 50 is industrial lands

Across Albion-Vaughan Road from the site is large open land containing minimal residential units.



Figure 4: Queensgate and Albion looking west



Figure 5: Queensgate and Albion looking east



Neighbourhood north of site



Figure 7: Commercial Plaza

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## 2.2 PEDESTRIAN CIRCULATION

The development is to include concrete and unit paved walkways within the development to ensure ease of pedestrian circulation. There is not currently a sidewalk along Queensgate Boulevard or Albion-Vaughan Road



Figure 8: Existing Land Use

## 2.3 STREETSCAPE

Landscape treatments along the frontages of the development (facing Queensgate Boulevard and Albion-Vaughan Road) will contribute to and enhance the streetscape and public realm. The use of planting has been coordinated with the colour and form of the architecture to reinforce the relationship between the landscape and the buildings. The proposed retaining wall will be screened appropriately with plant material to reduce visual impact. Trees, in accordance with the Town of Caledon's guidelines, will be planted where possible throughout the site, to create a consistent and vigorous internal streetscape that achieves:

- Seasonal variation for colour interest and aesthetics;
- Significant scale and form to add structure to the street environment;
- Biological diversity to safeguard against potential failure of mono-culture plantings;
- Species suitable for urban environments

## 3.0 LANDSCAPE

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### 3.1 LANDSCAPE GOALS

The goal of the development is to create an attractive pedestrian-connected site that can assist in setting a standard for future development in the area. This will be achieved in the following ways:

- The overall landscape design for the site will enhance the common motifs between the architecture and landscape by coordinating planting to complement the built form
- Continuous planting beds composed of a combination of deciduous and coniferous plantings will provide a clear and articulated edge which provides a soft transition between built form and street
- Plantings will provide seasonal interest and visual screening
- Trees will add form and structure to the streetscape environment

These landscape elements will support a sustainable and attractive environment, reinforcing the overall design intent of the development.

### 3.2 LANDSCAPE PLAN

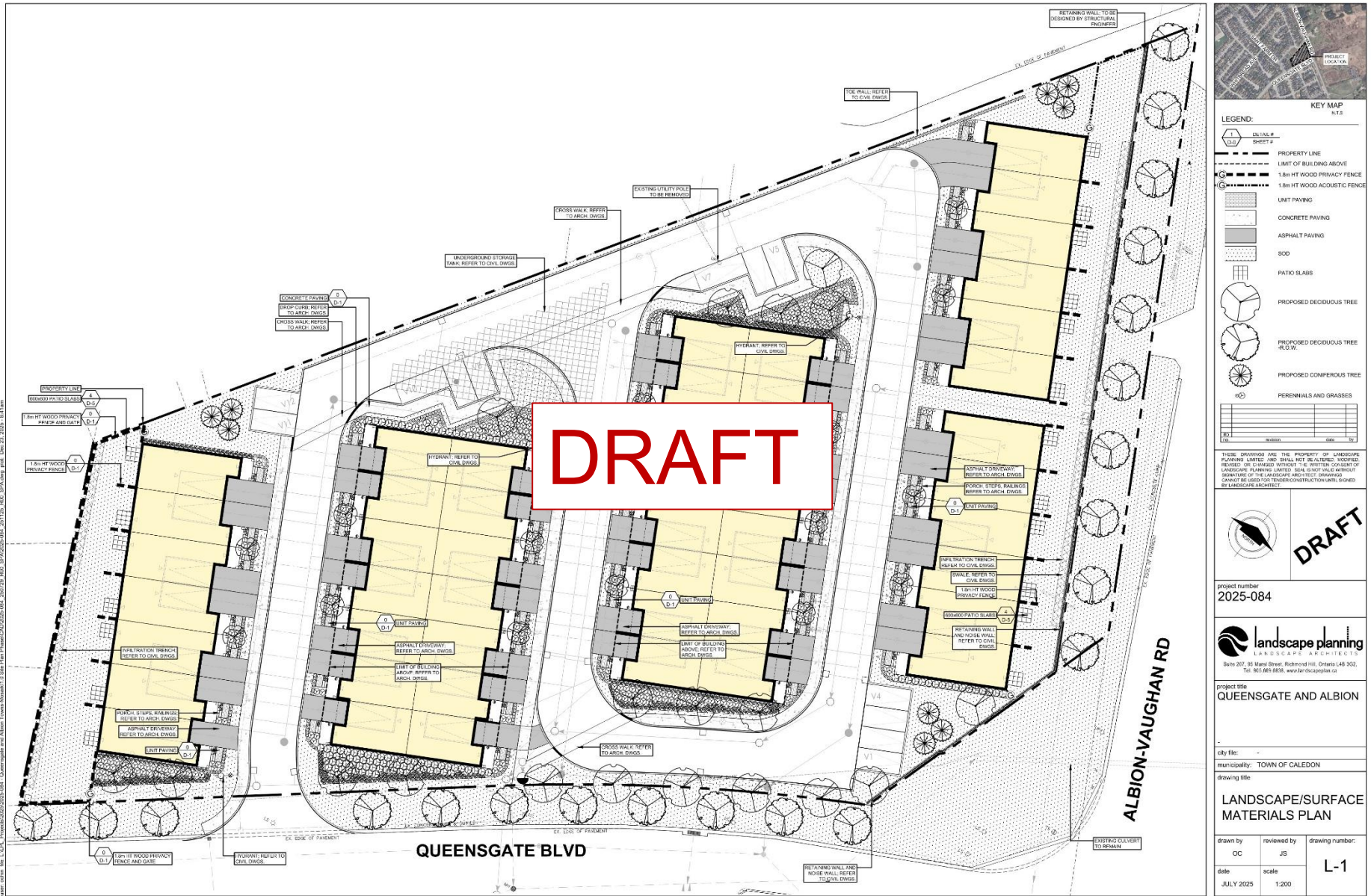


Figure 3: Site Plan

## 4.0 BUILDING DESIGN

### 4.1 ELEVATION DRAWINGS

Figure 18: North-South Building Section

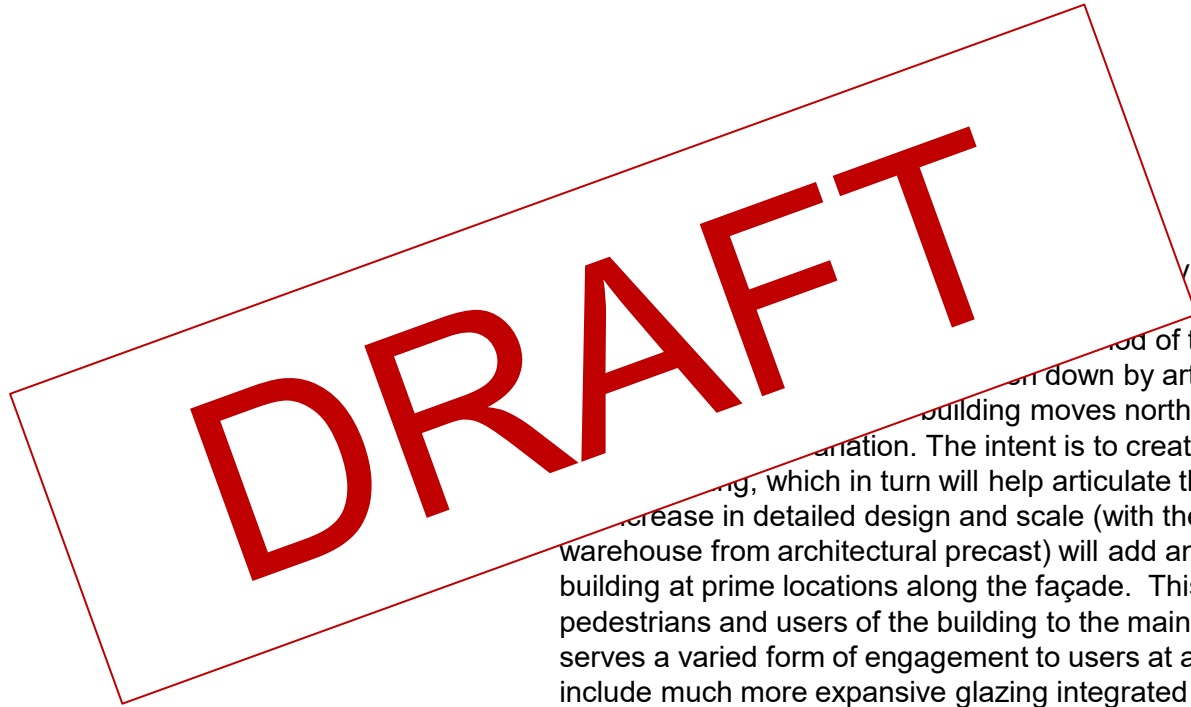


Figure 19: East-West Building Section

...y Road / Langstaff Road) will  
esthetic, in addition to delivering  
...od of time. The expanse of the main  
...n down by articulating the horizontal plane of  
...building moves north) and by adding  
...ation. The intent is to create an appearance of a multi-  
...ng, which in turn will help articulate the street façade's appearance.  
...crease in detailed design and scale (with the change of material of the  
warehouse from architectural precast) will add an enhanced expression to the  
building at prime locations along the façade. This articulation will identify/guide  
pedestrians and users of the building to the main entry points, which in turn  
serves a varied form of engagement to users at a different level. These areas will  
include much more expansive glazing integrated with high-quality materials such  
as aluminum composite panels (ACM). The perimeter of the site will be  
articulated with soft landscaping, which assists and provides for a transition to the  
public realm that further delineates the public/private realm.

## 5.0 SUSTAINABILITY

### 1. SUSTAINABILITY SUMMARY

With this proposed development, there is an aim to demonstrate sustainable practices. These include;

- Low water consumption plant materials
- Maximize Use of Native Materials Sourced from local Nurseries
- Maximize Tree Canopy
- Use quality products and materials that are durable and can be recycled

## 6.0 CONCLUSION

With this proposed development, the development balances compatibility within the overall residential neighbourhood and embodies sound and achievable urban design principles that are fully compatible with the existing context. The development is representative of the emerging and changing character of the Albion-Vaughan Road corridor which will include a mix of land uses and building forms.

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