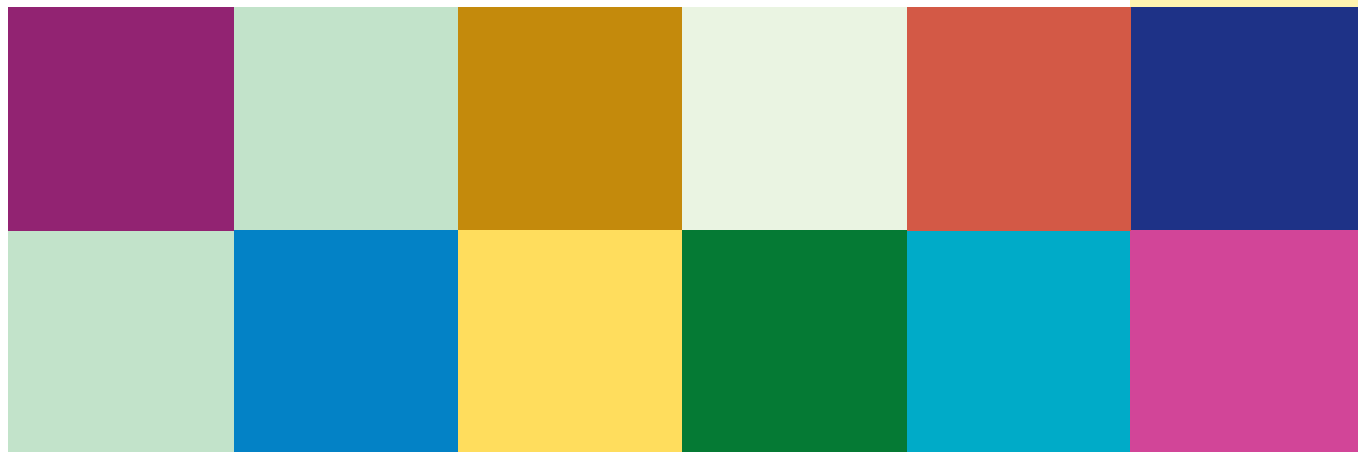


URBAN DESIGN BRIEF AND ARCHITECTURAL DESIGN
GUIDELINE FOR o HUMBER STATION ROAD (PART OF LOTS
11, 12 AND 13, CONCESSION 4) AND o HUMBER STATION
ROAD (PART OF LOTS 11 AND 12, CONCESSION 5)

APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION

CONFORMANCE LETTER



May 11, 2023



To: Carmine Caruso, Senior Planner
Planning Services at Town of Caledon
Town Hall, 6311 Old Church Road, Caledon, Ontario

Town File Number: PRE 21-0038

**RE: CONFORMANCE LETTER FOR URBAN DESIGN BRIEF AND ARCHITECTURAL DESIGN
GUIDELINE FOR 0 HUMBER STATION ROAD [PART OF LOTS 11, 12 AND 13, CONCESSION 4] AND
0 HUMBER STATION ROAD [PART OF LOTS 11 AND 12, CONCESSION 5]**

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

Dear Mr. Caruso,

NAK Design Strategies Inc. has been retained by Argo Macville I Corporation, Argo Macville II Corporation, Robert Speirs, Argo Macville V Corporation, Argo Humber Station Limited and Argo Humberking Corporation (herein referred to as the 'Owners'), to provide Urban, Landscape and Architectural Consulting Services in an effort to continue to advance the applications for Draft Plan of Subdivision (21T-22001 / 21T-22002) and for Amendments to the Zoning By-Law (RZ 2022-0002 / RZ 2022-0003) which were originally submitted in March 2022. These applications seek planning approvals to implement redevelopment of the lands referred to as 0 Humber Station Road (Part of Lots 11, 12 and 13, Concession 4) and 0 Humber Station Road (Part of Lots 11 and 12, Concession 5) in the Town of Caledon (Geographic township of Albion).

It is important to note that the original applications submitted in March 2022 related to the ROPA 30 lands only and consisted of approximately 31.96 ha (78.98 ac) and were generally in the eastern portion of the future Caledon Station Secondary Plan lands. Since the applications were submitted in March 2022, the Region of Peel 2051 Official Plan was approved by the Province (Nov., 2022) and surrounding lands have been added to the 2051 Urban Area, including additional lands owned by the Owners noted above. Accordingly, the overall Subject Lands now consist of 112.8 ha (278.73 ac). and are now part of the subject Draft Plan of Subdivision and Rezoning applications.

The Subject Lands are entirely within the Region of Peel's Urban Area (ROP, Nov 2022) with the eastern portion of the Subject Lands being within the Region's Major Transit Station Area (MTSA). As well, the Subject Lands are currently part of the Caledon Station Secondary Plan process (POPA-2021-0002). The effect of the Secondary Plan will be to apply land use designations to the Subject Lands, including Low Density Residential, Medium Density Residential, Mixed Use, Institutional, Open Space Policy Area and GO Transit Hub. The subject Draft Plan of Subdivision and Zoning By-Law Amendments for these Subject Lands will ensure the creation of a compact, pedestrian and transit-oriented development through implementation of the Secondary Plan policies.

It is also important to note that on March 05, 2021, the Province of Ontario issued a Ministerial Zoning Order ('MZO') under Ontario Regulation 171 / 21 ('O. Reg. 171 / 21') for the Subject Lands. This MZO established zoning for the eastern portion of the Subject Lands as a 'Mixed Use Residential Zone' which permits a range of detached, semi-detached and townhouse dwellings as well as a range of mid-rise residential and commercial uses. In addition, the MZO also established zoning for the Subject Lands as a 'Mobility Transit Hub Zone'. This Zone permits a public transit depot with accessory parking and service buildings as well as a variety of commercial, retail services and public uses.

The Urban and Architectural Design Guideline for Caledon Station has been prepared on behalf of the Owner in support of a Draft Plan of Subdivision ('DPS') and Zoning By-law Amendment ('ZBA' or 'Amendment') resubmission to facilitate the development of the Draft Plan of Subdivision consisting of a mixture of land uses, various built forms and densities. This Urban and Architectural Design Guideline references Provincial Policy, Region of Peel policies, Town of Caledon Official Plan, zoning requirements and any associated Secondary Plans.

The document also aims to provide comprehensive design guidance on the development that supports initiatives set out in the Town Wide Design Guidelines (TWDG) 2017, focusing on the physical design of the community, with particular reference to structuring elements, the major road network, Environmental Policy Area (EPA), stormwater management ponds (SWMP), Community and Neighbourhood Parks, employment lands, residential areas (General Urban, Sub-Urban, Neighbourhood Centre, mixed-use) and the proposed GO Transit Hub.

This Urban and Architectural Design Guideline for Caledon Station prescribes open space and built form guidelines and principles for these areas and components, while allowing some flexibility for delivering a wide range of design expressions, architectural form and styles that provide interest in the urban environment. The principles outlined also emphasize and detail the integral elements that will help create an innovative, walkable, transit-friendly environment with mixed residential densities and commercial opportunities in the Town of Caledon.

Given the comprehensive nature of the Urban and Architectural Design Guideline for Caledon Station, it was recommended that proponents of the future development prepare Compliance Letters to the satisfaction of the Town, Region of Peel and TRCA, summarizing how the proposed Draft Plans relate to the goals, objectives and targets outlined in the guideline. Pertinent to the Technical Pre-Consultation (DART) Meeting Form dated April 8th, 2021, NAK Design Strategies has therefore outlined each chapter of the parent report and offers a brief explanation on how the detail of the secondary plan report satisfies the draft plan requirements.

A copy of the Urban and Architectural Design Guideline for Caledon Station (dated May 2023) is provided with this letter.

We trust this information is sufficient for your purposes. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kadziela', with a stylized, cursive script.

Kathy Kadziela
Associate - Urban Design & Architecture

SITE CONTEXT

This Compliance Letter addresses two properties within the Macville Community Secondary Plan Area also known as Caledon Station. The first is 0 Humber Station Road legally described as Part of Lots 11, 12, and 13 Concession 4 which is 107.19 ha (264.87 ac) in size and generally located in between The Gore Road and Humber Station Road, north of King Street. The second is 0 Humber Station Road, legally described as Part of Lots 11 and 12, Concession 5 which is 5.61 ha (13.86 ac) in size and generally located on the east side of Humber Station Road, north of King Street. These two properties, as identified in Figure 1, will be collectively referred to in the letter as the “Subject Lands”.

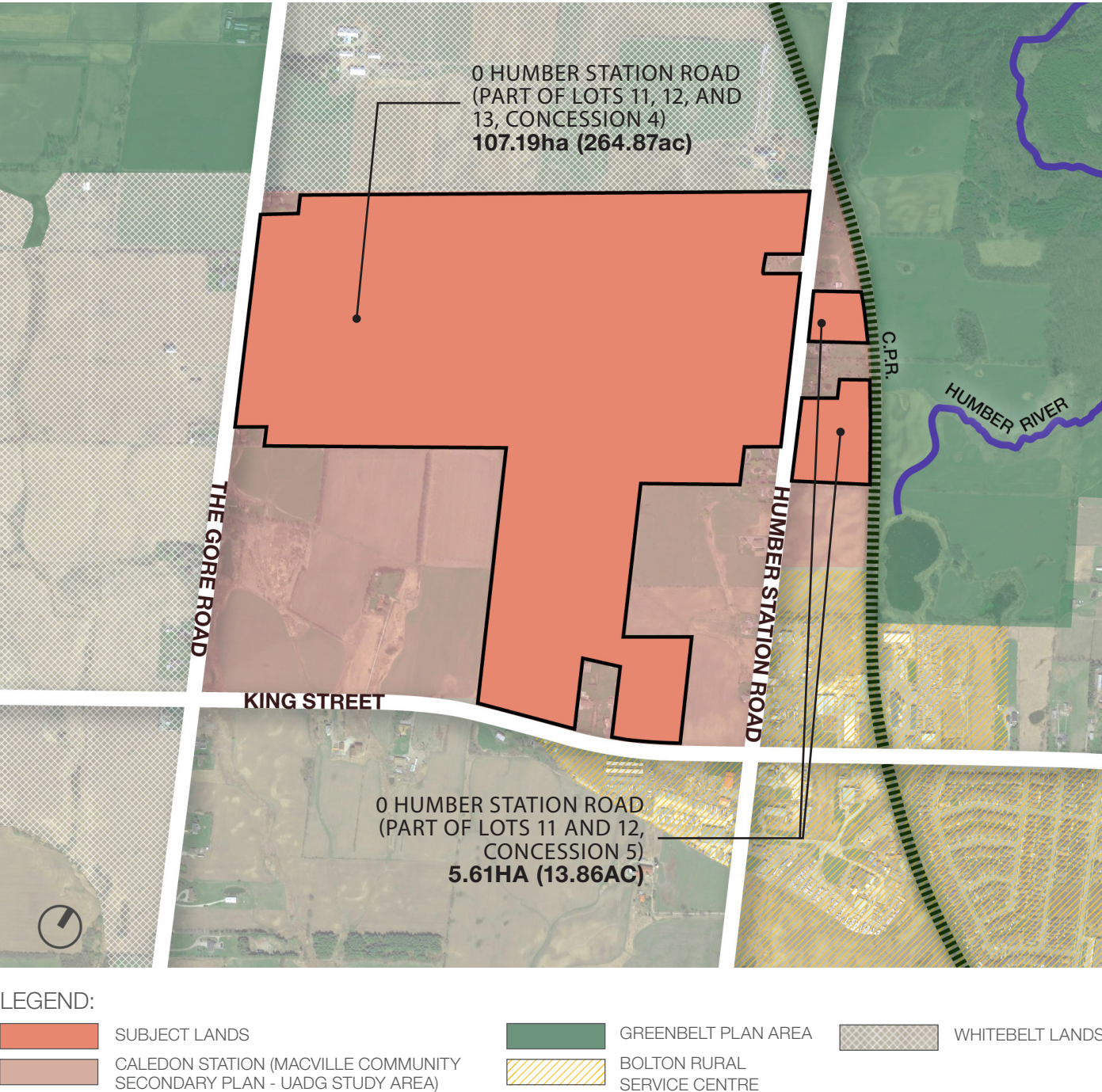


Figure 1: Site Boundary of the Subject Lands

URBAN AND ARCHITECTURAL DESIGN GUIDELINE

The Urban and Architectural Design Guideline (UADG) for Caledon Station sets a framework for the design and development of a vibrant and connected new community in the Town of Caledon that is planned to comprise of residential land uses with supportive mixed uses, anchored by a future GO Transit Hub at the east limit of the site. To this aim, a set of guiding principles have been established from the outset of the study, including the application of best urban design practices, encompassing transit-oriented development, an active transportation strategy with cycling infrastructure throughout, integration of the environmental policy area, memorable community experience, mixed-housing types, high quality architecture, walkability and a main street with central character.

As part of this community, the design for the Subject Lands will be compliant with relevant municipal policies and support the guidelines set out in the parent document. The following summary contains summary and direct reference of each chapter in the guideline as they relate to the Subject Lands:



Figure 2: Cover of the Urban and Architectural Design Guideline for Caledon Station (second submission dated May 2023)

INTRODUCTION



Chapter one provides an overview of the documents purpose and an analysis of the site's background, including site context and policy framework. This section of the UADG is especially applicable to Subject Lands, illustrates how, as part of Caledon Station, the proposed development is compliant with relevant municipal policies and guidelines, as well as how the proposed development fits within the existing and emerging planned site context.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 1.1 to 1.2 for detailed information relating to Subject Lands.

COMMUNITY DESIGN VISION



Chapter two outlines guiding principles that lay the foundation for the Caledon Station to be a healthy, complete, and resilient community. This section is applicable to Subject Lands as it describes the proposed approach of the development to fulfilling this urban design vision, principles and adopted framework plan in relation to the preferred scenario of development, summarizing the opportunities and constraints of the plan design.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 2.1 to 2.3 for detailed information relating to Subject Lands.

COMMUNITY STRUCTURE



Chapter three describes the primary structuring elements that serve as framework for defining the various land uses, establishing street hierarchy and network, and creating neighbourhood configurations and community node areas within Caledon Station. This section is particularly applicable to Subject Lands as it speaks to how the development will create positive relationships with the existing neighbourhoods and communities and support the existing and planned vision for the area, including connection and integration of the future transit hub area located east of Humber Station Road.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 3.1 to 3.8 for detailed information relating to Subject Lands.



PUBLIC REALM & STREETSCAPE DESIGN GUIDELINES

Chapter four provides guidelines for streetscape and public realm elements to ensure safety, establish a high quality and durable built component, reinforce a comfortable street environment, wayfinding and placemaking throughout Caledon Station. In order to maintain a consistent approach to the design of public and private realm as well as streetscape design in the whole community, this section will be relevant to Subject Lands in providing detailed design direction and standards for right-of-ways, street lighting and furniture, and street tree and planting strategies that identify an appropriate character of streets based on function and land uses found within Subject Lands.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 4.1 to 4.4 for detailed information relating to Subject Lands.



PARKS & OPEN SPACE GUIDELINES

Chapter five provides guidelines for parks and open space amenities, features and elements found within Caledon Station to help support connections to the wider regional Environmental Policy Area and trail system. This chapter will guide the design treatment of two community parks, one linear park, four neighbourhood parks proposed within Subject Lands which help define Caledon Community as a sustainable, healthy and innovative place to be enjoyed by residents and visitors alike.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 5.1 to 5.7 for detailed information relating to Subject Lands.



ARCHITECTURE & SITE PLANNING GUIDELINES

Chapter six provides guidelines for architectural design of all built form present within Caledon Station, including priority lot locations that will support the goal of creating a visually attractive and safe streetscape design. This section provides key information regarding intended built form character (i.e. architectural theme, massing, heights, relationship to street, material/colours) which will guide the design and site planning of the proposed built form found within Subject Lands, including single detached, back-to-back townhomes, street townhomes, rear lane townhomes, rear lane mixed use townhomes, low/medium density residential, medium density residential, mixed use and elementary school.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 6.1 to 6.9 for detailed information relating to Subject Lands.



SUSTAINABLE DEVELOPMENT & SMART CITY/TOWN INITIATIVES

Chapter seven describes several important measures that are being considered as part of Caledon Station to ensure the community is designed with a strong emphasis on the integration of sustainable practices and city/town initiatives that will result in a healthy, resilient and active community. This section is relevant to Subject Lands as it identifies how sustainability initiatives have the potential to be an integral component of the Town of Caledon's municipal infrastructure advancements. One of the key infrastructure initiatives that will be supported in Subject Lands will therefore include the implementation of an active transportation strategy through extensive bike lanes, pathways as well as through shared bike facilities, with connections to the wider trail network.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 7.1 to 7.6 for detailed information relating to Subject Lands.



IMPLEMENTATION

Chapter eight outlines the implementation process of the Caledon Station UADG in accordance with provincial legislation and policies, including the Planning Act, Provincial Policy Statement 2020, Places to Grow: The Growth Plan for the Greater Golden Horseshoe Office Consolidation 2020, Peel Official Plan and Caledon Official Plan. As part of Caledon Station, Subject Lands will be subject to conformance with the urban and landscape design objectives and built form guidelines contained in the UADG as part of the various development application processes that include draft plan development through to Architectural Design Control.

Please refer to Caledon Station Urban and Architectural Design Guideline Sections 8.1 to 8.2 for detailed information relating to Subject Lands.

