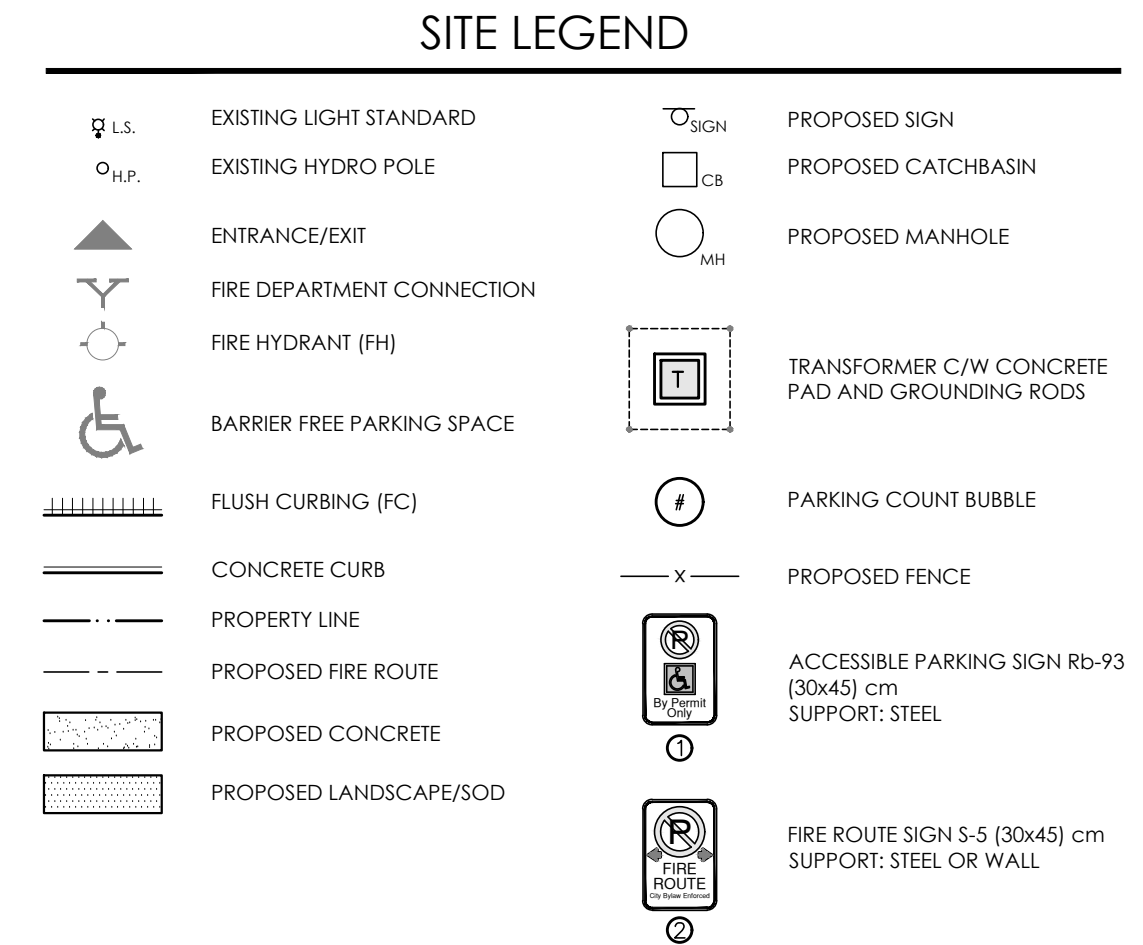


SITE PLAN NOTES

- LEGAL DESCRIPTION: PART OF LOT 2 CONCESSION 6 EAST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEELE.
- SITE INFORMATION TAKEN FROM YOUNG & YOUNG SURVEYING INC. FILE # 18-87140
- FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY C.F. CROZIER & ASSOCIATES INC. - PROJECT # 1856-5524 DATED TBD
- FOR LANDSCAPE WORK REFER TO DRAWINGS PREPARED BY HILL DESIGN STUDIO PROJECT # 2019-28.
- FOR SITE LIGHTING REFER TO DRAWINGS PREPARED BY TBD.
- ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
- CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
- STANDARD PARKING STALLS TO BE 2.75m x 6.0m
- BARRIER FREE PARKING STALLS TO MEET TOWN OF CALEDON REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B' (2.75m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
- TREE PROTECTION FENCING SHOULD BE ERRECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
- ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
- SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
- THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
- ALL GARBAGE TO BE STORED IN SEMI IN-GROUND WASTE SYSTEM PROVIDED ON-SITE.
- LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
- EXCESS SNOW TO BE REMOVED FROM SITE.
- INTERNAL ROADWAYS MUST BE CONSTRUCTED OF A HARD SURFACE MATERIAL, SUCH AS ASPHALT, CONCRETE OR LOCKSTONE, AND DESIGNED TO SUPPORT A MINIMUM OF 35 TONNES, THE WEIGHT OF A FULLY LOADED WASTE COLLECTION VEHICLE.



SITE DATA - 15728 Airport Rd., Caledon East

DENSITY	Minimum	Maximum	ZBL 2006-50: Institutional (i)	Provided
Beds / hectare				155
AREAS	Metric	Imperial		%
Site Area (Fully Serviced Lot: Min. 460 sq.m.)	0.96 ha	2.4 acre		-
Building Footprint at grade (Max. 25%)	9,629.4 sq m	103,653.6 sq ft		100%
Asphalt Area	3,126.8 sq m	33,657.3 sq ft		32%
Concrete Area	1,936.8 sq m	20,847.8 sq ft		20%
Concrete Sidewalks	194.7 sq m	2,096.0 sq ft		2%
Total Impervious Area	1,868.0 sq m	20,107.8 sq ft		19%
Landscaped/Sodded Area	7,126.2 sq m	76,708.8 sq ft		74%
Total Permeable Area	2,503.2 sq m	26,944.8 sq ft		26%
BUILDING ENVELOPE	Metric	Imperial		%
Upper Level 1	3,008.2 sq m	32,381.3 sq ft		
Dining Area (Lower Level 1)	118.5 sq m	1,275.9 sq ft		
Canopy projections > 1m from outermost ext. wall (per Building Envelope definition)	289.9 sq m	3,120.6 sq ft		
Total Building Envelope Area (Site Coverage Calculation)	3,416.7 sq m	36,777.9 sq ft		35.48%
SETBACKS (Fully Serviced Lot)	Required	Provided		
Front Yard Setback (East/Airport Rd.)	3.0 m	4.5 m		
Rear Yard Setback (West)	7.5 m	10.7 m		
Side Yard Setback (North)	- m	5.0 m		
Side Yard Setback (South) (Abutting Res. Zone)	3.0 m	26.3 m		
Driveway Setback (South) (Abutting Res. Zone)	3.0 m	10.6 m		
Parking Setback (East/Airport Rd.)	1.5 m	1.5 m		
Parking Setback (West)	1.5 m	12.7 m		
Parking Setback (South) (Abutting Res. Zone)	4.5 m	4.5 m		
FRONTAGE	Min Required	Provided		
Lot Frontage (Fully Serviced Lot)	9.0 m	96.5 m		
LANDSCAPING	Min Required	Provided		
Landscaped Area (20% of Site Area)	1,925.9 sq m	4,371.18 sq m		45%
Planting Strip Width (West) (Rear Yard)	3.0 m	Min. 2.4 m		
Planting Strip Width (South) (Abutting Res. Zone)	3.0 m	4.50 m		

BUILDING DATA	Area (sq.m.)	# of Floors	Metric	Imperial
Below Grade				
Lower Level 1 (Partially Below Grade)	3,657.6	1	3,657.6 sq m	39,371.7 sq ft
Above Grade				
Upper Level 1	3,008.2	1	3,008.2 sq m	32,381.3 sq ft
Level 2 - 3	2,986.6	2	5,973.1 sq m	64,286.4 sq ft
Total Floor Area (Above Grade)			8,981.4 sq m	96,677.8 sq ft
Total Gross Floor Area (Above & Below Grade)			12,639.0 sq m	136,049.5 sq ft
BUILDING HEIGHT (Max. 10.5m)				
Basement (from Avg. Grade: 309.44m)	3.6	0.5	1.6 m	5.0 ft
Ground Floor	3.4	1	3.4 m	11.0 ft
Typical Floor (2nd - 3rd Floor)	3.0	2	6.0 m	19.0 ft
Parapet			1.1 m	3.0 ft
Total Building Height			12.1 m	39.0 ft

RESIDENTIAL UNITS	# of Floors	1 Bed	2 Bed	Ambulatory Care	Memory Care	Units/Flr	Beds/Flr
Ground Floor	1	-	-	26	21	47	47
Level 2	1	29	11	-	-	40	51
Level 3	1	28	12	-	-	40	52
Total	3	57	23	26	21	127	150

AMENITY PROVIDED	Metric	Imperial
Interior Amenity (Activity Rooms)	581.4 sq m	6,258.3 sq ft
Outdoor Amenity (Internal Courtyard)	1,518.3 sq m	16,343.1 sq ft
Total	2,099.7 sq m	22,601.5 sq ft

Parking Data	Spaces
VEHICLES	
REQUIRED (Zoning By Law Requirement)	
Long Term Care Facility: (0.5 spaces /bed)	75
Total Parking Required	75
Barrier Free Parking Required (4% applies for 13-100 spaces req'd)	3
Type A Required	1
Type B Required	2
PROVIDED	
Surface Parking (0.4 spaces/unit)	52
Total Parking Provided	52
BICYCLES	
REQUIRED	
Bicycle Parking	0
PROVIDED	
Bicycle Parking (Short-Term) (Rate determined by Parking Study)	6
Bike Parking Total	6

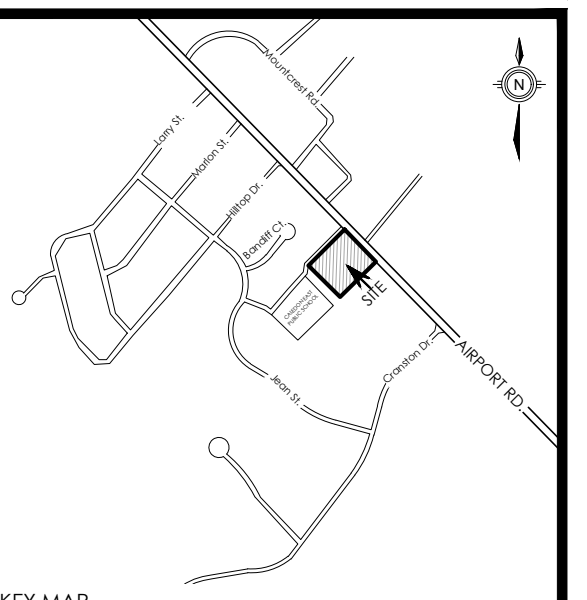


TOWN OF CALEDON
PLANNING RECEIVED
August 11, 2025

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DRAWINGS ARE NOT TO BE SCALED.



No.	REVISIONS	DATE
01	ZBA SUBMISSION	2021.03.31
02	1ST ZBA RESUBMISSION	2022.12.02
03	2ND ZBA RESUBMISSION	2023.02.27
04	3RD ZBA RESUBMISSION	2024.08.20
05	FINAL ZBA SUBMISSION	2025.08.08



CHRONOLOGY	DATE



CLIENT
HIGHGATE HOLDINGS

PROJECT NAME
WYNDHAM RESIDENCE
15728 AIRPORT RD.
CALEDON EAST, ON

DRAWING TITLE
SITE PLAN

SCALE
1:250

SHEET SIZE
610x914

PROJECT NUMBER
2018-127

DRAWING NUMBER
SPA.01

LAST SAVED BY: RIDDIHV DATE: July 10, 2025
FILE LOCATION: Z:\2018\01\127 Airport Rd Caledon East\2025 Site Planning\2018-127 Site Plan.dwg

01 SITE PLAN
SP-01

1:250