

URBAN DESIGN REPORT

15728 AIRPORT ROAD

CALEDON EAST, ON





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Executive Summary - Basis for Design

In the spring of 2018, ABA Architects Inc. was engaged by Christoph Summer to complete the schematic design of a new 3-storey retirement home located at 15728 Airport Rd. in Caledon, Ontario. The home being proposed consists of 26 ambulatory care units, 21 memory care units and 80 retirement living suites. Also included within the design are the required administration offices, services and amenities commonly found within a retirement residence. The basis for this design is to provide both staff and residents with an exceptional facility that promotes healthy lifestyles, social interaction and exceptional care for its residents. As well the proposed design seeks to respect its neighbouring context and exceed the expectations set forth by the Town of Caledon Comprehensive Town-wide Design Guidelines.

After much collaboration with Mr. Summer, Wellings Planning Consultants Inc, The Town of Caledon and other design professionals, we are confident we have proposed a design that respects the Town of Caledon's Comprehensive Town-wide Design Guidelines and the site's adjacent neighbours.

In the subsequent sections we will highlight the requirements for institutional use developments and use diagrams to depict how those guidelines have been followed in our proposed design.

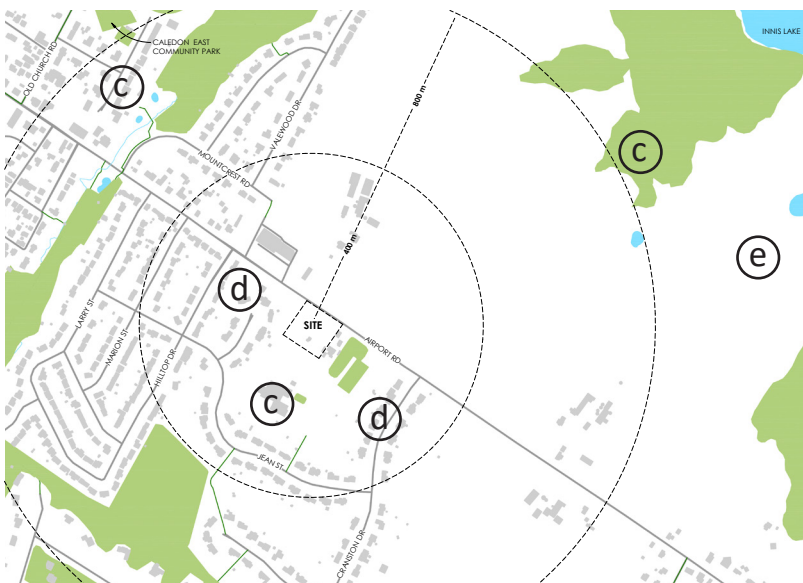
1 - Building Placement, Massing & Orientation

The proposed design situates the new retirement residence at a prominent location at the edge of Caledon. It is a location that enforces the building as a gateway landmark building that welcomes residents and visitors as they enter and exit the Town of Caledon via Airport Rd. To accentuate its landmark status, we have carefully used stone masonry to anchor the base of the building and ascend the face of the building at its most prominent location (the entrance from Airport Rd. to the residence). In addition, the building's placement and massing provide ample views toward the adjacent Caledon East Public School and eastward toward the valleylands. Careful selection and placement of materials has allowed us to break up the buildings long horizontal street facing façades by providing a rhythm that more closely resembles the scale of urban townhomes rather than a large institution.

The following diagrams highlight how our design responds to the building placement, massing and orientation guidelines for institutional buildings.

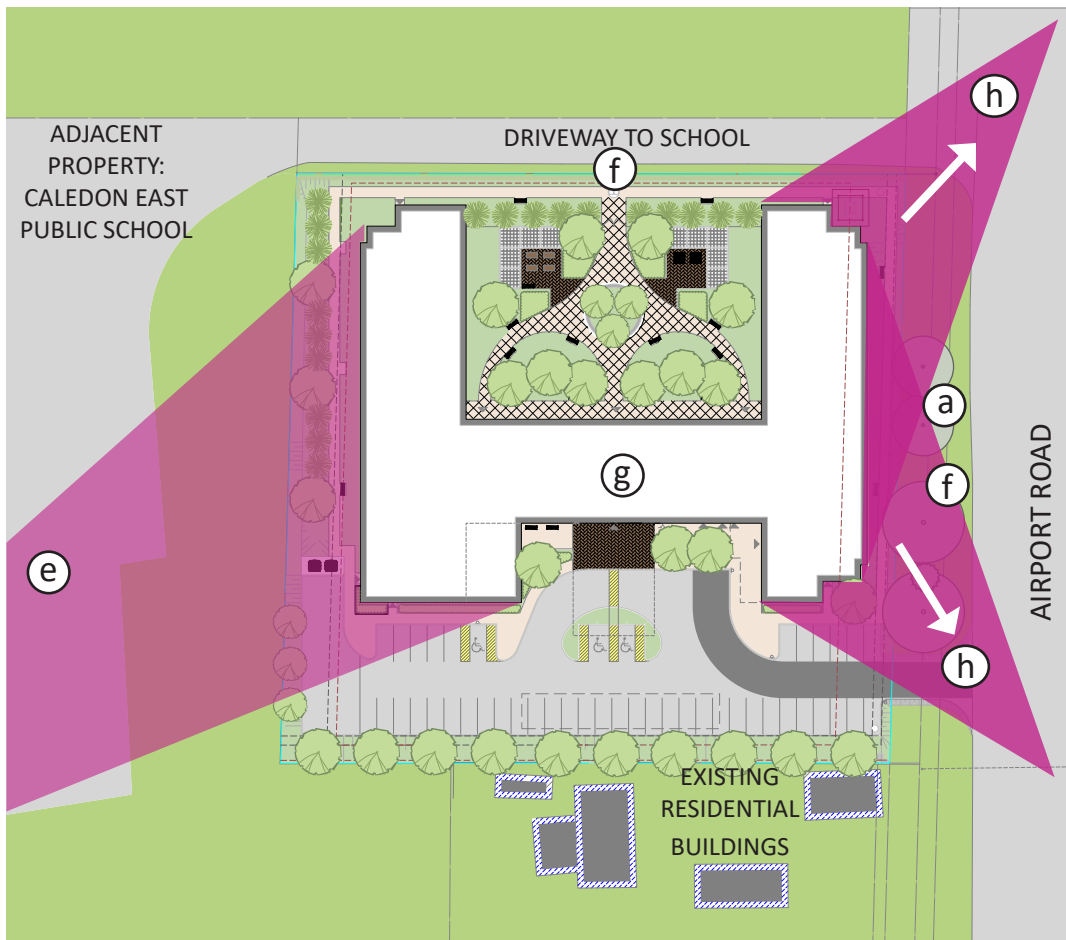
DESIGN STANDARDS

- (a) Design buildings to reinforce their landmark status by orienting them towards the street edge
- (c) Maximize views of the valleylands and other significant features within the community



DESIGN REQUIREMENTS

- (d) Maximize views corridors to buildings from the surrounding neighbourhood
- (e) Building scale and size should be compatible with and sensitive to the scale and size of adjacent buildings



- (f) Building should provide minimal setback to the street. Where a larger setback is provided incorporate a green space along the street frontage

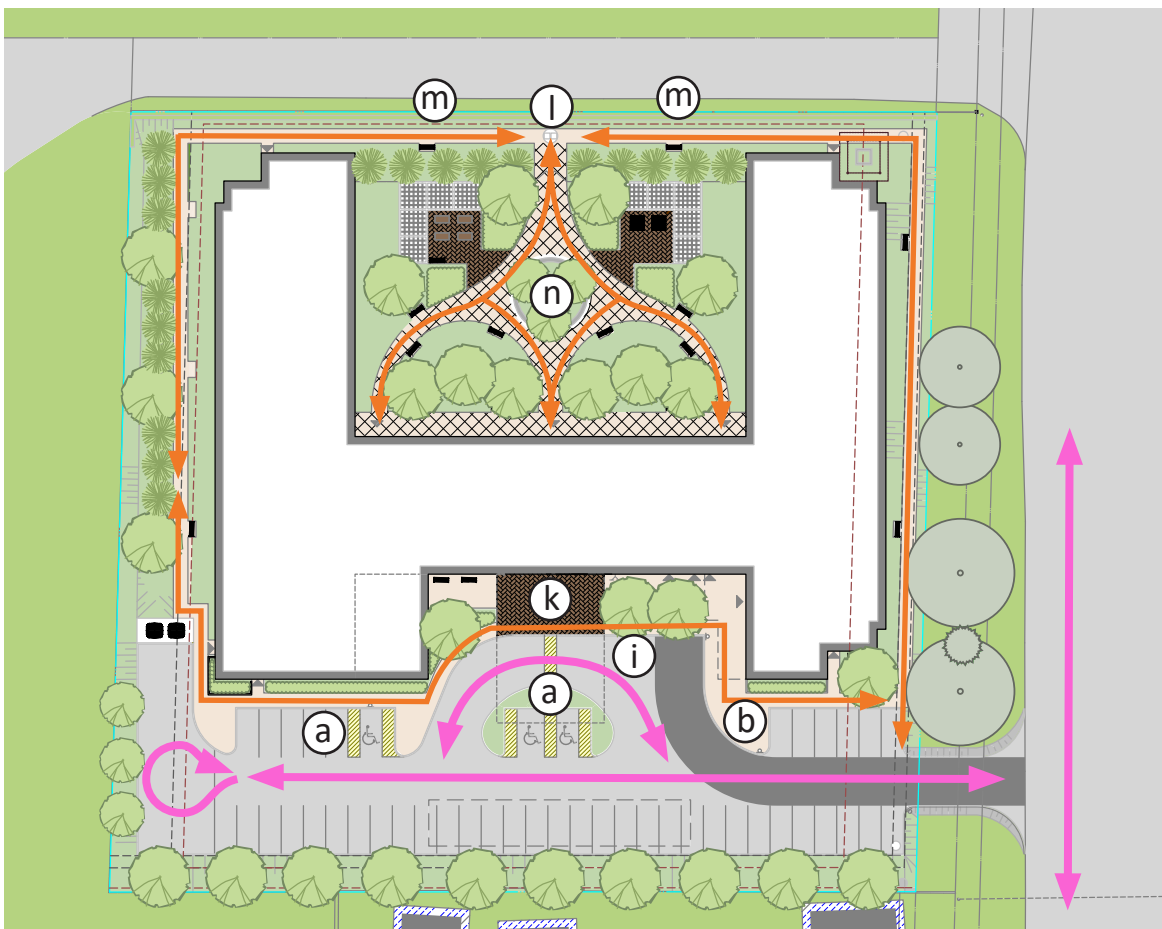
- (g) Building should be cited in a manner that is coordinated with their outdoor spaces (courtyard & garden)

ENCOURAGED PRACTICES

- (h) Building to be located in priority location on site to strengthen its street presence

2 - Site Circulation & Parking

Crucial to the success of every project is site circulation and parking design. After analyzing several site configurations we felt that the H-shaped building configuration with the parking placed along the southern most property line lent itself best for both vehicular and pedestrian circulation routes. As depicted through the following diagrams it addresses several of the design standards, requirements and encouraged practices identified for institutional uses in the Town-wide Guidelines. It also provides a secure outdoor courtyard for residents, a sheltered drop off/ pick-up lay-by zone, sufficient surface parking and a discreet loading zones for service vehicles and garbage removal.



DESIGN STANDARDS

- (a) Ensure accessible and barrier free access for all users
- (b) Provide safe direct paths of travel that do not conflict with vehicular movement on site
- (i) Design queuing areas as to not impede the normal flow of traffic
- (k) Accentuate and clearly define public entrances for intuitive wayfinding. Entryway features that are integral to the building design are encouraged



DESIGN REQUIREMENTS

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| <p>① Provide safe, attractive, and accessible pedestrian pathways to ensure comfortable walking environments.</p> | <p>② Facilitate meeting and gathering by incorporating plazas with street furniture, seating areas, waste receptacles & landscaping treatments</p> |
| <p>③ Provide lay-by lanes along street edges fronting the building for passenger pick-up & drop-off, separated from other traffic on site</p> | <p>④ Screen parking areas from the public realm, using a mix of native coniferous and shrub plantings</p> |

3 - BUILT FORM

High quality design is of the utmost importance to our client. Every effort has gone into making this residence a flagship building not only for our client but also for the Town of Caledon, its residents and visitors to the town. Enhanced entry treatments, a strong street presence, a rich residential material palette, ease of movement around the site and natural surveillance onto all areas of the site are all provided via the built form that is being proposed.

The following diagrams highlight how our design responds to the built form guidelines for institutional buildings.



DESIGN STANDARDS

- (a) Construct building elevations with high quality design
- (b) Ensure that major entrances comply with accessibility standards

DESIGN REQUIREMENTS

- (e) Orient main entrances as focal features that are directly visible from the street

- (f) Allow for ease of movement through all major entrances and include an overflow and waiting space for pedestrians at all major entrances
- (g) Provide weather protection for all public entries



4 - LANDSCAPE DESIGN

Equally as important as the chosen built form of the residence is the landscaping that accompanies it. Our Landscape architect has made every effort to meet and exceed the design standards, requirements and encouraged practices as defined by the Comprehensive Town-wide Design Guidelines. Vertical and horizontal landscape features have been provided throughout the site as wayfinding strategies and site defining features where various outdoor spaces can be utilized by residents and visitors year-round.

The following diagrams highlight how our design responds to the landscape guidelines for institutional buildings.

DESIGN STANDARDS

- (a) Use vertical and horizontal landscape elements and ground-related signage to clearly define access and points
- (d) Ensure that signage is complementary and contributes to the design vision for the building, site and surrounding neighbourhood.

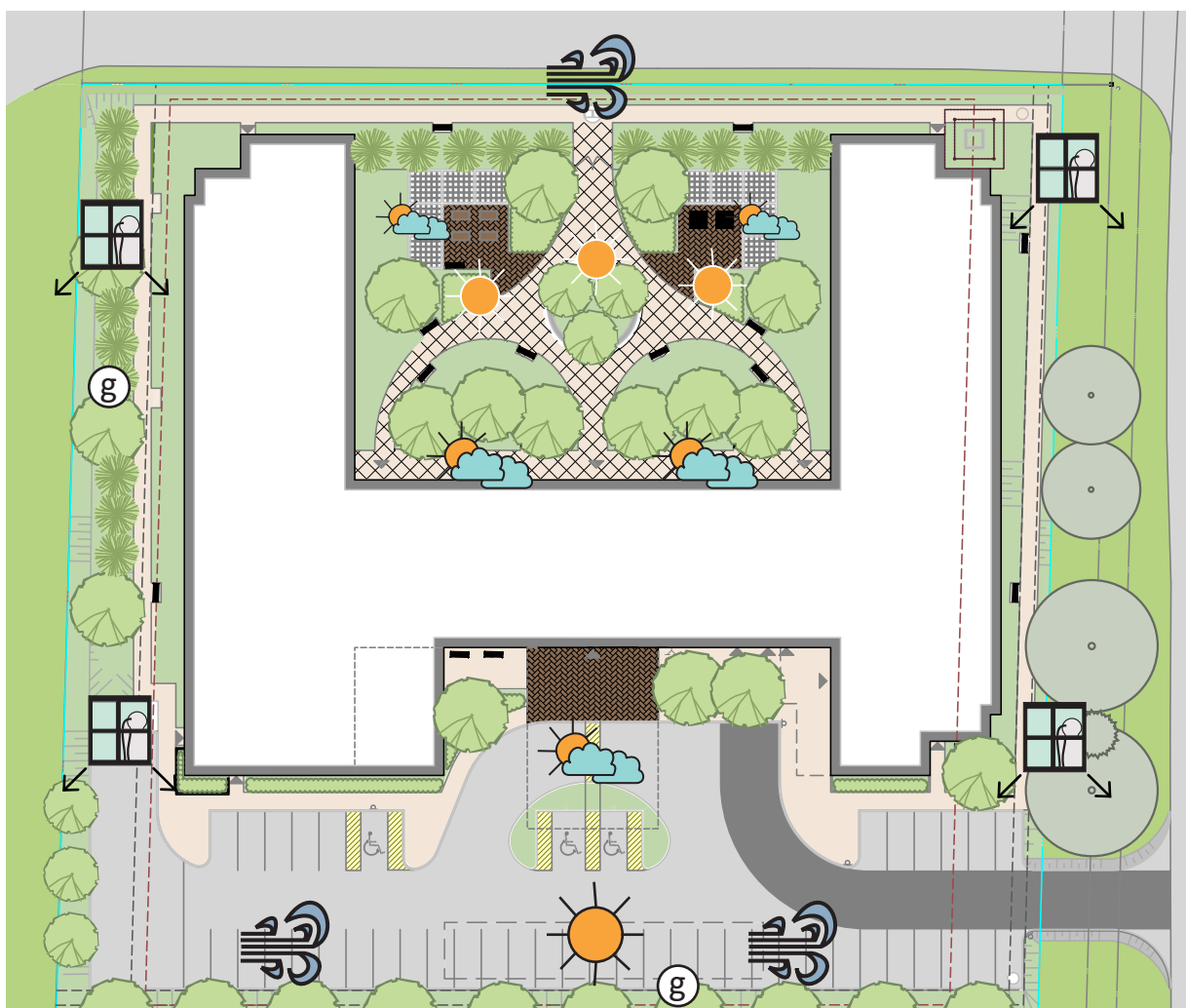


DESIGN REQUIREMENTS

- (e) Incorporate hardy, salt tolerant, planting using or adapting native species, where possible.

ENCOURAGED PRACTICES

- (g) Incorporate LID measures, such as bioswales, where possible.
- (h) Incorporate nature play elements, shade structures for a more unique landscape design.



5 - LOADING & SERVICING

Loading and services have strategically been placed and hidden on the site. The loading/unloading for building services and garbage removal has been strategically placed at the rear of the site where it is hidden from Airport road and has no impact on adjacent residential properties. All building services and mechanical equipment have been kept either internal to the building or screened from pedestrian views. Adequate room for snow storage is provided near the perimeter of the surface parking lot.

The following diagrams highlight how our design responds to the loading and servicing guidelines for institutional buildings.



DESIGN STANDARDS

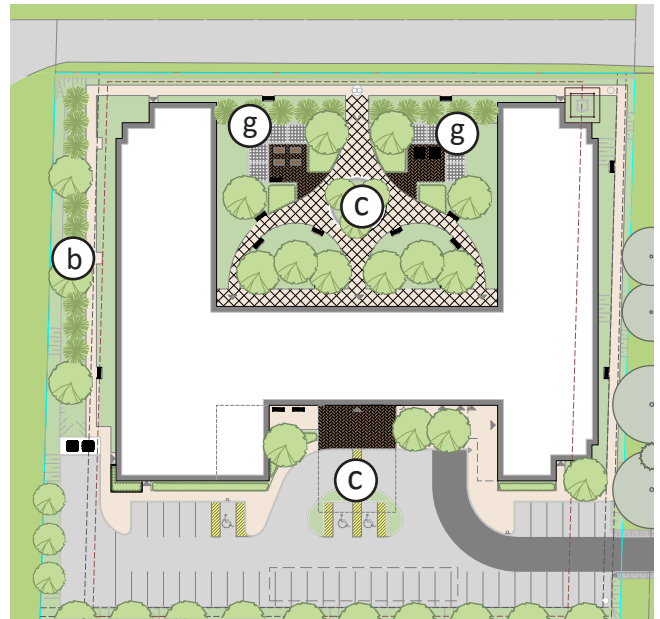
- (b) Screen all rooftop mechanical units from public view through strategic design of roofscapes
- (c) Surface parking between building and street edge shall not be permitted.

DESIGN REQUIREMENTS

- (f) Integrate all waste, storage, and loading service areas into the building envelope, where possible, and adequately buffer and screen them from adjacent residential areas, parks, and open spaces

6 - GREENING INSTITUTIONAL USES

The proposed design takes into consideration both passive and active sustainable features. The utilization of the “H” shaped building allows for natural lighting and ventilation to all areas of the building. The building works with the site’s natural topography by utilizing a lower-level walk out along the southern side of the property where the grade is naturally lower. Utilization of this lower level drastically reduces the amount of cut and fill that would otherwise be required. The client is also committed to providing opportunities for active transportation, the use sustainable and renewable features where feasible and is keen to specify local, recycled and reused materials where applicable.



DESIGN REQUIREMENTS

- (a) Encourage opportunities for active transportation to institutional facilities by providing the appropriate supportive infrastructure and parking facilities



ENCOURAGED PRACTICES

- (b) Incorporate LID measures to improve the quality and quantity of stormwater run-off, where possible and in accordance with the guidelines provided in Section 6.6.2
- (c) Provide shade, preferably through tree planting to reduce the urban heat island effect.
- (g) Reduce the amount of paved surfaces on the site, where possible, and encourage the use of permeable pavers.