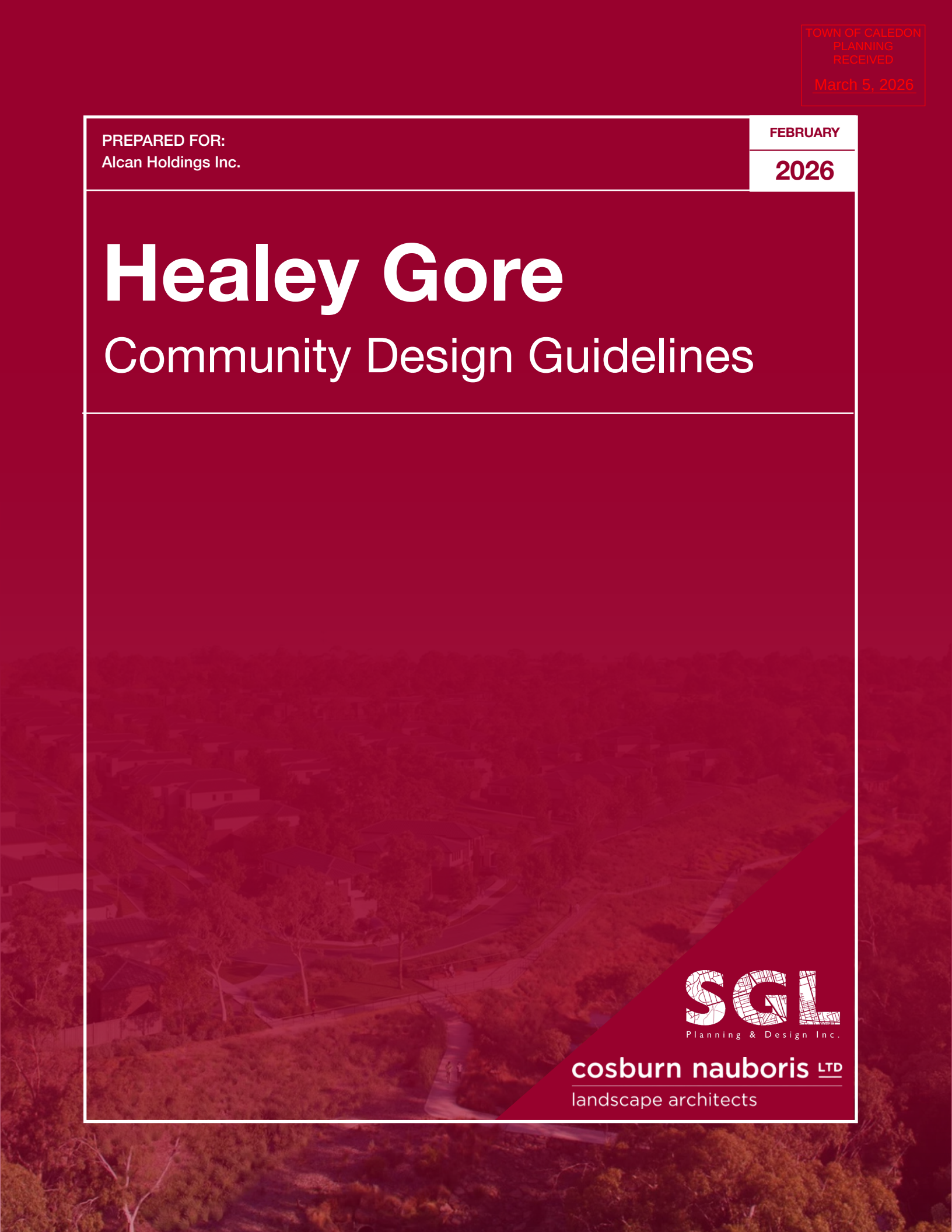
PREPARED FOR:
Alcan Holdings Inc.

FEBRUARY
2026

Healey Gore

Community Design Guidelines



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Note: All the images and illustrations found in this document are conceptual representations of the intended design and should not be construed or interpreted literally as what will be constructed.

1 Introduction & Community Design Vision

1.1 Purpose of the Guidelines

The Healey Gore Secondary Plan Area is being planned as part of the Town of Caledon's New Community Area and is envisioned to develop as a new compact residential neighbourhood with a variety of housing options and access to open space.

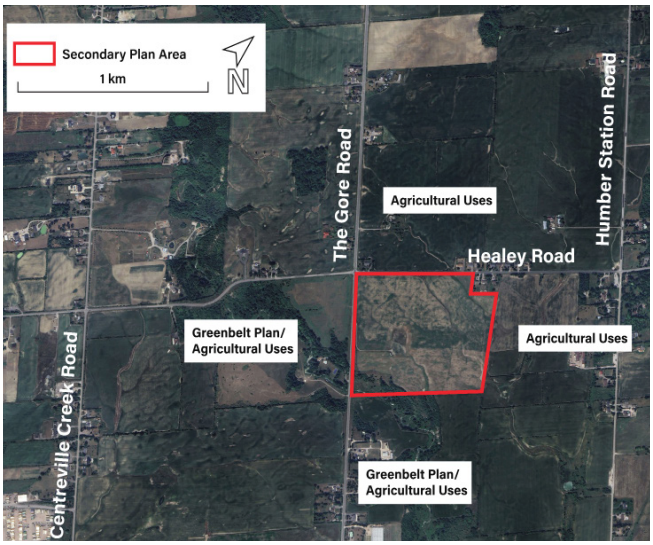
The **Healey Gore Community Design Guidelines** (Design Guidelines) build on the policies of the Healey Gore Secondary Plan and establish a cohesive framework for the design and development of the new community. The Design Guidelines provide direction for the design of the public and private realm, including the open space network and built form, in support of creating a complete community.

The Design Guidelines reflect best practices in community design, as well as direction from the **Future Caledon Official Plan** and the **Comprehensive Town-Wide Design Guidelines**. The Design Guidelines support the implementation of the Secondary Plan and future Draft Plan of Subdivision and are to be read in conjunction with the Official Plan and Comprehensive Zoning By-law.

Creativity and context sensitivity is encouraged to achieve the intent of this document and alternative approaches may be considered where it can be demonstrated that overall objectives are being met. Implementation and detailed design will be informed by practical site constraints, technical studies, servicing requirements and overall feasibility.

1.2 Community Area and Context

1.2.1 Secondary Plan Area

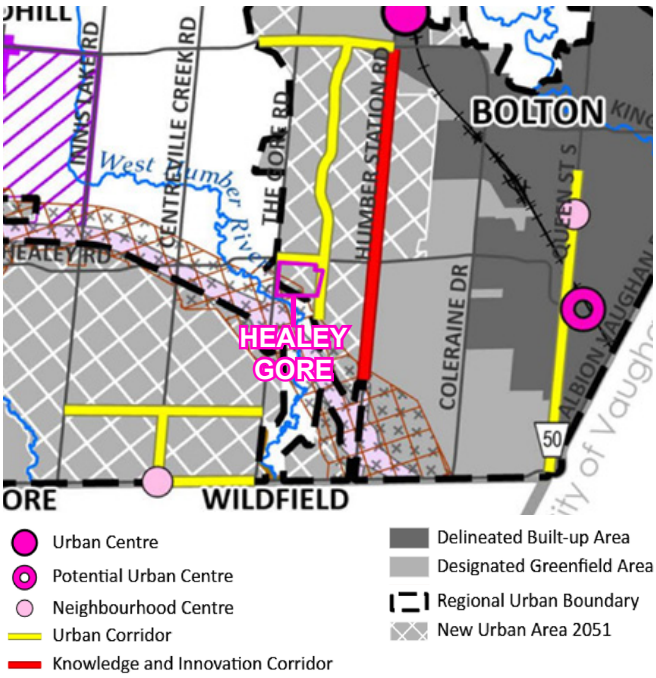


Context Map

The Healey Gore Secondary Plan Area comprises approximately 40 gross hectares of land in south Caledon at the southeast corner of Healey Road and The Gore Road. The Secondary Plan Area is bound by Healey Road to the north, The Gore Road to the west, the Greenbelt Plan and Planned Highway 413 to the south and other lands designated "New Community Area" to the north and east.

The Healey Gore Secondary Plan Area is located west of the existing Bolton Settlement Area, which currently accommodates a wide range of residential, commercial, office and industrial uses. The Healey Gore community will be developed alongside other adjacent "New Community Areas" to contribute to a well-connected, complete community as envisioned by the Future Caledon Official Plan and Secondary Plan.

1.2.2 Future Caledon Land Uses



Caledon Official Plan Growth Management Schedule B2

The Region of Peel Official Plan and Future Caledon Official Plan both designate the Healey Gore Secondary Plan Area as "New Urban Area 2051" and "New Community Area". The "New Community Area" lands to the north and east of the Healey Gore Secondary Plan Area are be planned through the Bolton West Secondary Plan.

Healey Road is identified as a Town Arterial Road and The Gore Road is identified as a Regional Arterial Road. The Future Caledon Official Plan identifies an "Urban Corridor" along Healey Road, as well as a new north-south collector road along the east boundary of the Secondary Plan Area, intended to accommodate medium-density development.

1.3 Community Design Vision

The Healey Gore Secondary Plan will create a well-connected, compact new community. The Secondary Plan Area will offer a range of housing opportunities and access to park and open space. Healey Gore will be designed to achieve excellence in community design and will strive to integrate a high-quality public realm.

1.4 Guiding Principles

Provide a wide range and mix of housing types, densities, sizes and tenures, which will provide families and individuals housing options throughout the community.

Prioritize high quality urban design of the public realm and built form that fosters a strong identity and sense of place for the community.

Create a well-connected and walkable community with accessible amenities and open spaces.

Provide for residential and park uses that will support the community and surrounding area accommodating future growth in Caledon.

Foster the creation of a sustainable community through compact and resilient community design, built form and transportation.

Implement an integrated Natural Environment System that protects, restores or enhances the overall natural and water-based environments within the Healey Gore Secondary Plan Area.

2 Community Design Framework Plan

2.1 Overview

The Healey Gore Land Use Plan reflects the community structure established in the Future Caledon Official Plan. The majority of the Secondary Plan Area is proposed to be designated as **Neighbourhood Area** which will permit a mix of low density housing types in a compact built from. **Urban Corridors** are proposed along Healey Road and the proposed north-south collector road to the east, which will support medium density residential development along main roads.

The proposed Land Use Plan illustrates a conceptual road network, central neighbourhood park, stormwater management pond and natural features and areas. One east-west collector road is proposed to bisect the Secondary Plan Area and connect The Gore Road with a future north-south collector road along the east boundary of the Secondary Plan within the adjacent Bolton West Secondary Plan. One north-south collector road is also proposed to extend from the east-west collector road north to Healey Road.

Land Use Plan

Community Concept Plan

A Draft Plan of Subdivision has been prepared concurrently alongside the Healey Gore Secondary Plan to determine the proposed unit mix and community layout.

As illustrated in the Draft Plan and Community Concept Plan, structural elements within the Healey Gore Secondary Plan include:

LEGEND

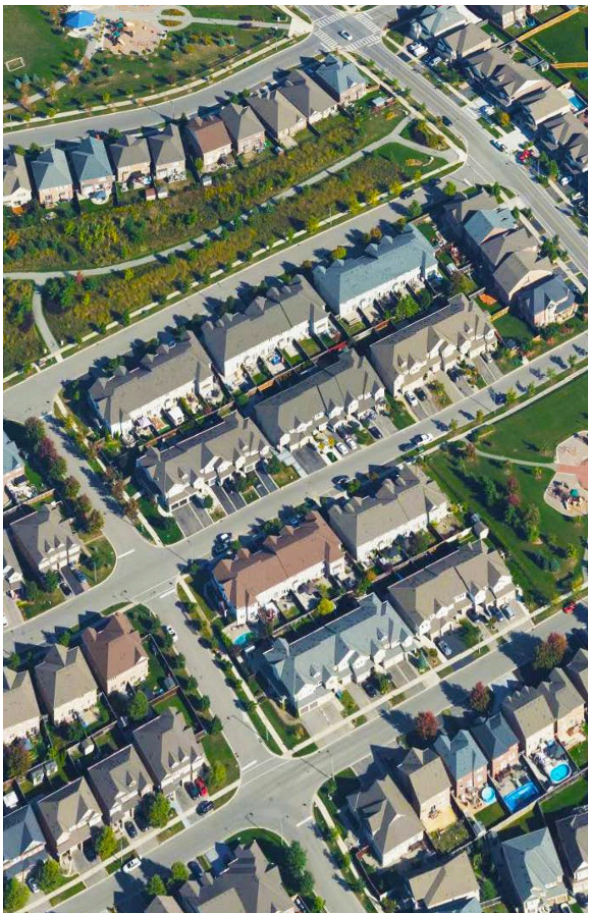
- Single Detached
- Semi-detached
- Street Townhouse
- Community Boundary

- A mix of ground-related dwelling types including single detached, semi-detached and street townhouse dwellings;
- A 3.34 hectare naturalized stormwater management pond, complete with landscaping and a walking path;
- A 1.49 hectare neighbourhood park; and
- Realignment of the headwater drainage feature to the northeast, which has been designed in accordance with natural channel design principles and is expected to result in substantial enhancements to the form and function of the feature.

3 Community Design Plan

Urban Design and Landscape Guidelines

3.1 Streets and Blocks



Section 4.2 of the Comprehensive Town-Wide Guidelines, March 2025 provides general guidance on the design of streets and blocks in Caledon. In accordance with the Town-Wide Design Guidelines, the Healey Gore community will develop based on a well-defined, modified grid network of streets. The street and block network will be planned to balance the needs of pedestrians, cyclists and motorists while ensuring the natural edges of the community are well-defined.

Block depths have been designed to maximize pedestrian activity and density while allowing for a compact mix of built form typologies and accommodating adequate setbacks. A variety of distinct streetscape elements will be incorporated into the design of the community streets. Where possible, the street network has been designed to create views and provide public access into the central neighbourhood park and southern stormwater management pond.

3.2 Streetscape Design

Well-designed streets are important to create vibrant and pedestrian-supportive streetscapes. Streetscape elements form an important part of the open space system and include components such as sidewalks, street trees and planting, street furniture, lighting and utility placement. Where possible, the Town should consider green infrastructure in the boulevard.

Streets will be designed to be accessible, minimize speeds and foster a comfortable pedestrian environment. The majority of new streets within the community will include sidewalks on both sides, buffered from the travel portion of the street by street trees, as well as street furnishings in high pedestrian activity areas.

In addition to **Section 8** of the Town-wide Design Guidelines, the guidelines below set out specific streetscape design criteria to be considered by the Town in the development of the Healey Gore community.

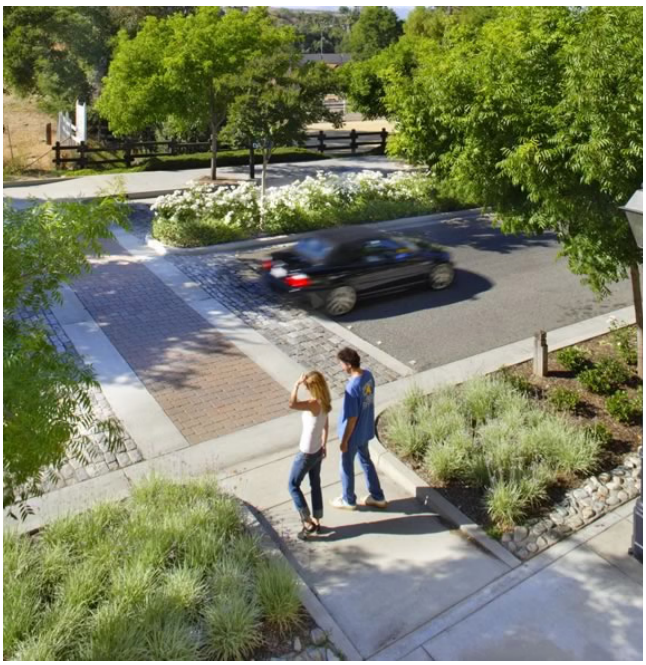
3.2.1 Sidewalk Guidelines

1. Construct all sidewalks to municipal standards, with their width responding to land use context and accessibility requirements, in compliance with AODA standards.

2. Sidewalks must be direct, continuous, and located on both sides of all streets.

3. Sidewalks should be designed to connect to other public realm components such as parks and open spaces and tie directly with any future trails and multi-use paths.

4. Design crosswalks to be highly visible to motorists and include clear, visible signage.



3.2.2 Street Furniture Guidelines

1. Coordinate street furniture in accordance with Town standards, including benches, lighting, waste and recycling bins, bollards, planters, bicycle parking and transit shelters, to establish a unified streetscape appearance.

2. Select street furniture to establish a distinct character for the residential areas of the community.

3. Locate street furniture in areas with the highest pedestrian traffic, including the central neighbourhood park.

4. Ensure street furniture is clustered for safety, provided at all future transit stops and located to minimize conflicts with pedestrian travel routes.

5. Ensure all street furniture is accessible to a variety of users, including different heights and configurations.

3.2.3 Lighting Guidelines

1. Ensure the selection and placement of lighting fixtures is in compliance with Town standards.

2. Design light fixtures to address functional requirements while supporting and enhancing the identity of the community.

3. Provide pedestrian lighting in areas with high pedestrian activity including the central neighbourhood park and along trails.

4. Select and place lighting fixtures to ensure “night sky” compliance as a component of sustainable design, with illumination directed downwards.

5. Consider opportunities for renewable energy use, such as solar-powered lighting along pedestrian paths and within parks.

3.2.4 Street Trees, Planting and Low Impact Development Guidelines

1. Plant a variety of native street tree species in accordance with the Town's approved tree species list to enhance biodiversity and select species to support the character of distinct areas and Collector Roads through the community.

2. Ensure tree species are tolerant to pollution, salt, drought and compaction.

3. Choose shade tree varieties in accordance with the Caledon Landscape Guidelines, over smaller ornamental varieties ensuring maximum soil volume is provided to maximize growth.

4. Incorporate low impact development strategies in boulevards, such as rain gardens, to help minimize overall stormwater management infrastructure.

3.2.5 Utility Guidelines

1. Ensure utilities are consolidated and screened from view.

2. Coordinate the location of street trees, landscaping and street furniture with underground and above-ground utilities.

3. Ensure utilities are strategically placed to mitigate visual impacts and avoid physical barriers to pedestrian flow.

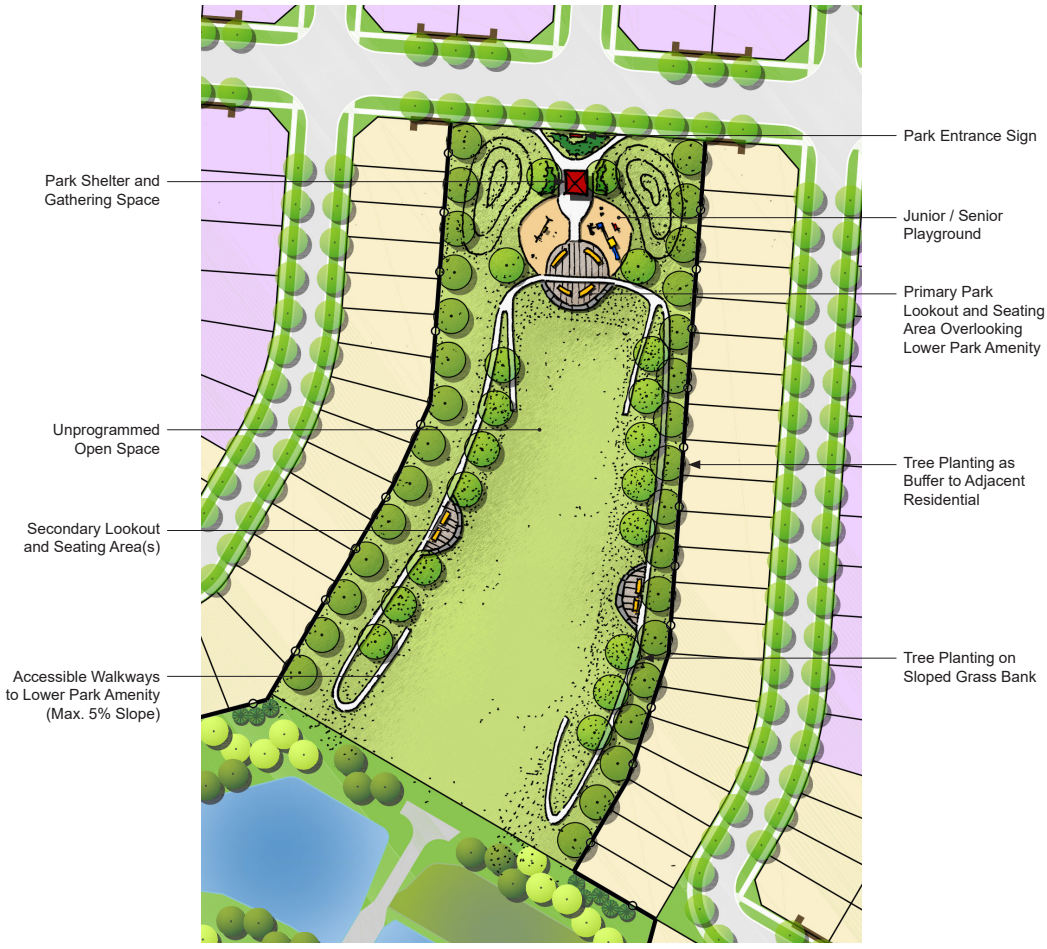
3.3 Open Space System

The overall open space character of the community is complimented by its natural edges, including the Greenbelt Plan to the south and realignment of the headwater drainage feature at the northeast boundary. A naturalized stormwater management pond is proposed adjacent to the neighbourhood park with an adjacent trail network providing additional connections to the park.

The open space elements of the community shall be planned and developed in accordance with **Section 5.2** and **5.3** of the Town-wide Design Guidelines, as well as the Caledon Landscape Design Guidelines. The following provides design criteria to be considered in the development of the Healey Gore community.

Central to the entire community, the 1.49 hectare neighbourhood park is a destination within a 500 metre radius for all residents. The Facility Fit Plan features a shade structure and gathering space, generous junior and senior playground areas and additional viewing areas close to the pond. The paved walkways (max 5% grade) leading to a lower area of the park create a walking loop within the park block and provide access to the storm pond maintenance roads for those pursuing a longer route. The large unprogrammed open space in the central and south end of the park is a multi-functional space. This area fulfills a stormwater management function and can be used for informal sport activities, community gatherings or daily walks.

Facility Fit Plan



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3.3.1 Park Design Guidelines

1. Integrate the park into the fabric of the surrounding community using walkways or open space connections to adjacent facilities, neighbourhoods, natural areas, trails and cycling routes.

2. Contribute to a healthy urban forest canopy by planting hardy, native tree species, shrubs, grasses and ground covers. Plant shade trees and structures to provide relief from the elements.

3. Provide high quality public amenities that enhance the user experience and provide opportunities for year-round use.

4. Provide accessible and visible bicycle parking.

5. Provide adequate lighting per the Town's Outdoor Lighting Standard Manual to ensure safe use throughout the seasons.

6. Consider proximity to natural areas and include the planting of native trees and buffer vegetation.

7. Maximize the urban forest and integrate green infrastructure through features such as shade trees and structures, low impact development measures, permeable surfaces, flood protection, cooling stations, splash pads and water fountains.

8. Minimize back lotting wherever feasible and maximize exposure to surrounding streets and walkways through detailed design.

9. Provide a variety of recreational amenities for people of all ages, including low to intermediate sports facilities, children's play equipment, seating and potable water fountains where feasible.

3.3.2 Stormwater Management Design Guidelines

1. Ensure appropriate native planting is used along the slopes of stormwater management ponds to help achieve a natural pond appearance.

2. Plant fast growing wetland species of trees and shrubs along the edge of stormwater management ponds to encourage rapid naturalization.

3. Ensure any utilities located within a stormwater management facility are screened from public view using planting, fencing or other built form features as appropriate.

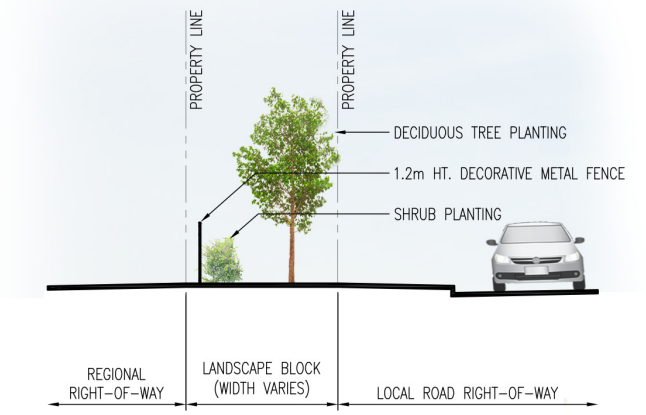
4. Incorporate public walkways or trails alongside stormwater management ponds and where possible, integrate walkways into the wider pedestrian network of sidewalks and trails. Maintenance/access roads may double as public walkways.

3.3.3 Landscape Treatments and Fencing

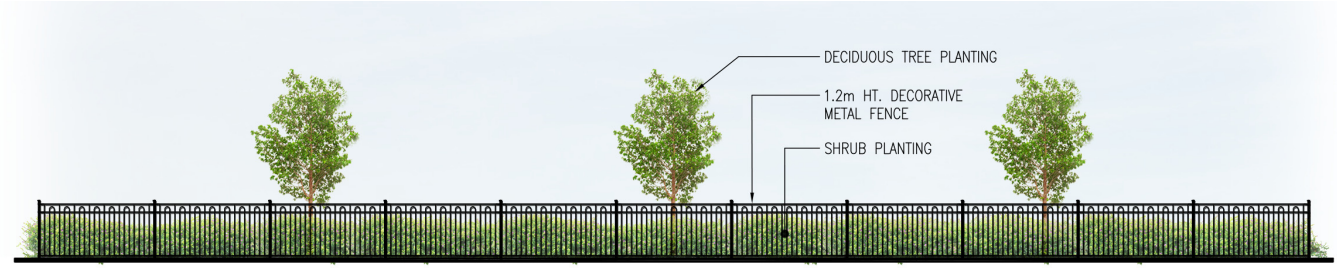
Specific fencing details are proposed to clearly define boundaries, enhance safety, and contribute to a cohesive, high-quality public realm. Collectively, the following proposed treatments support safety, environmental protection and an unified character across the community:

- A 1.8 metre high wood privacy fence is proposed along select rear lot lines to provide screening and privacy for adjacent residential uses.
- A 1.5 metre high black vinyl chain link fence is proposed along the channel and stormwater management pond to provide safety and controlled access while maintaining visual permeability to these environmental features. Black vinyl chain link fence is also proposed where the rear of lots abut the park.
- A 1.2 metre high decorative metal fence is proposed along window streets fronting Healey Gore and The Gore Road to create an attractive and durable edge condition.
- Wood acoustic fencing may be introduced in key locations to mitigate potential noise impacts while maintaining a consistent design character.

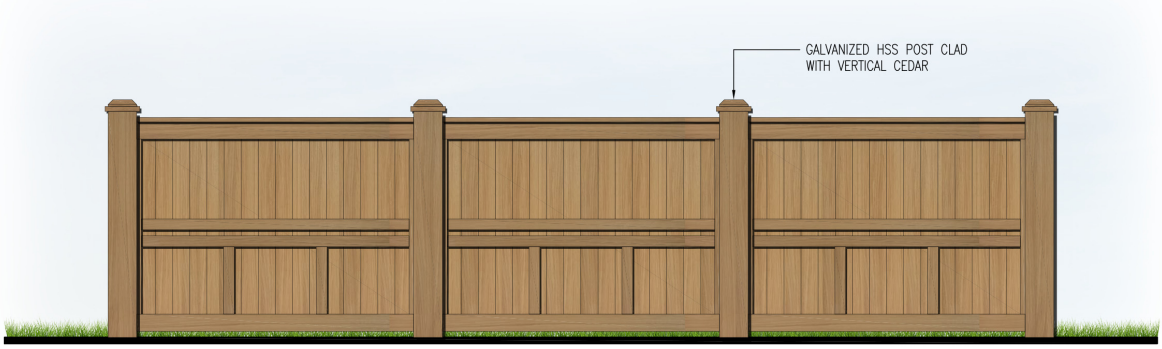
Window Street Section



Window Street Elevation



Wood Acoustic Fence Elevation



Wood Privacy Fence Elevation

4 Built Form Guidelines

Site design and built form shapes the quality of the public realm and helps to define the character of community areas. Residential sites and buildings should demonstrate good design through high-quality architectural and landscape elements.

Sites and buildings in the Healey Gore community should be designed with a strong emphasis on the integration of sustainable development practices and techniques that support active energy and water conservation and active transportation.

The Healey Gore community accommodates a mix of single detached, semi-detached and townhouse dwellings in a compact form. **Section 9** of the Town-wide Design Guidelines provides direction on residential built form and site design. The following provides specific design criteria for to be used in the development of the Healey Gore community.

4.1 General Site Design and Built Form Guidelines

The following guidelines are intended to inform subdivision design, zoning implementation, and future detailed design, while encouraging high-quality and sustainable outcomes. They are to be applied in consideration of the current legislative framework and in recognition of applicable legislation, municipal standards and limits of the Town's authority.

1. Develop architectural styles and themes across the community in a coordinated manner that creates a vibrant streetscape appearance.

2. Create a sense of distinct identity, particularly through building scale, rhythm, fenestration patterns and architectural expression.

3. Encourage the design of buildings to utilize high quality, environmentally responsible materials chosen for their functional and aesthetic qualities, compatibility and energy efficiency.

4. Integrate a mix of unit types and variation in elevations across neighbourhood blocks.

5. Orient buildings and entrances to the street or adjacent park/open space where possible to establish an active streetwall.

6. Ensure corner lots have a high level of design detail. Provide equal and prominent design consideration for both building elevations. Main entries are encouraged to be oriented to the flanking lot line.

7. Define views and vistas through the appropriate placement of built form and landscaping, fenestration and building entrances.

8. Consider designs that utilize energy efficient, low carbon technologies and maximize solar gains. Enhance the use of passive building systems through building orientation to maximize passive solar energy gain and minimize energy loss from prevailing winds.

9. Reduce the urban heat island effect of large buildings and pavement areas by increasing shade, incorporating reflective paving and rooftop materials and increasing landscaped areas.

10. Where possible, use light coloured surface materials, such as concrete, light asphalt or light coloured unit pavers to decrease heat absorption and ambient surface temperatures.

11. Encourage rain leader systems to easily accommodate rain barrels or the incorporation of water cisterns for rainwater capture for garden maintenance.

4.2 Single and Semi-Detached Dwelling Guidelines

Single and semi-detached dwellings are proposed throughout the new community and occupy the majority of the plan. Single and semi-detached dwellings will be designed in accordance with **Section 9.3.1** of the Town-wide Design Guidelines, in addition to the following guidelines.

1. Design single and semi-detached dwellings to both individually and collectively contribute to the character of the community.

2. Create a consistent street wall by designing dwellings to frame the street edge with a consistent setback. Front doors, windows and entry features should face the street.

3. Ensure each individual dwelling has appropriate architectural detailing and articulation consistent with its architectural style.

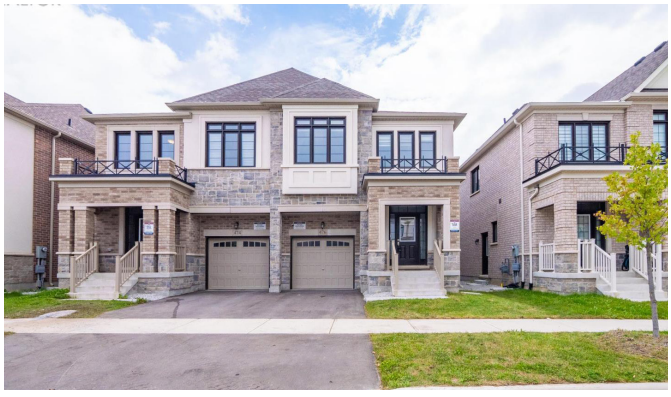
4. Ensure both halves of a semi-detached dwelling are compatible in terms of design expression. Symmetrical building elevations are encouraged. Asymmetrical elevations may be permitted provided it is complementary and harmonious to the overall dwelling.

5. Give prominence to the design of porches and entrance features.

6. Generally set garages behind or flush with the main building face or accessed from a rear lane. Where a garage protrudes beyond the main front wall, it should be flush with the porch where possible.

7. Attached street-facing garages should be incorporated into the main massing of the dwelling to ensure they do not become a dominant element within the streetscape.

8. Consider the incorporation of front yard rain gardens and low maintenance yards.



4.3 Street Townhouse Guidelines

Street townhouse dwellings are proposed along the periphery of the community within the "Urban Corridors" along Healey Road and the new north-south collector road. Townhouse dwellings will be designed in accordance with **Section 9.3.2** of the Town-wide Design Guidelines, in addition to the following guidelines.

1. Design the composition of the overall townhouse block to be visually compatible with surrounding streetscapes through complimentary architectural styles and features.

2. Design townhouse elevations to achieve a level of quality equal to adjacent single and semi-detached dwellings to promote visual integration.

3. Visually unite and articulate each townhouse block to provide variation between units.

4. Provide a variety of roof lines to break up the massing of the units and allow for sun penetration.

5. Provide a variety of visual elements and details, including front entries, wall articulation and bay and dormer designs to break up the roof/wall planes and provide interest to the streescape.

6. Ensure the side elevation of end units facing the street is designed to respond to their public exposure by means of articulated building faces, fenestration and detailing equal to the front elevation.

7. Where applicable, incorporate front-facing garages into the main massing of the building and do not to exceed 50% of the width of the unit to ensure they do not become a dominant feature along the streetscape. Garages should not project beyond the front wall or porch of the dwelling.

8. Outdoor amenity areas may take the form of a conventional rear yard amenity space.

5 Sustainable Design & Development

Sustainability is an important consideration in the design of the Healey Gore community and is reflected in the overall structure of the proposed plan. The community is planned to use land efficiently through a compact built form and transit-supportive densities along the identified Urban Corridors. The street and active transportation network accommodates walking and cycling and supports local neighbourhood movement.

The centrally located neighbourhood park and the southern stormwater management pond form key components of the community's open space framework. The stormwater management pond is intended to manage stormwater quantity and quality while also functioning as an amenity feature with walking trails, landscaped edges and public access points. These elements provide opportunities for passive recreation and help maintain connections to natural features within and along the edge of the community.

Proposed channel realignment and associated restoration works will improve drainage performance and enhance ecological function along the southern boundary.

A high standard of sustainable practices and techniques will be targeted through site and streetscape design, built form, infrastructure and other parts of the built environment in accordance with **Section 6** of the Town-wide Design Guidelines and the following guidance.

5.1 Active Transportation and Transit Guidelines

1. Implement a pedestrian and cycling network within the community that provides safe, attractive and convenient access to focal points, open spaces and transit.

2. Design sidewalks, multi-use paths and trails to serve all ages and abilities by minimizing grading and sloping.

3. Design bicycle parking areas to be sheltered, well-lit and in proximity to building entrances.

4. Consider the locations of future transit stops and shelters in street design.

5. Locate future transit stops in close proximity to active transportation routes and other community focal points, particularly the mid-rise residential block and commercial block.

6. Plant shade trees along sidewalks, multi-use paths and at transit stops.

5.2 Energy Conservation Guidelines

1. Enhance the use of passive building systems through orientation to maximize the potential for passive solar gain and natural ventilation.

2. Reduce the urban heat island effect of large buildings and pavement areas by increasing shade, incorporating reflective paving and rooftop materials and increasing landscaped areas.

3. Encourage all buildings are designed to be solar ready.

5.3 Water Conservation and Management Guidelines

1. Where possible, utilize rainwater harvesting techniques to use stormwater resources for irrigation. Where feasible, integrate bio-retention swales as an effective technique for managing stormwater within expansive areas of runoff. These may include swales, vegetated islands or rain gardens.

2. Select paving alternatives that allow for increased permeability and infiltration while accommodating circulation and maintenance requirements. The use of permeable or porous materials, such as open joint pavers, porous concrete or asphalt, and/or precast turf/grid products is encouraged.

3. Implement roof downspout disconnection to prevent water from reaching the sewer system and allow it to be managed on site, whether through a storage device, permeable surfaces or an infiltration system.

5.4 Softscaping Guidelines

1. Naturalized, low maintenance planting shall be provided where appropriate.

2. Plant street trees with sufficient soil volumes to reach maturity between the curb and the sidewalk, with the intent of creating a continuous canopy on both sides of the street. Provide access to appropriate soil volumes for newly planted trees or tree-specific soil volume indicated in municipal tree species guide.

3. Utilize xeriscape planting techniques and select drought-tolerant species from local climate zones wherever possible to conserve water.

4. Plant species should be native and non-invasive, wherever possible.

5. Landscape features, such as berms, tree and shrub groupings, and ‘green’ walls shall be utilized to screen undesirable views to adjacent or nearby uses and on-site servicing areas.

6 Implementation

Artist's Impression

The Healey Gore Community Design Guidelines have been prepared in support of the Secondary Plan and will be brought forward alongside a complementary Tertiary Plan. This document is intended to guide the Draft Plan of Subdivision and future detailed design, including municipal public realm improvements within the public right-of-way.

Where refinements are required through detailed engineering and landscape design, the Design Guidelines will continue to inform implementation to ensure consistency with the overall vision and structure of the community. The recommendations and illustrations contained in this document are intended to provide guidance and are subject to detailed design, applicable legislation and regulations, including the Ontario Building Code, engineering standards and other municipal requirements.

For further implementation details, refer to **Part E** of the Comprehensive Town-Wide Design Guidelines.

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