

**APPROVED**

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## Urban Design Brief

### Proposed Temporary Use - Open Storage of Equipment

12423 Coleraine Drive & 0 Simpson Road,

Town of Caledon (Bolton), Ontario



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## Disclaimer:

The text and images contained in this document are only a conceptual representation of the intended version and character of this development. In this regard, they should not be construed or interpreted literally as to what will be constructed. Although this design brief represents City standards for various design elements at the time of issue, final design may vary from standards shown in this brief as standards in technology,



# 1. INTRODUCTION

## 1.1 Purpose

This Urban Design Brief has been prepared in support of the Temporary Zoning By-law Amendment and Site Plan Control Applications for the continued and current use of the lands for the subject properties located at 12423 Coleraine Drive and 0 Simpson Road in the Town of Caledon (Bolton). This Brief has been prepared to address the design principles and guidelines as they pertain to the sites and to ensure the sites conform with the Town of Caledon's guidelines and standards.

## 1.2 Site Description & Context

The current use of the two properties will continue to include the open storage of equipment including trailers and service vehicles. All existing structures will be retained and incorporate into the use. No new structures are proposed for the properties. The two properties were once consolidated but were severed by the extension of Simpson Road.

12423 Coleraine Drive and 0 Simpson Road are located in Bolton, in the Town of Caledon. George Bolton Parkway borders the north side of the two properties with Coleraine Drive along the west boundary. Existing industrial uses are located to the south and east. An existing residential property is located adjacent to the south-west corner of the subject property along Coleraine Drive. The two properties are bisected by the Simpson Road extension.

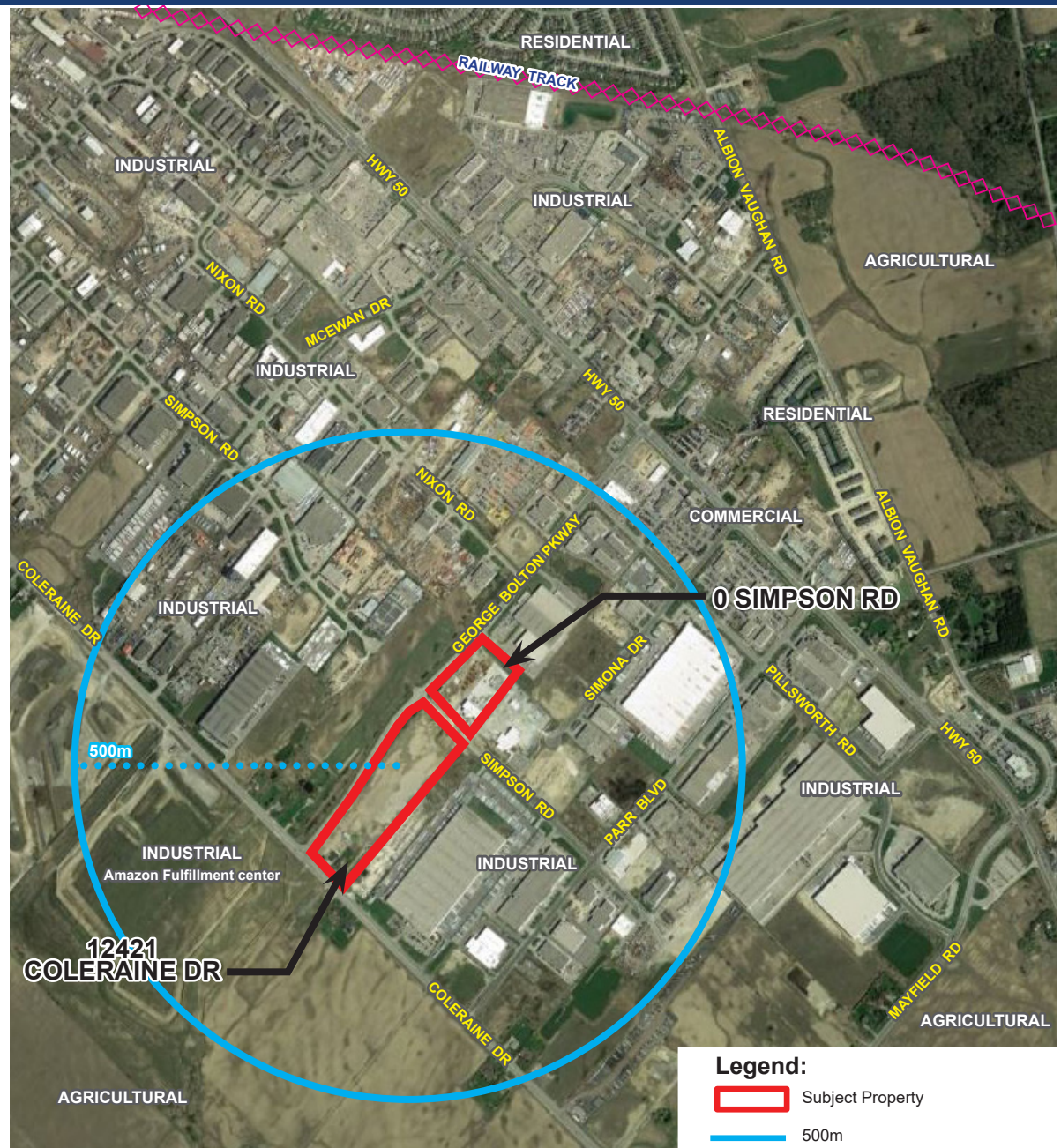


Figure 1: Site Context

Scale:NTS







**Figure 2: Site Key**

### **12423 Coleraine Drive**

The property located at 1243 Coleraine Drive includes a parking lot with open air storage areas. Two existing structures provide enclosed storage facilities. Driveway access is provided from both Coleraine Drive from the west and Simpson Road to the east. An existing residential dwelling with separate driveway and parking lot is located in the south-west corner of the property.



**Figure 4: Driveway & Existing Planting**



**Figure 5: Existing Storage Structures**



**Figure 3: Existing Armourstone Retaining Wall**



**Figure 6: Existing Residential Landscape**





**Figure 7: Site Key**

## **0 Simpson Road**

The property located at 0 Simpson Road will include a parking lot for the storage of equipment and service vehicles. Driveway access is located on Simpson Road.



**Figure 20: Existing 1.8m HT. Concrete Acoustic Fence**



**Figure 8: Landscape Buffer & Existing Armouredstone Retaining Wall**



**Figure 10: Simpson Rd. & George Bolton Parkway Intersection- Metal Fence & End of Sidewalk**



**Figure 9: Looking Towards George Bolton Parkway From Proposed Parking Area**

## 2. SITE DESIGN

The site plans have been designed in accordance with the Town of Caledon's design guidelines and standards. The site plan design accommodates the facility requirements for the continued use of the sites and will coordinate with the adjacent streetscape and surrounding context.

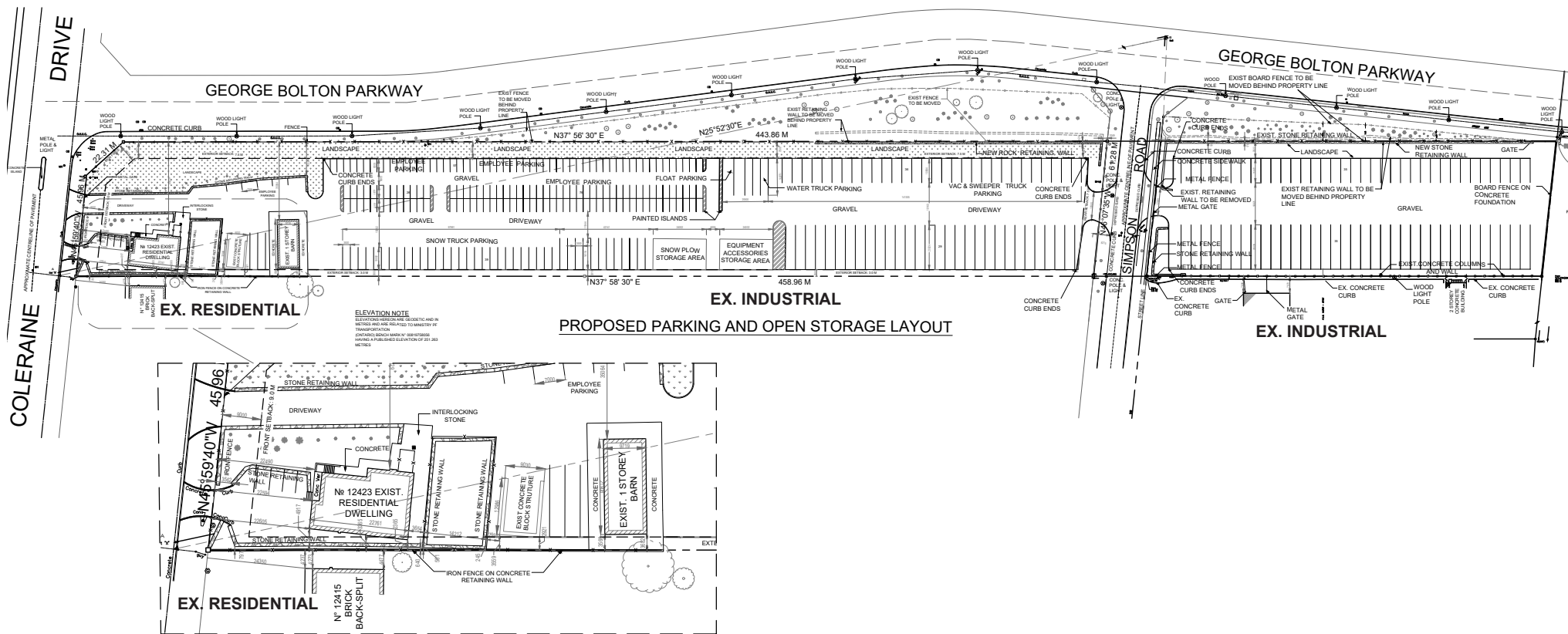


Figure 11: Site Plan

## 2.1 Circulation & Access

### 12423 Coleraine Drive

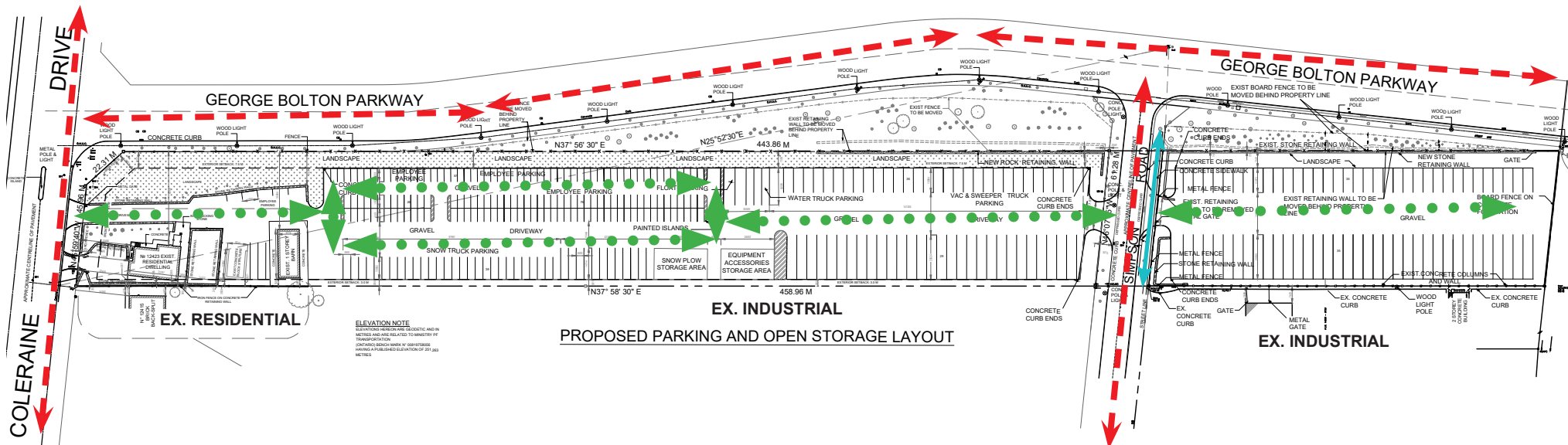
- Vehicular access to 12423 Coleraine Drive is provided on both Coleraine Drive on the west side of the property and Simpson Road on the east.
- Drive aisles provide a continuous vehicular circulation route between the access points on Coleraine Drive and Simpson Road and provide access to the open storage areas and enclosures.
- A separate driveway with parking lot is provided on Coleraine Drive for the residential dwelling located in the south-west corner of the property.
- Paved walkways provide pedestrian access to the residential dwelling from the adjacent parking lots.

### 0 Simpson Road

- A single vehicular access is provided off Simpson Road.
- A drive aisle provides vehicle access through the parking lot between parking stalls from the driveway entrance on Simpson Road to the east end of the parking lot.

## 2.2 Parking

- A combined total of 383 parking spaces are provided in the gravel parking lots located on the two properties.
- Parking lots include parking spaces for employees and service vehicles.
- Open storage areas are provided for snow plows and equipment accessories.



← - - - - - → Road     
 ← - - - - - → Municipal Sidewalk     
 ← - - - - - → Interior Sidewalk     
 ← ······ → Vehicular Access



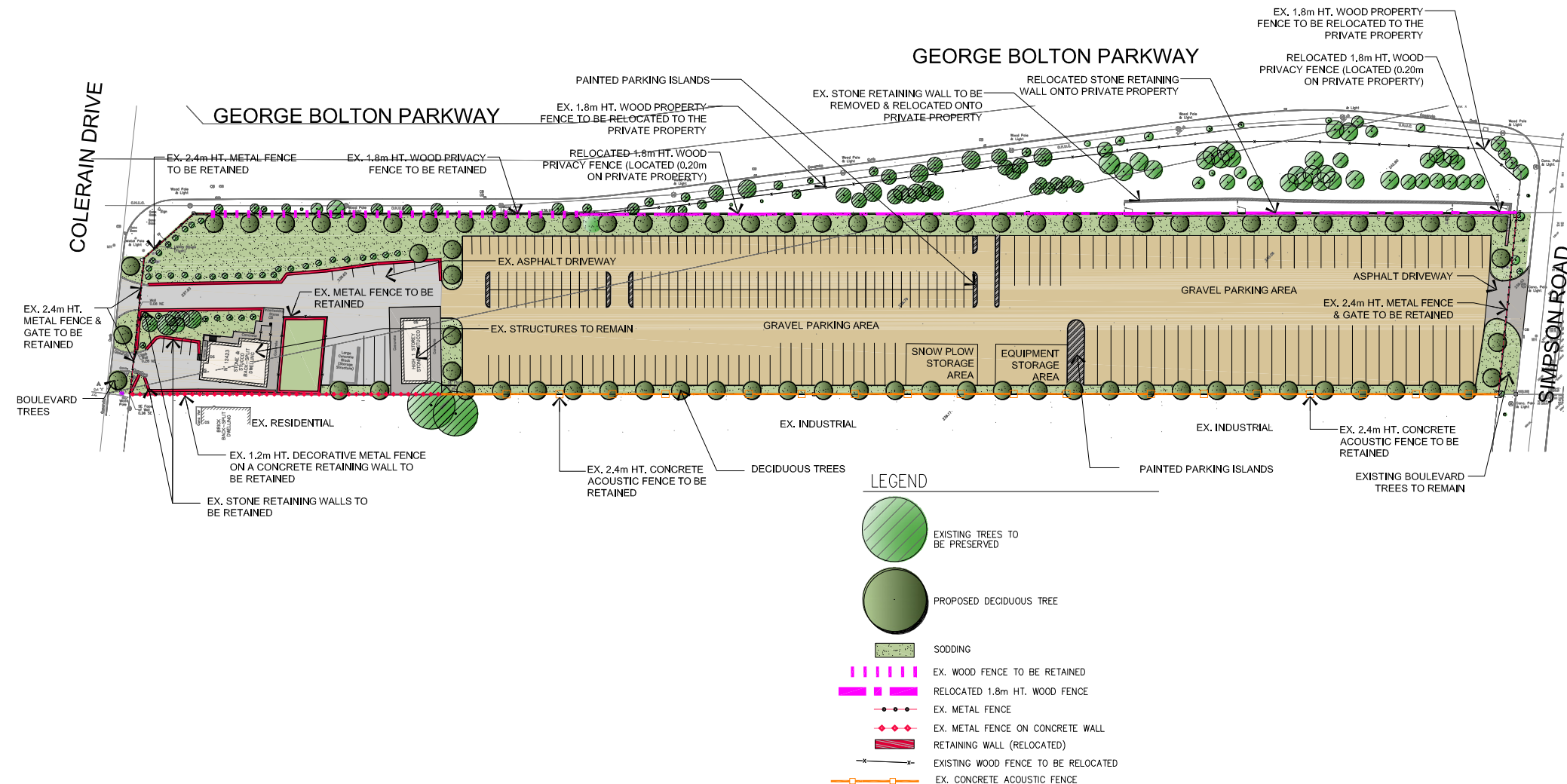
**Figure 12: Pedestrian and Vehicular Movement Map**

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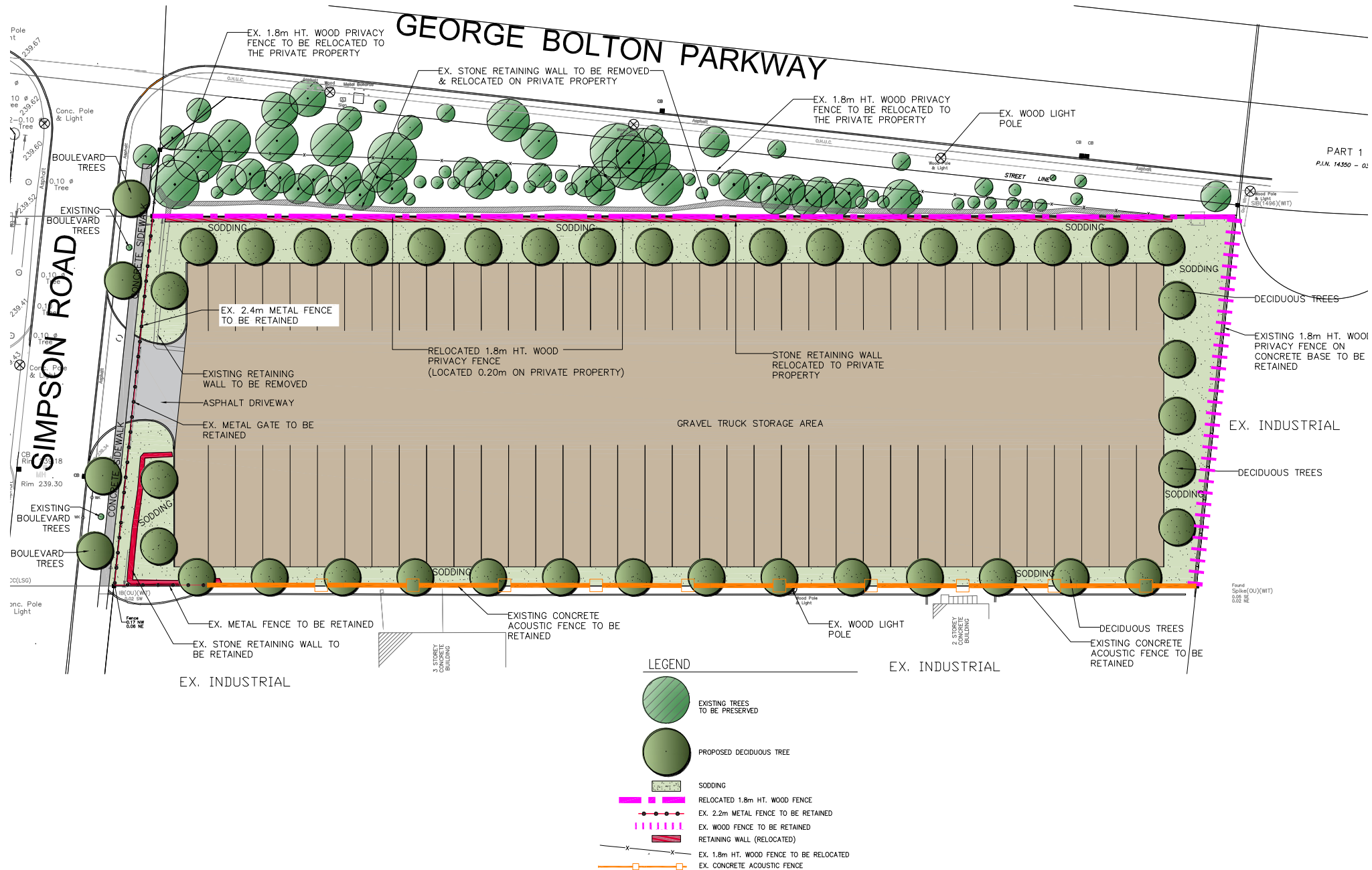


### 3. Landscape Plan

The purpose of this section of the Urban Design Brief is to describe and illustrate the design intent of the proposed landscape treatment for the 12423 Coleraine Drive and 0 Simpson Road properties. Site landscaping will be in accordance with Town of Caledon requirements.



**Figure 13: 12423 Coleraine Drive Landscape Master Plan**



## 3.1 Fencing

### Metal Fence

- 2.4 meter high metal fence is located on the property lines along Coleraine Drive and Simpson Road.
- Metal gates which match the fence are provided at the driveway entrances.
- Privacy panels attached to the private side of the fence provide additional screening of views into the site from the adjacent streets and right-of-way.
- 1.2meter high decorative metal fence on a concrete retaining wall is located along the south property line adjacent to the residential dwelling.



**Figure 15: Existing 2.4m HT. Metal Fence & Gate**



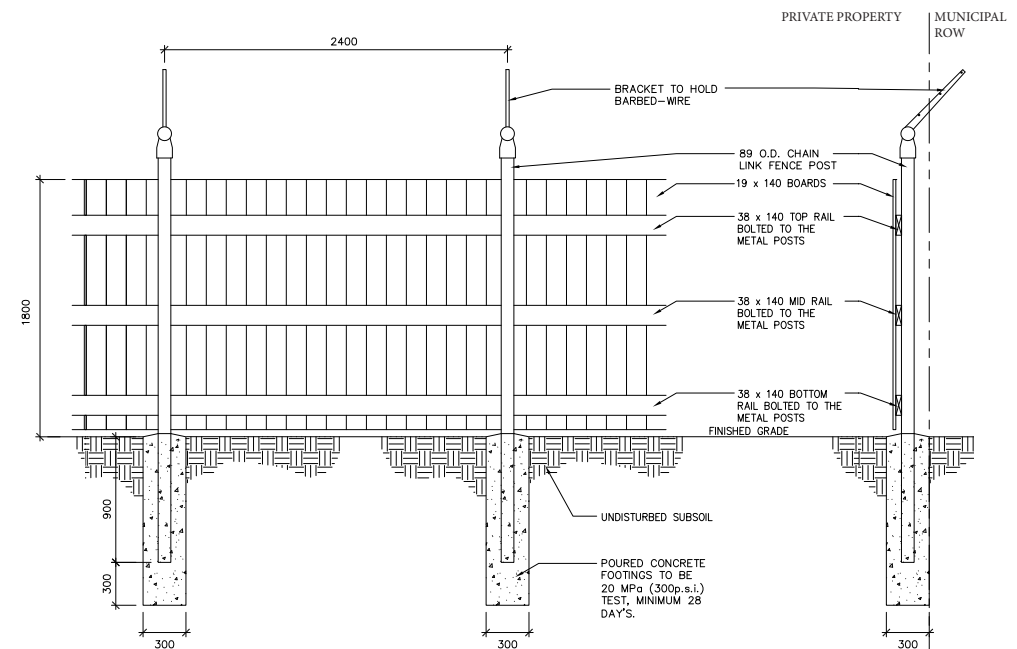
**Figure 16: Existing 1.2m HT. Metal Fence on Retaining Wall**

### Wood Privacy Fence

- 1.8 meter high wood board fence is located along George Bolton Parkway. Where currently located within the municipal ROW, the fence will be relocated inside the property lines of the two properties.
- Wood privacy fence delineates the property boundaries and provides visual screening of views into the site from the adjacent street and right-of-way.



**Figure 17: Existing 1.8m HT. Wood Fences**



**Figure 18: Relocated Wood Fence Detail**



### Concrete Acoustic Fence

- 2.4 meter high concrete acoustic fence is located along the south property line of the 12423 Coleraine Dr. property.
- 1.8 meter high concrete acoustic fence is located along the south property line of the 0 Simpson Rd. property.
- The concrete acoustic barrier is constructed of 2.4 meter high by 4.0 meter wide pre-cast concrete panels between 150mm vertical steel beams. Steel beams clad with pre-cast concrete panels.
- This concrete fence with impressed decorative treatment provides visual screening and acoustic buffering to the adjacent property.



Figure 20: Existing 1.8m HT. Concrete Acoustic Fence

### Armourstone Retaining Wall

- Armourstone retaining walls are located on both the 12423 Coleraine Dr. and 0 Simpson Rd. properties.
- Armourstone retaining walls which have been constructed within the municipal ROW shall be relocated to private property.
- The maximum height of the stone walls is 0.62m.



Figure 21: Existing Stone Retaining Wall

## 3.2 Boulevard Trees

- Boulevard trees are provided within the municipal R.O.W. along Coleraine Drive and Simpson Road.
- 70mm caliper deciduous canopy trees provided at 10m spacing are to be located as per Town of Caledon road profiles.
- Boulevard tree planting and species to be in accordance with Town of Caledon and Region of Peel requirements.

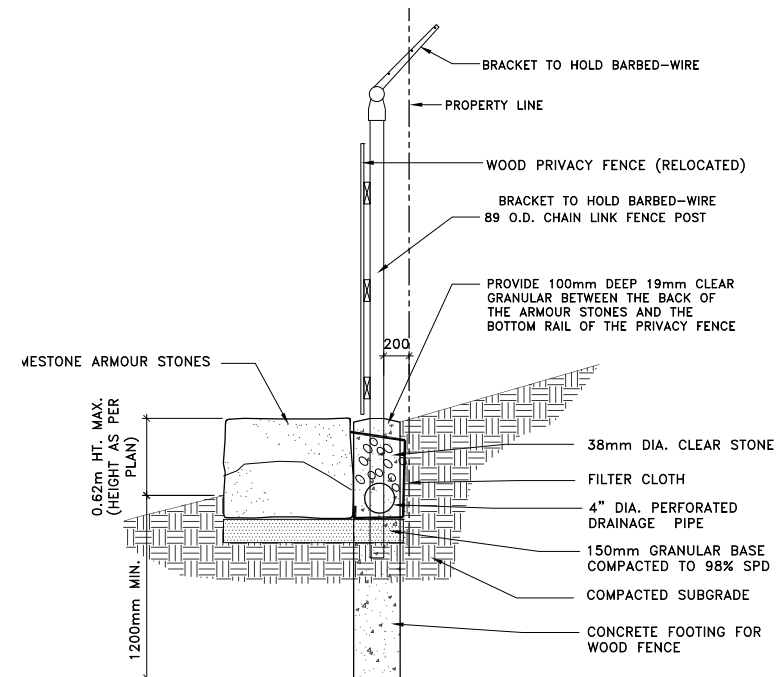


Figure 19: Relocated Armourstone Wall Detail

### 3.3 Landscape Buffers

- 7.5 metre wide landscape buffers are provided between the property line and edge of parking lot.
- The existing stone retaining wall installed within the municipal ROW will be relocated to private property behind the wood fence along George Bolton Parkway.
- Large canopy deciduous trees planted at 12 metre spacing along the landscape buffer will soften the appearance of the wood fence and will shade the adjacent parking lot.
- The portions of the existing wood fence installed within the municipal ROW along George Bolton Parkway will be relocated inside the property lines of the 12423 Coleraine Drive and 0 Simpson Road properties. The relocation of the wood fence will expose the berm and existing landscape planting treatment located within the municipal R.O.W.
- Sodding will be provided for all landscape areas and buffers located within the sites.



Figure 18: Existing Coleraine Landscape Berm & Buffer Treatment along George Bolton Parkway



Figure 19: Existing Wood Fence along George Bolton Parkway (0 Simpson Rd.)

### 3.4 Site Landscaping

- Large canopy deciduous trees shall be planted along the perimeter of the properties between the wood and metal fencing and edge of parking lots. These trees will visually soften the fences and provide shade for the adjacent parking lots.
- Existing coniferous trees located behind the metal fence and along the driveway entrance from Coleraine Drive provide screening of views towards the property from the adjacent street. These trees also buffer vehicular activity from the adjacent residential dwelling.
- An existing stone retaining wall is located along the driveway entrance from Coleraine Drive.
- Existing foundation plantings and planting beds including arrangements of ornamental shrubs are located around the residential building. These planting beds enhance the residential building and provide a buffer between the dwelling and adjacent parking lot and storage areas.
- Sodding will be provided for all landscape areas located within the sites.



Figure 20: Landscape Buffer Treatment along George Bolton Parkway (0 Simpson Rd.)



Figure 21: Existing Landscaping (12423 Coleraine Dr.)