

Terms of Reference: Computer-generated Building Mass Model & Renderings

Purpose:

- A Computer Generated Building Mass Model or 3-D computer model is a digital, three-dimensional, building massing and site model of a proposed development for the purpose of assessing potential impacts on the existing and planned surroundings.
- Perspective drawings and renderings are required to illustrate the proposed development from a human level, or a bird's eye level, to demonstrate the proposal's compatibility and impacts within the surrounding context

Required in Support of:

- Through a Preliminary Meeting or Pre-Consultation (PARC) Meeting, Town Staff will confirm if a Computer-Generated Building Mass Model is required.
- A 3-D computer model, and/ or perspective drawings and renderings will be required as part of a development application for:
 - Official Plan Amendment
 - Zoning By-law Amendment
 - Plan of Subdivision (proposals including tall and/or midrise buildings within subdivision blocks)
 - Site Plan Control
 - DART
 - Heritage Permit Application

Prepared By:

- The 3-D computer model, perspective drawings and renderings should be prepared by an architect, architectural technician, architectural technologist, urban designer, or planning technician in conjunction with a registered architect or a Registered Professional Planner (RPP)

Peer Review and Scoping:

- The Town will require a peer review of this document at the sole cost of the owner/applicant submitting the development application.
- On a project-by-project basis, the Town will identify any possible scoping of the assessment, or alternatively, other considerations to be incorporated into the assessment.

Content:

- A 3-D computer model should include, on separate layers, the following elements of the proposed development and surroundings:
 - property lines with dimensions



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- entire site plan
 - building envelope(s)
 - location of entrances/exits and outline of below-grade parking (where applicable)
 - landscaping and amenity areas
 - surface parking facilities
 - public realm features
 - basic massing of surrounding buildings with accurate heights
 - significant views and vistas from the pedestrian perspective
- A google earth view (aerial image) with the mass model inserted, to scale, may be requested in addition to the above.
 - Model Specifications are as follows:
 - NAD_1983_UTM_Zone_17N geodetic reference system
 - Metric units (metres)
 - Closed polygons
 - Each floor submitted as a grouped item
 - Provide ability for virtual walk around the model
 - A video flythrough of a proposed development may be requested in support of applications that have three or more buildings, represent a mid-rise or tall building infill within an existing community, or are part of a mixed use plan of subdivision.
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 - Perspective drawings and renderings:
 - Include project details such as name, submission date, applicant and owner information
 - Legal description and municipal address (if known)
 - Town of Caledon Site Plan Application (SPA) File Number
 - Key map showing the locations where the views are captured from
 - The direction of view (i.e. north, south, east, west)
 - Perspective drawings and renderings are required to illustrate the proposed development from an adjacent street location at the height of a pedestrian showing the building, major building entrances, and adjacent built form

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- Bird's-eye level views might be requested by Town Staff to offer a comprehensive understanding of the proposal's effects and integration with the environment.

Submission Requirements:

- 3D perspective views in PDF or JPG format (total size not to exceed 4 GB)
- Video shall be MP4 or AVI format (total size not to exceed 4 GB)
- The 3D model shall be in a format easily accessible for public view and can utilize SKP – SketchUp 2020 or earlier, or a format that can be easily imported into SketchUp (such as 3D Studio, Collada, DEM, etc.), or alternatives fulfilling the same objectives.

