

ADDENDUM A

TO THE TOWN OF CALEDON INDUSTRIAL/COMMERCIAL URBAN DESIGN GUIDELINES

DRIVE-THROUGH SERVICE FACILITIES

1.0 INTRODUCTION

These guidelines address specific issues and challenges common to the development of drive-through service facilities. Issues of concern in the development of these facilities may include traffic, noise and light pollution, streetscape appearance, and the conflict between pedestrian and automobile circulation. The goal of the guidelines is to:

- Promote safe and functional pedestrian and automobile traffic.
- Ensure an attractive streetscape.
- Reduce impact on neighbouring land uses that could be caused by on-site activities and amenities.

These guidelines apply to all drive-through service facilities in the Town of Caledon and become an Addendum to the Town of Caledon Industrial/Commercial Urban Design Guidelines. Notwithstanding the specific requirements of this Addendum, all aspects of the Industrial/Commercial Urban Design Guidelines are also applicable to drive-through services facilities.

2.0 DESIGN OBJECTIVES

In consideration of the road classification and surrounding land uses, the application of the following to the design of drive-through service facilities will assist in achieving the objectives of the design guidelines:

2.1 ACCESS

- Provide a maximum of 1 vehicular access for an interior lot and 2 accesses for a corner lot.
- Locate corner lot access as far away from the intersection as possible to reduce potential impact on traffic at the intersections (Figure 1).

2.2 PEDESTRIAN MOVEMENT

- Demarcate areas devoted to pedestrian circulation using techniques such as raised crossings, different paving treatment, bollards and landscaping.
- Locate pedestrian routes away from the queuing lanes. Where necessary, provide pedestrian crossing that is raised to the curb level (Figure 2).
- Locate outdoor amenity space (e.g. patio) associated with the facility in the front or on the side of the building, to maximize visibility to/from the street.
- Provide adequate sightlines along pedestrian routes with attention to drive-through lane crossings.



2.3 QUEUING LANES

- Locate queuing lane on areas of the site that are not between the building and the public street.
- Locate the queuing lane at the rear or side of the site and ensure that stacked vehicles do not block traffic and pedestrian movement on the site.
- Queuing spaces will be a minimum of 3.0 metres in width and 6.0 metres in length.
- Design the queuing lane to ensure that it is clearly defined by raised curbs
- Provide a minimum of 1.0 metre wide landscaped strip on both sides of the queuing lane.
- Parking or loading space should not obstruct any portion of the queuing lane.
- Design the queuing lanes with minimum turning movements.
- Provide an escape lane for queuing lanes that are required to accommodate more than 10 vehicles.
- Provide landscaping to screen queuing lanes from sensitive uses, such as residential or outdoor amenity spaces.

2.4 SCREENING

- Provide screening for air conditioner units, rooftop mechanical units, utility, and other similar equipment from public view.
- Provide cladding materials for exterior garbage facilities that match or are complementary to the main structure(s) on the subject site.
- Ensure that screening design, materials and height complement the building and the character of the surrounding area.

2.5 NOISE

- Provide noise attenuation measures such as walls **and/or** soft landscaping to reduce noise on adjacent sensitive land uses.
- Provide noise attenuation wall(s) up to a maximum height of 1.8 metres. Where it is required, additional height may be achieved by incorporating berms in the proposed grading.
- Locate noise attenuation wall(s) on the property line to avoid unusable space.
- Locate audio and video devices in areas of the site so that the operation of these devices would not adversely impact adjacent properties.
- Locate order boxes/speakers away from residential or other sensitive land uses.

2.6 LANDSCAPING

- Provide high quality and visually appealing landscaping which meets the functional requirements of the site.
- Ensure that the location, type and layout of all landscaping promotes safe pedestrian circulation and maintains vehicular sight lines.
- Use soft landscaping to address all of the four seasons and to screen parking areas, open storage, loading zones, garbage enclosures and the queuing lanes.
- Provide high branching deciduous trees along the property line(s) particularly where it abuts sensitive land use(s).
- Provide irrigation device(s) within the planting beds where possible.

- On site adjacent to natural areas:
 - Locate proposed landscaping strips adjacent to a park, Open Space or Environmental Protection Area using only native species to compliment adjacent natural area.
 - Preserve and incorporate existing vegetation (excluding invasive species) into the planting strips.
 - Use trees in all buffer strips and between the drive-through service facility and adjacent natural area.
 - Provide fencing between the drive-through service facility and natural area where it is necessary to satisfy safety requirements of the Town of Caledon.

2.7 LIGHTING

- Eliminate glare and light spillage on neighbouring residential properties.
- Use exterior lighting fixtures that are compatible with the character of the neighbourhood
- Use pedestrian scaled lighting (3.5 to 4 metres high) to clearly identify pedestrian routes and illuminate public spaces.
- Provide uniform lighting by installing more fixtures with lower wattage rather than fewer fixtures with higher wattage.
- Design the lighting systems and landscaping such that plant materials or other landscape features do not obstruct site and street lighting.

SITE DIAGRAMS

Figure 1.
(For Illustration
Purposes Only)

***Financial
institution with a
drive-through
banking machine
on a corner lot***

- (a) covered pedestrian walkway
- (b) pedestrian walkway
- (c) landscaped screening
- (d) ATM window
- (e) loading area
- (f) soft landscaping
- (g) stacking lane

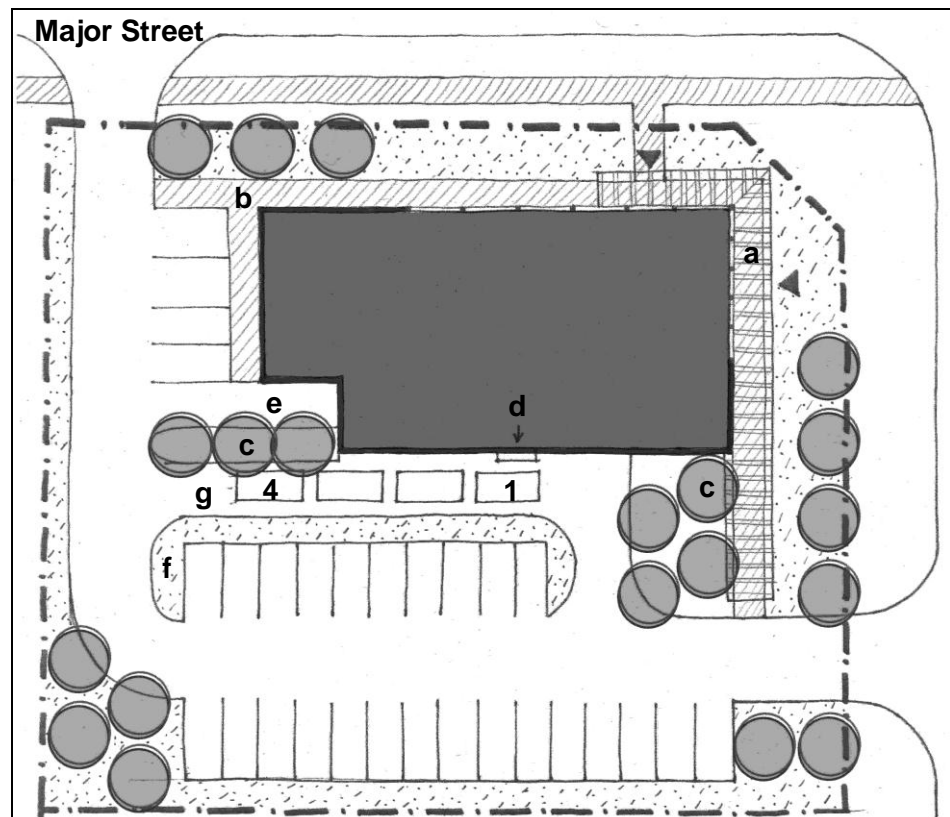


Figure 2.
(For Illustration
Purposes Only)

Restaurant drive-through within mid-block site

- (a) patio
- (b) pedestrian walkway
- (c) landscaped screening
- (d) pick-up window
- (e) loading area
- (f) raised pedestrian crossing
- (g) soft landscaping
- (h) stacking lane
- (i) escape lane

