

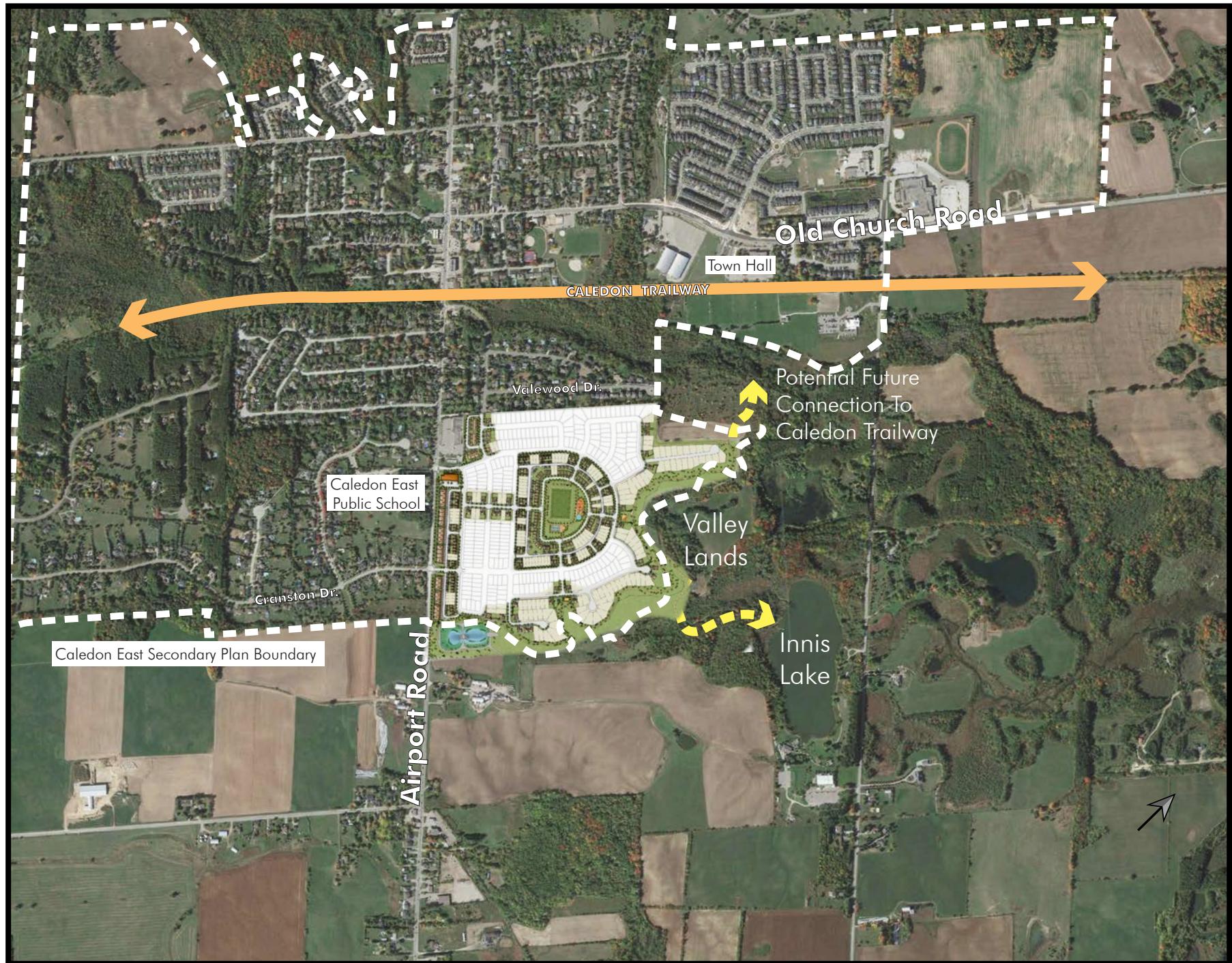
TRIPLE CROWN LINE

NEIGHBOURHOOD | CALEDON EAST

September 17, 2019

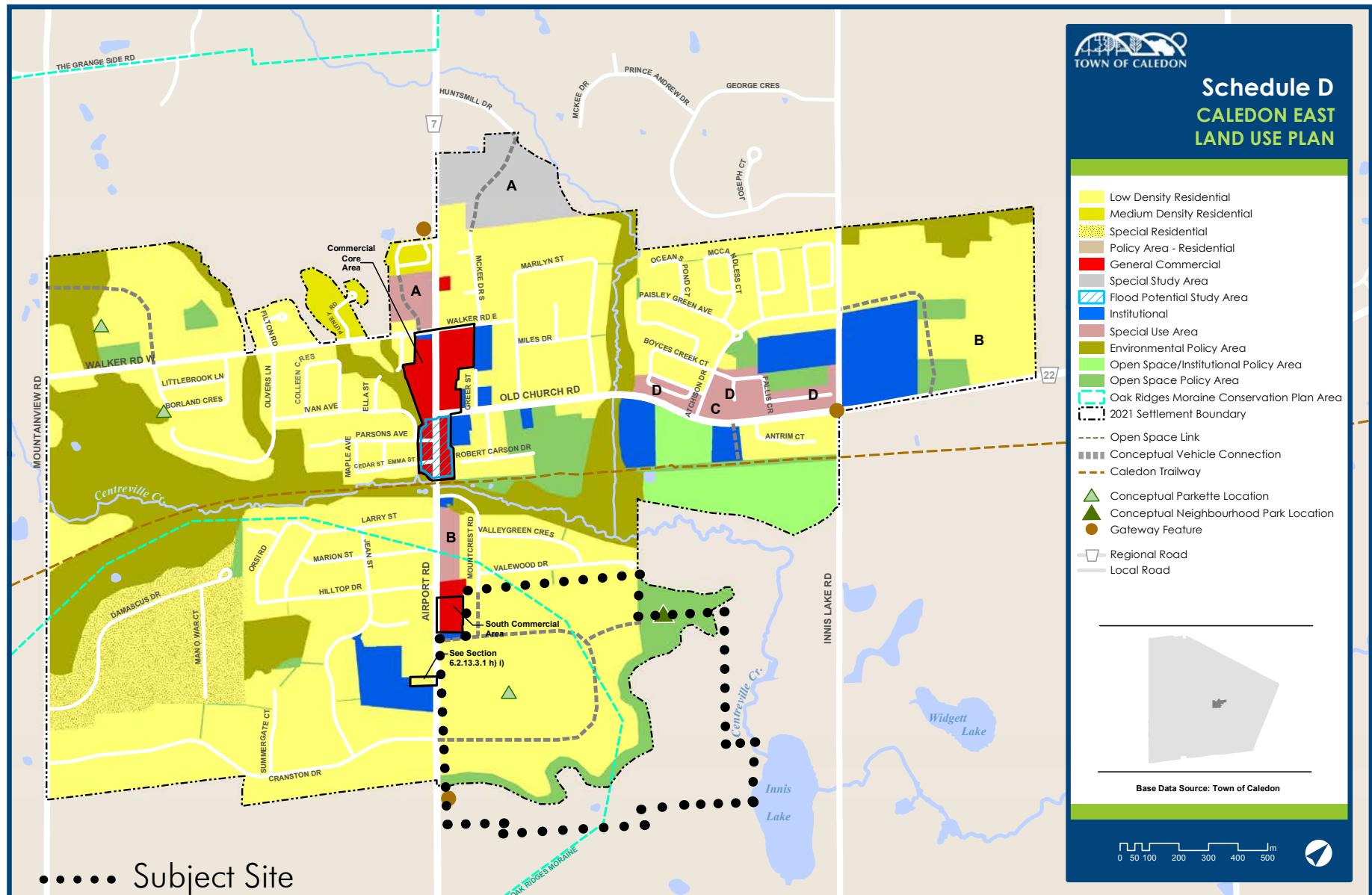
Triple Crown Line Developments, Inc.
Town File numbers 21T-17004, POPA 17-01, RZ 17-06

SITE CONTEXT

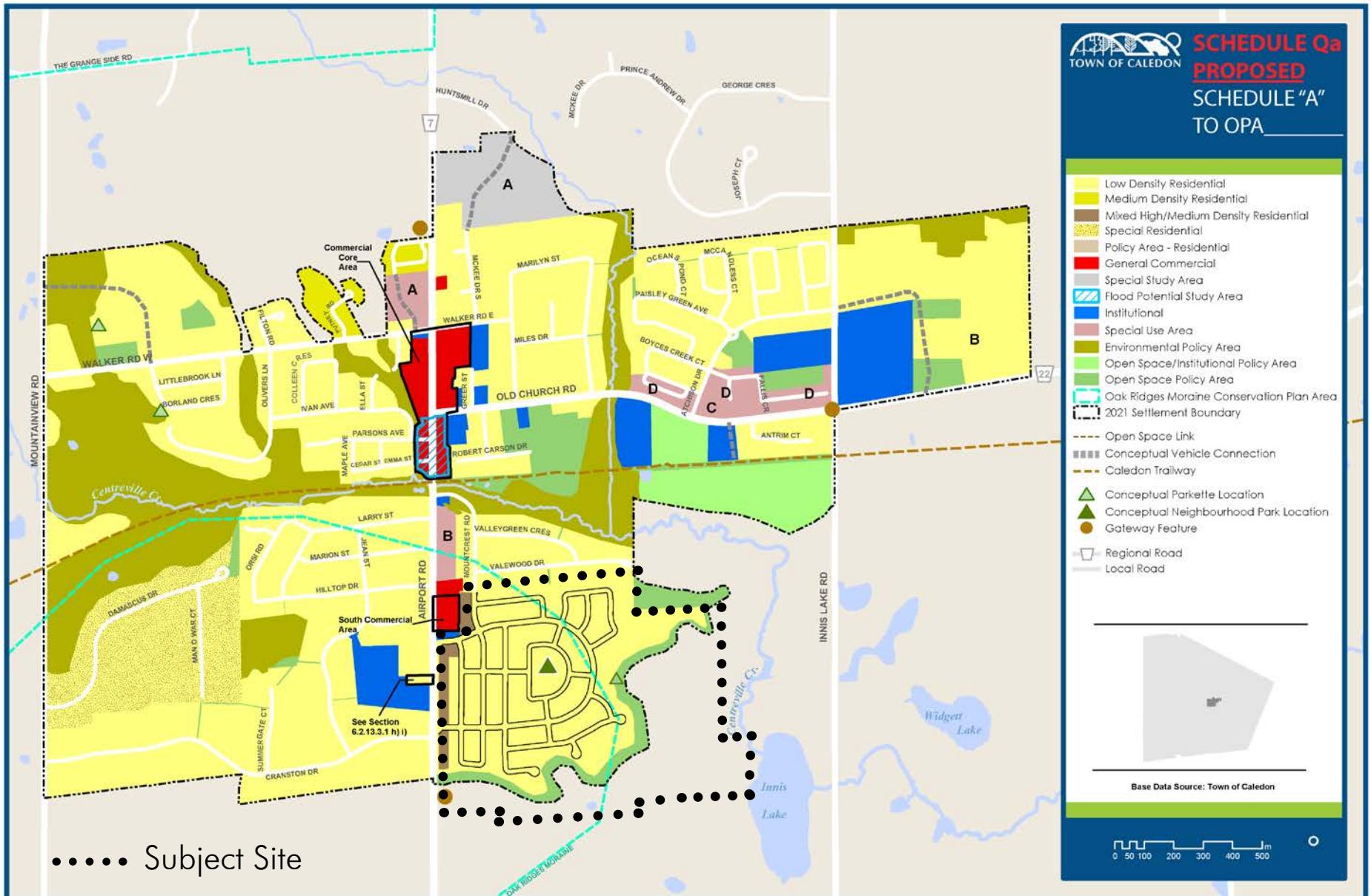


CALEDON EAST SECONDARY PLAN

- ## Land Use Designations:
- Low Density Residential
 - Open Space Policy Area



PROPOSED OFFICIAL PLAN AMENDMENT



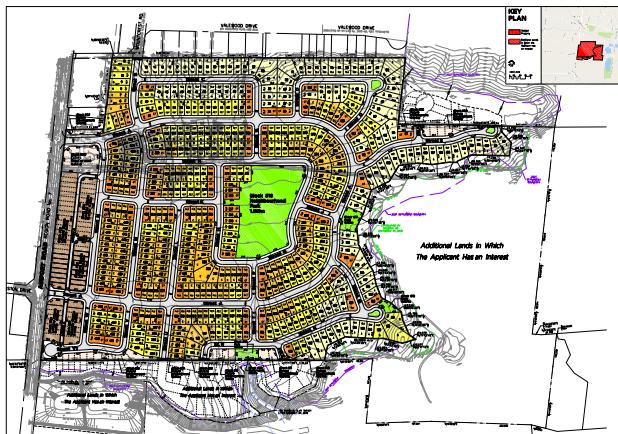
STATISTICS COMPARISON

2017 DRAFT PLAN

Total Units: 625

Area: 48.01 ha

Density: 22 Units/ha

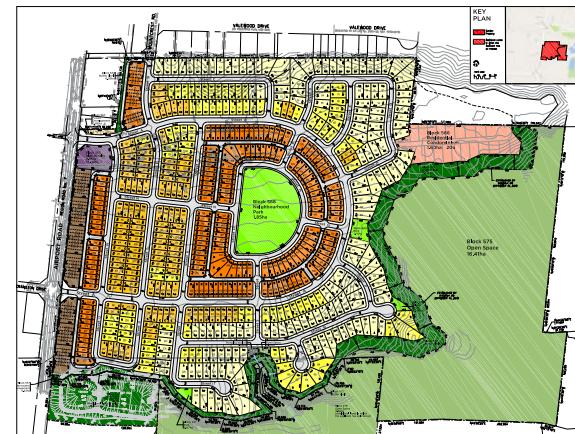


2018 DRAFT PLAN

Total Units: 658-671

Area: 63.8 ha

Density: 22.3 Units/ha



CURRENT DRAFT PLAN

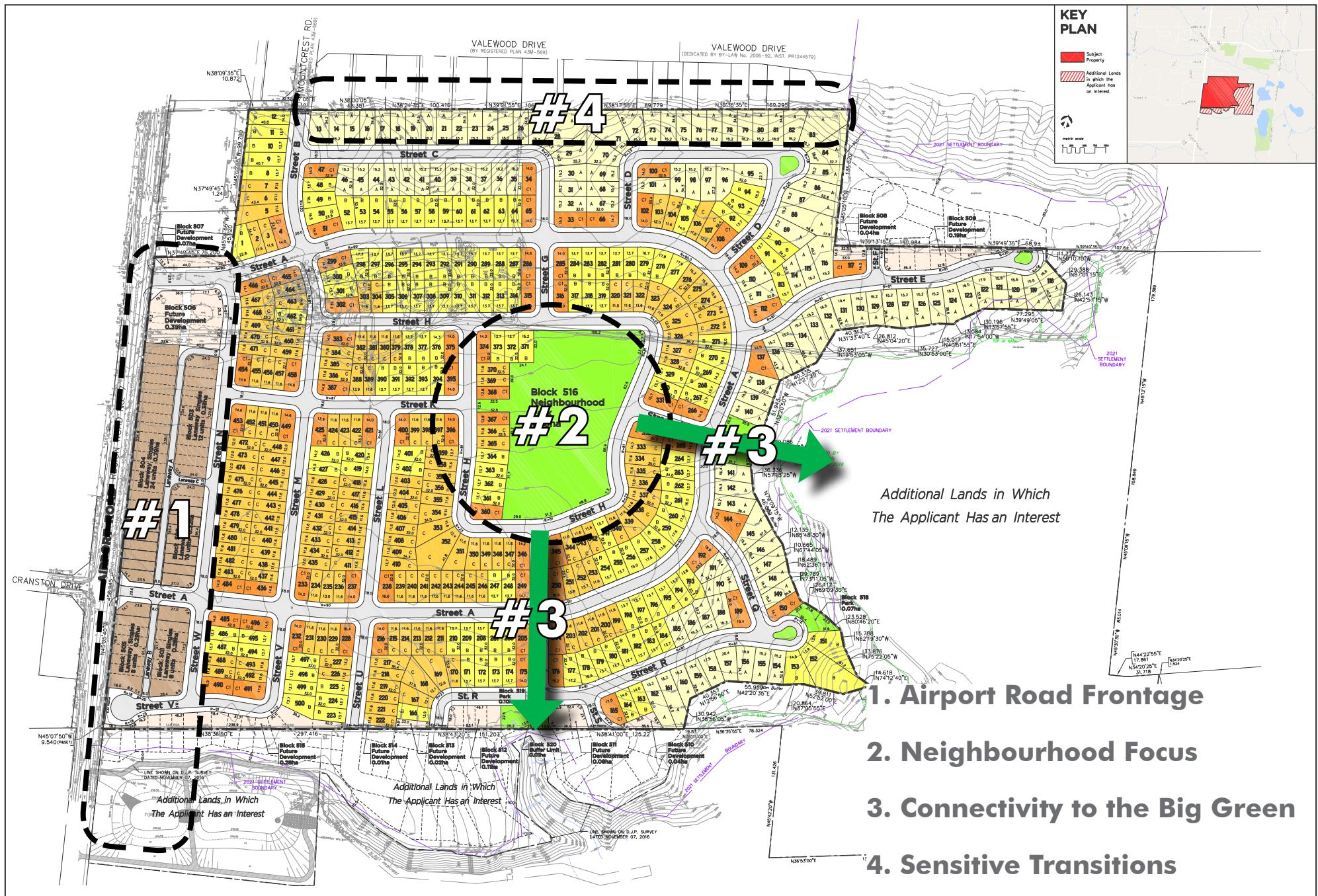
Total Units: 654-667

Area: 72 ha

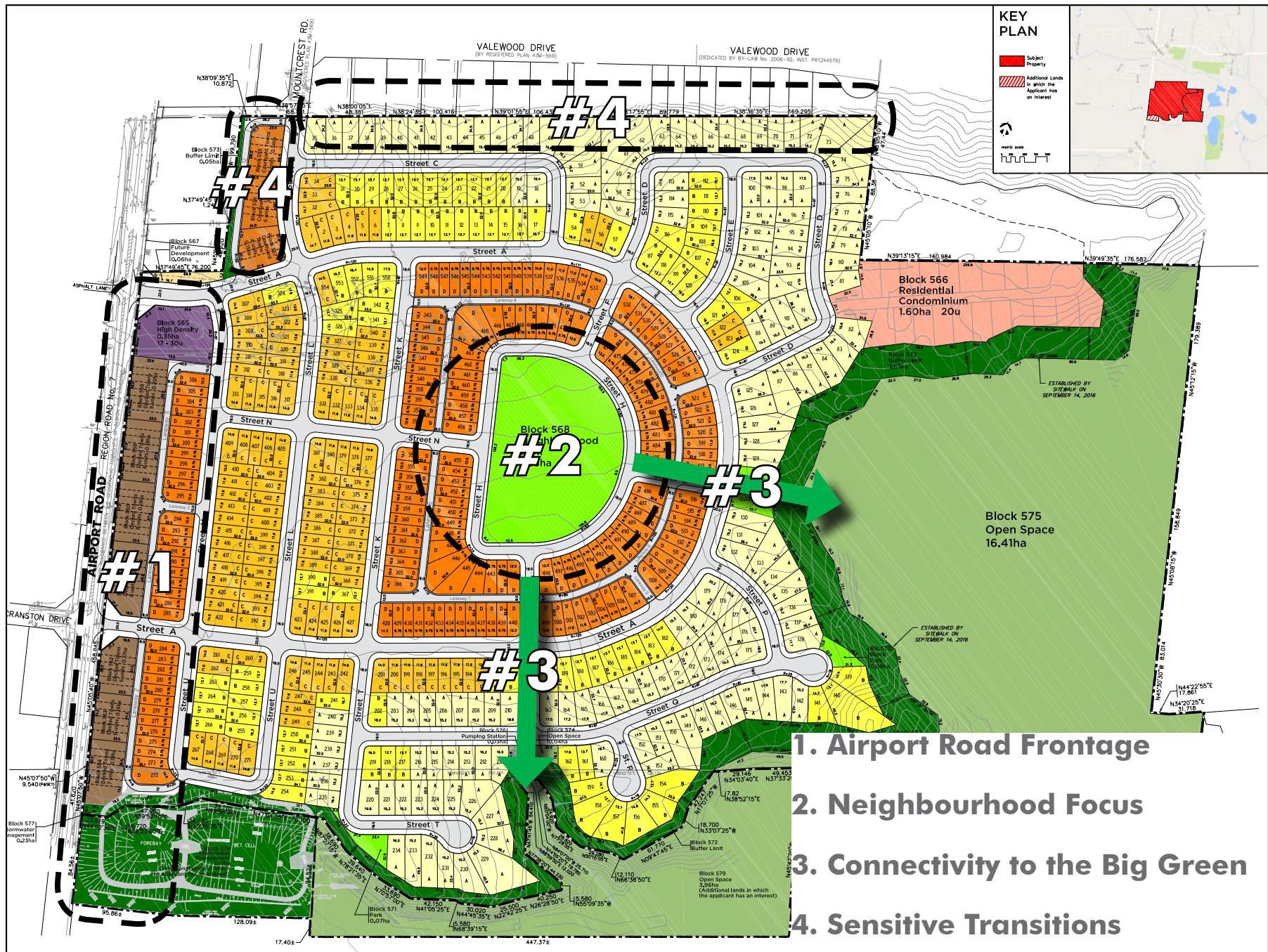
Density: 21.2 Units/ha



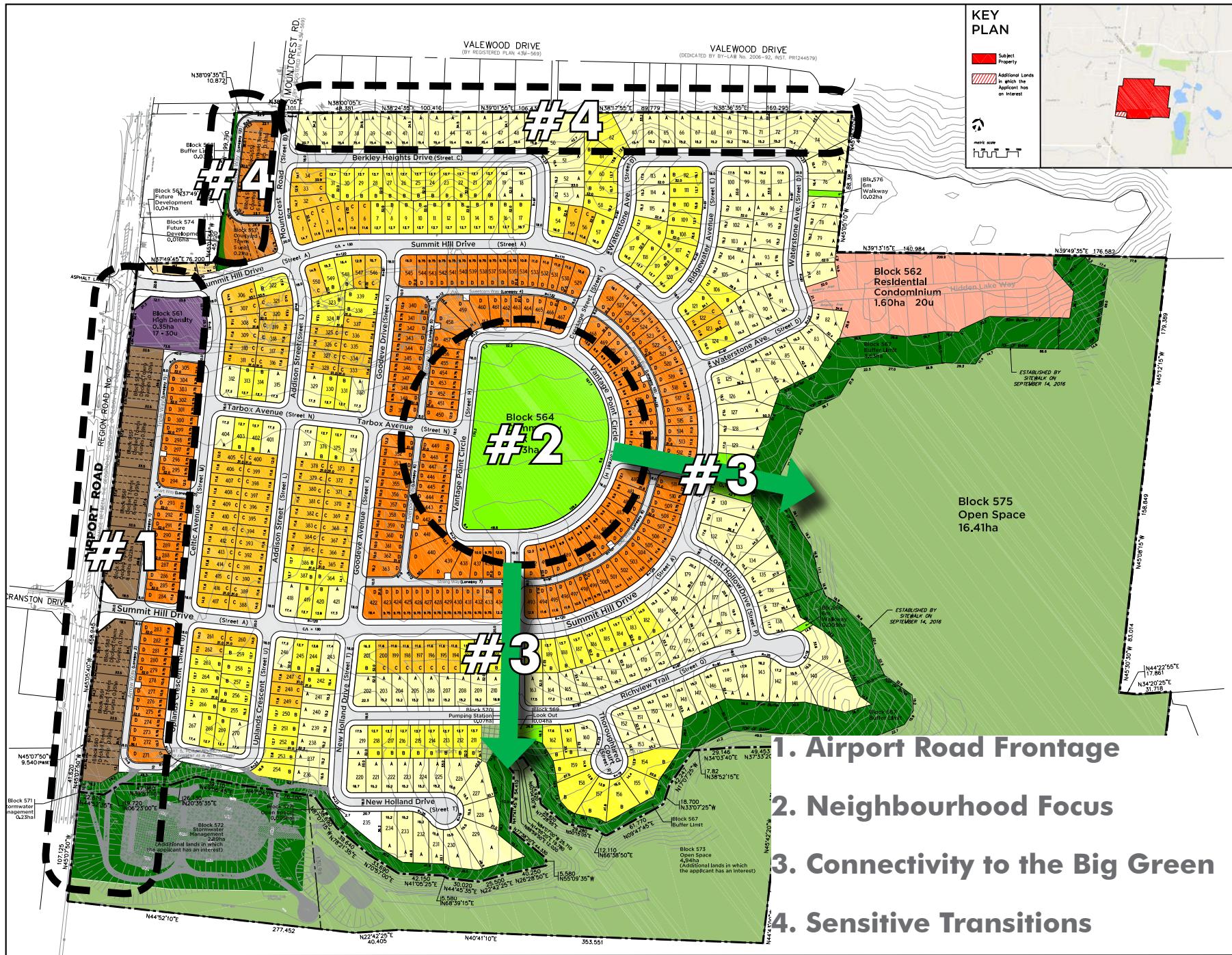
2017 DRAFT PLAN : DESIGN PRINCIPLES



2018 DRAFT PLAN

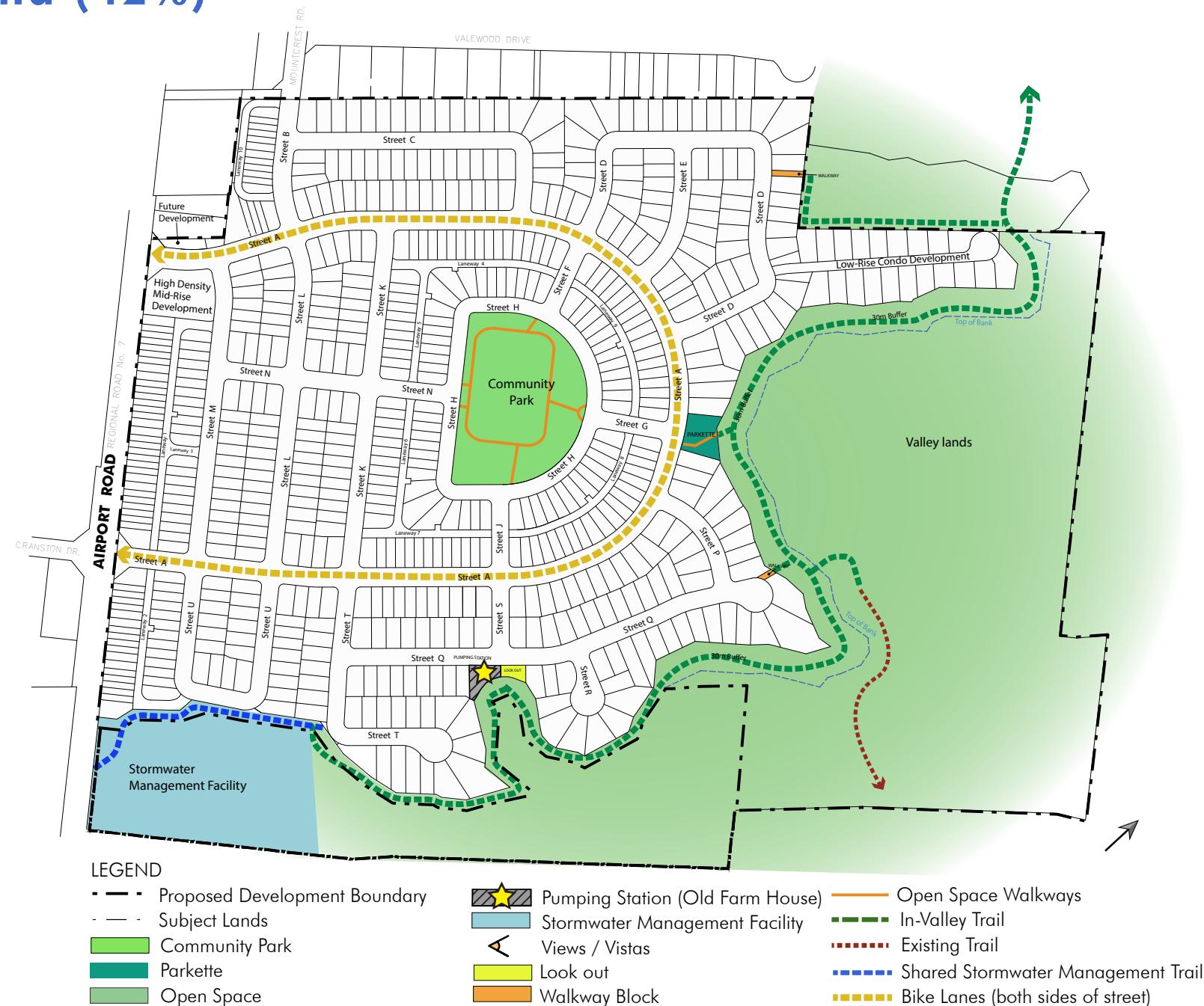


CURRENT DRAFT PLAN - 2019

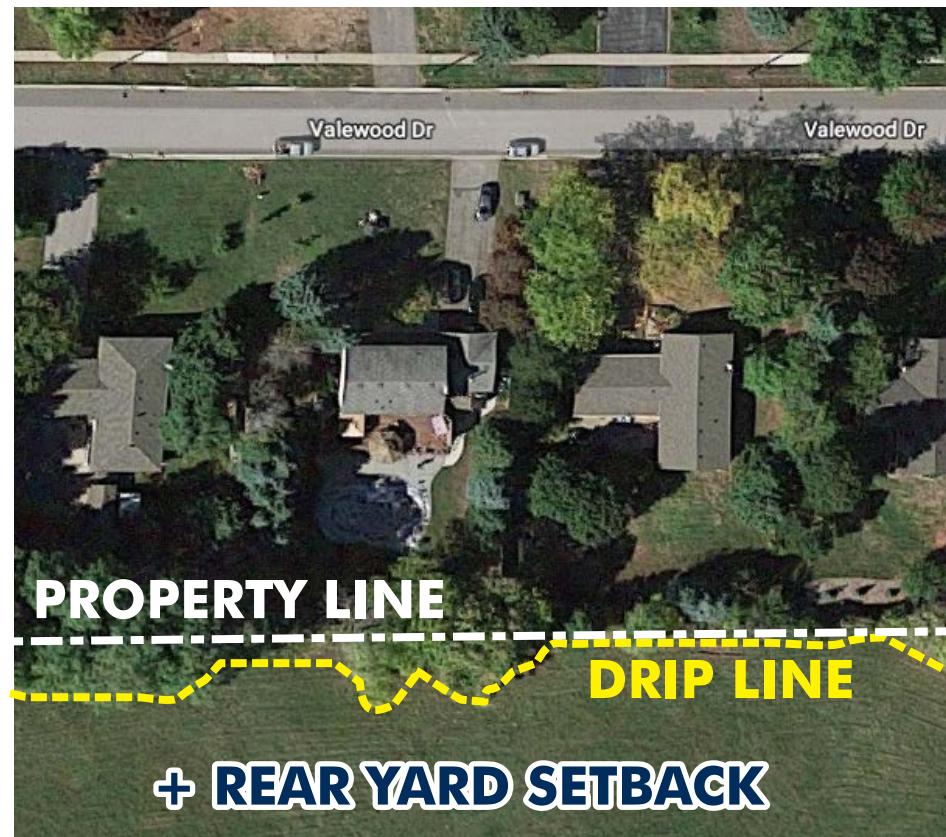


LANDS TO BE CONVEYED

30.53ha (42%)



VALEWOOD TRANSITION



- Sensitive Transition
- Existing Trees Retained
- Larger Rear Yard Setbacks

AIRPORT ROAD - CURRENT PROPOSAL

31m ROW



2-Way Stop
Intersection

CRANSTON DR.

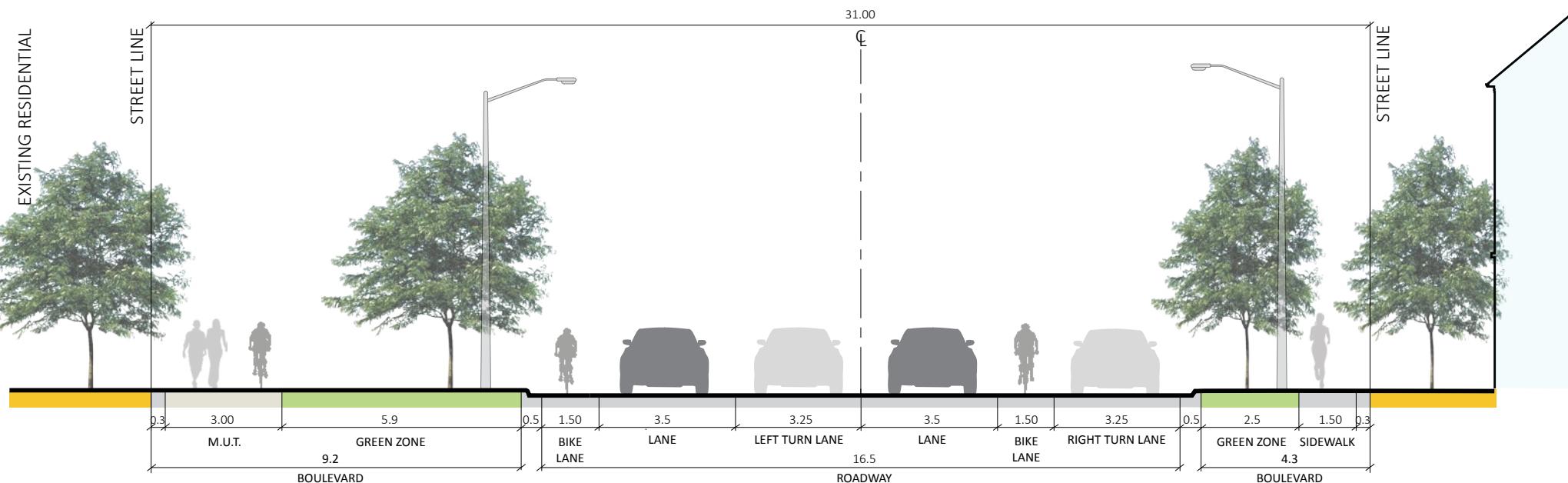
Signalized
Intersection &
School Cross-Walk

Caledon East
Public School
Driveway

AIRPORT RD

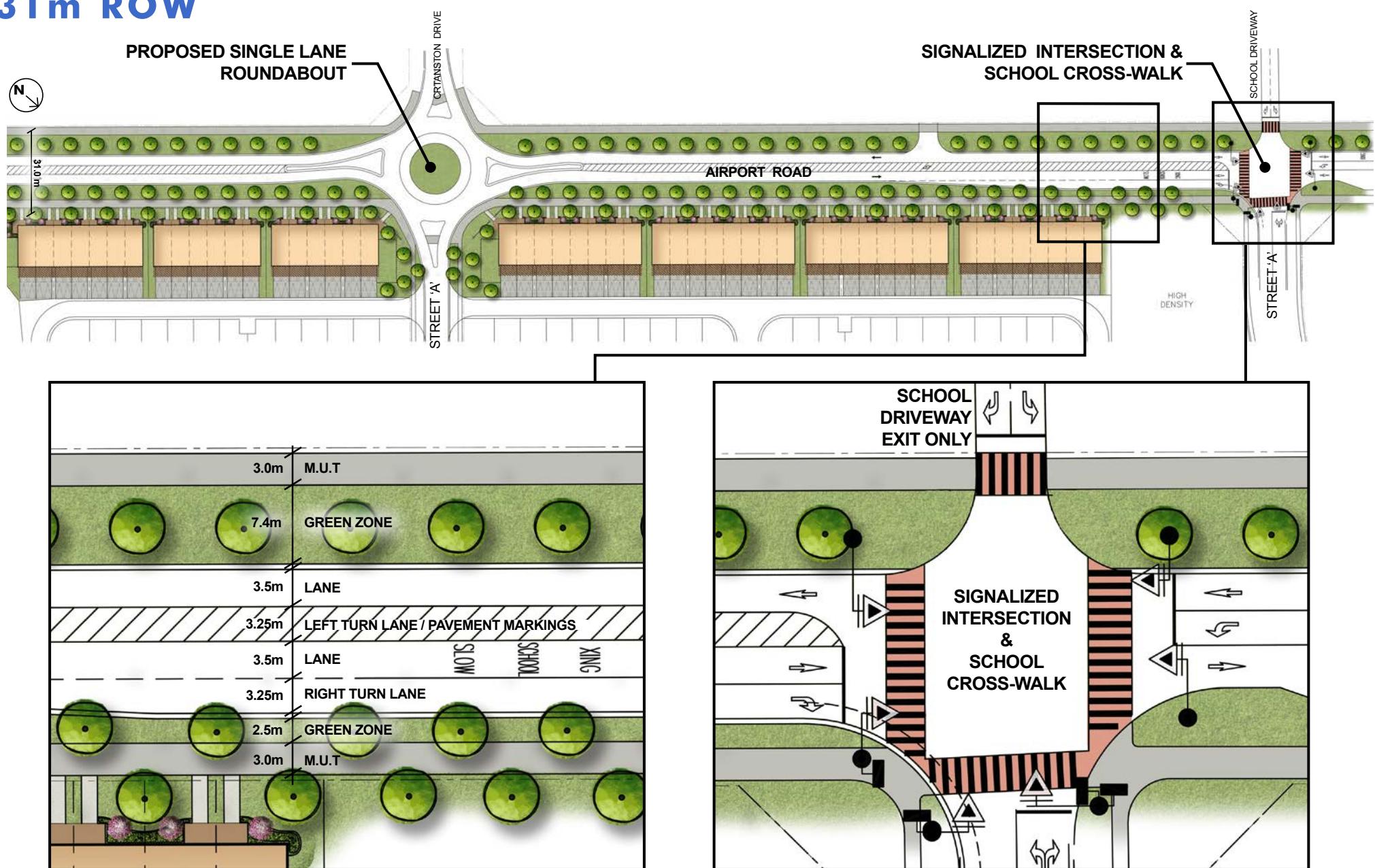


Airport Road Arterial (31m Right of Way)



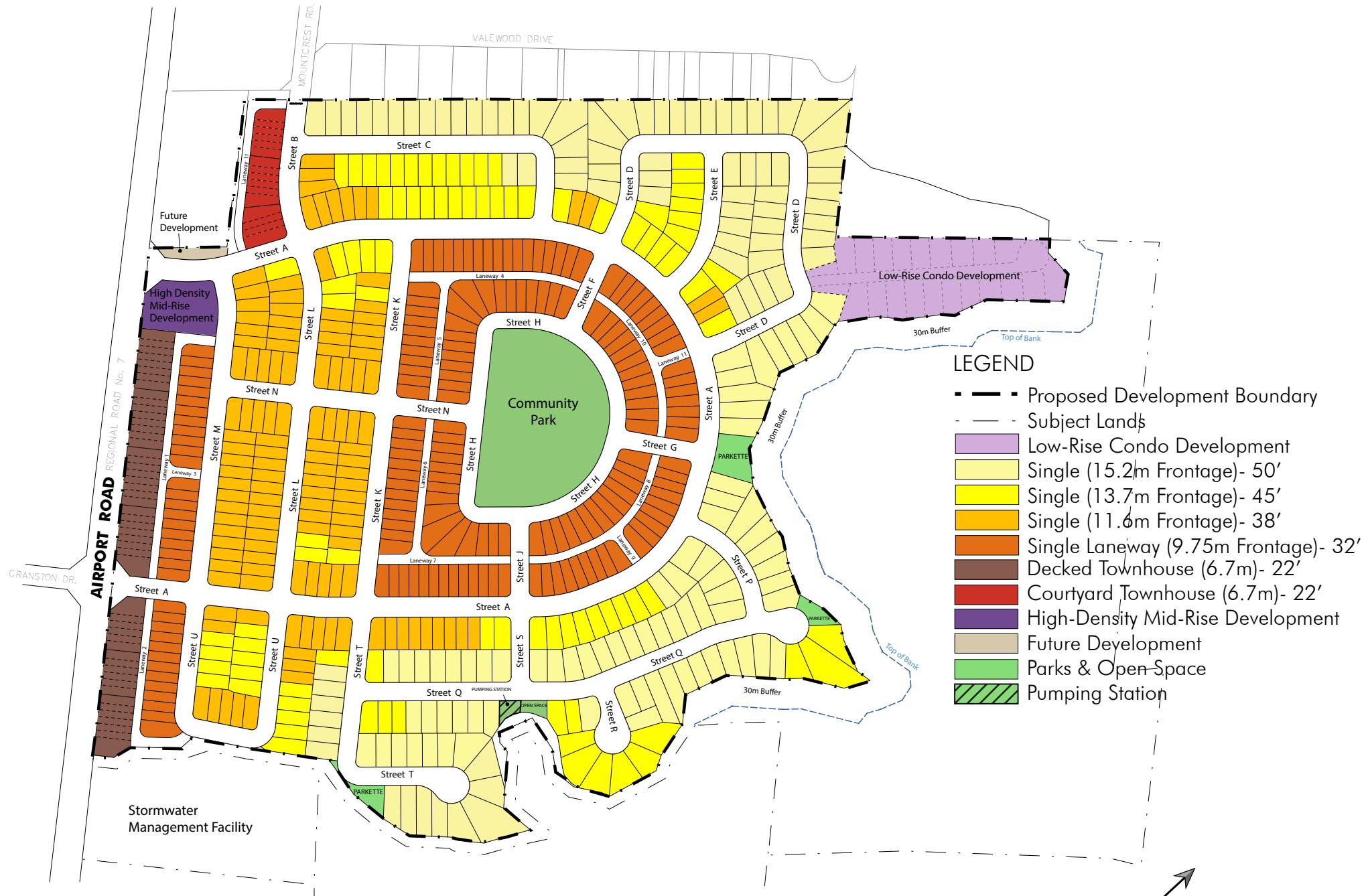
AIRPORT ROAD - ROUNDABOUT ALTERNATIVE

31m ROW



BUILT FORM

Diverse Housing Typologies



PARKS & OPEN SPACE

Maximizing Community Connectivity, Views and Vistas

