

B. SPECIFIC DESIGN GUIDELINES FOR SOUTH BOLTON INDUSTRIAL PARK

8.1 INTRODUCTION

Even though Section B of the *INDUSTRIAL / COMMERCIAL DESIGN GUIDELINES* refers specifically to the South Bolton Industrial Park lands, this section should be read in conjunction with Section A of the same document which addresses generic design elements for industrial and commercial developments.

The lands known as South Bolton Industrial Park are located at the southern end of the community of Bolton in the southeast corner of the Town of Caledon. The lands are bounded by Regional Road 50 to the east, Mayfield Road to the south, Coleraine Drive to the west, and partially developed general and prestige industrial lands to the north (see Figure 1.)

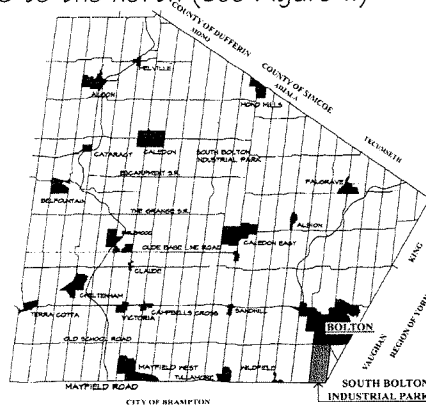


Figure 1 - Town of Caledon Map

The subject lands (see Figure 2) comprise approximately 240 hectares, and are designated as (1) highway commercial and (2) prestige industrial as noted in Schedule C of the Bolton Land Use Plan. Development of the lands will start in the north, and will extend south over an expected twenty-year time frame. Therefore, it is imperative that a document be in place to guide development in order to achieve consistency in the design elements and a high-quality industrial subdivision in the long run.

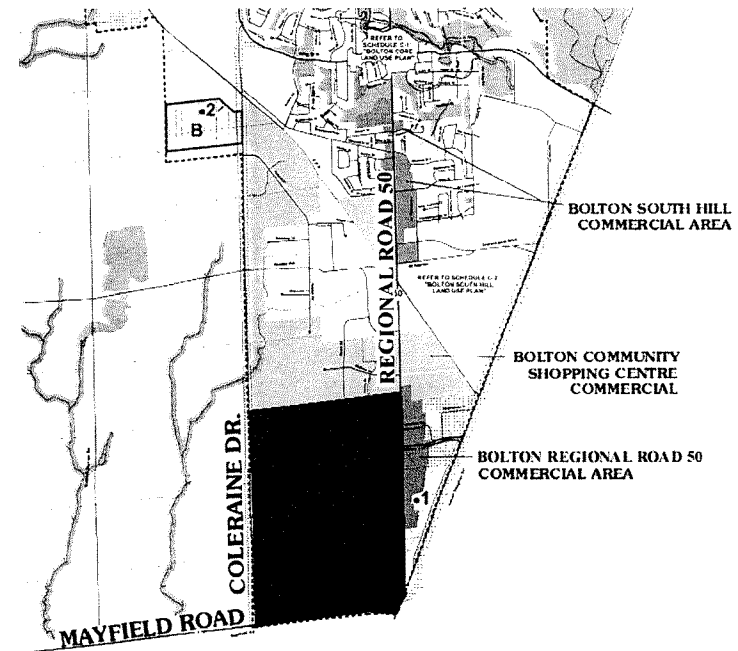




Figure 2 - Subject Lands of South Bolton Industrial Park

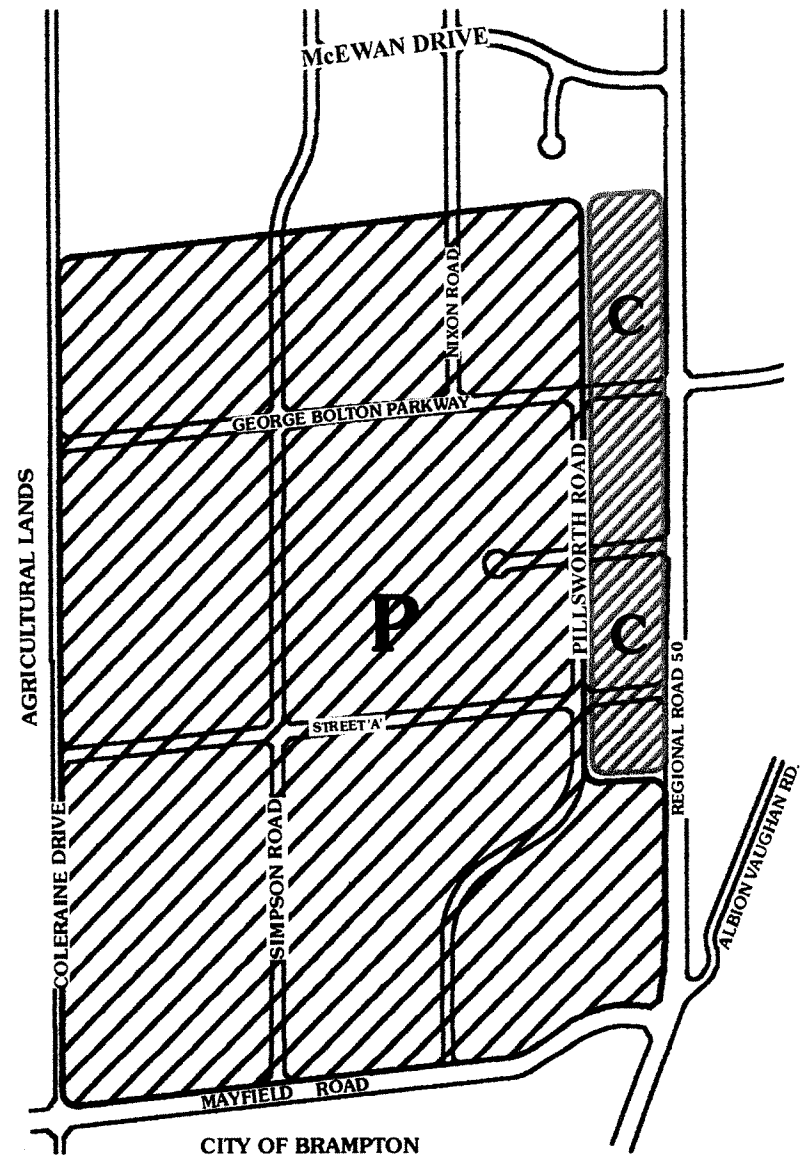
8.2 ROAD NETWORK

The South Bolton Industrial Park is bounded by arterial roads on three sides: To the east is Regional Road 50, to the south is Mayfield Road, and to the west is Coleraine Drive. The existing north-south roads of the industrial area north of the subject lands will be extended south into the new Industrial Area. Simpson Road will run south all the way to Mayfield Road. Nixon Road, however, will terminate at the George Bolton Parkway, a new roadway which, along with Street A, will span the Industrial Area, connecting Regional Road 50 to Coleraine Drive. The proposed Street B will also run west from Regional Road 50, but it will terminate in a cul-de-sac just beyond Pillsworth Street, a new north-south road that will stretch from the George Bolton Parkway to Mayfield Road.

8.3 LAND USE PATTERN

The South Bolton Industrial Park contains the following land uses (see Figure 2):

-  Highway Commercial (C) located along Regional Road 50, and
-  Prestige Industrial (P)



8.4 LOTS IN PRIORITY LOCATIONS

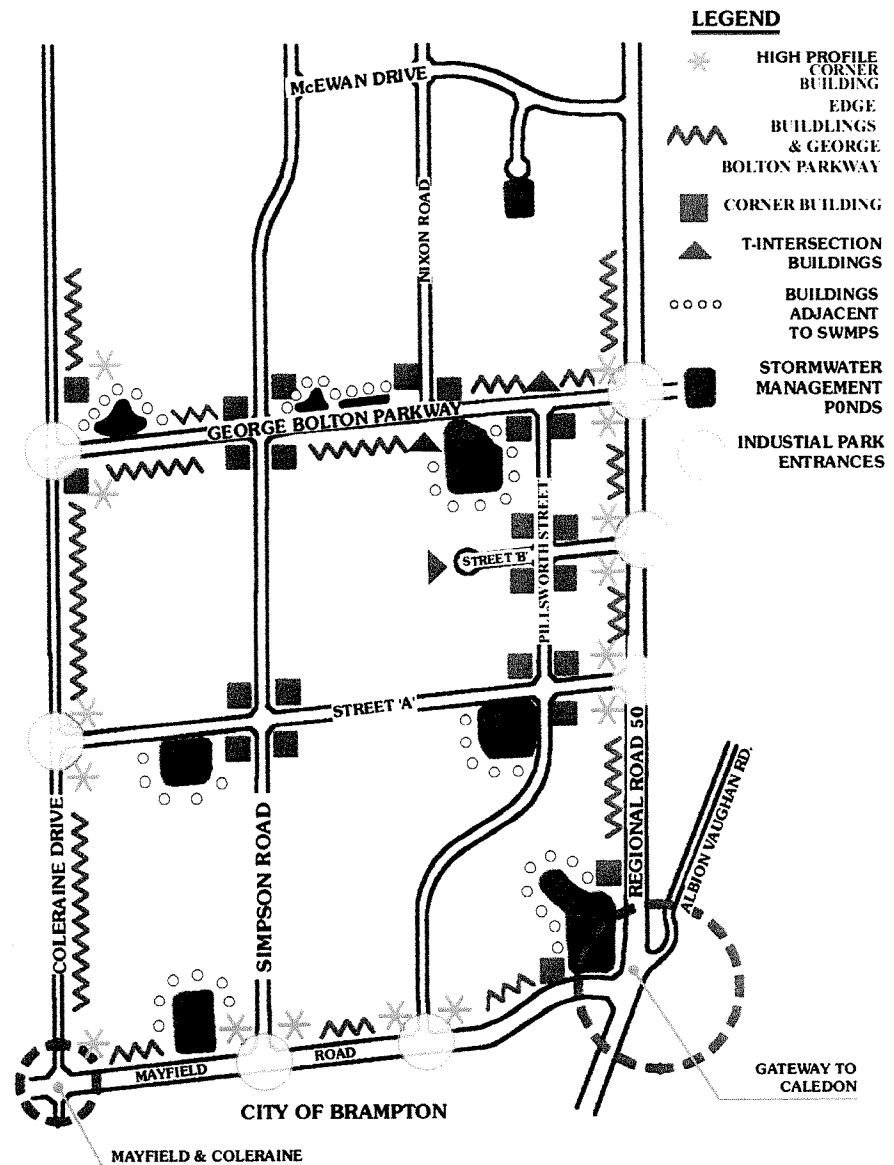
The grid pattern that emerges from the proposed network of roads will allow the municipality to offer very deep lots (up to 240m) with a variety of frontages. Frontages will generally be 60m wide. Larger frontages are encouraged along Regional Road 50, Mayfield Road, Coleraine Drive, and George Bolton Parkway.

Proposed industrial lots will be designed to give the appearance of fronting onto Mayfield Rd. and Coleraine Dr. Therefore, the upgraded façades of the buildings and the landscaped “front yards” of the proposed industrial sites will provide an attractive edge to the western and southern edges of the industrial area.

Highway commercial lands front onto Regional Road 50 and design guidelines that differ for highway commercial from prestige industrial have been highlighted in the generic guidelines text.

There are several locations where buildings will have a higher degree of public visibility. These Priority Locations will play a key role in establishing critical first impressions for those conducting business in the area as well as those passing by. A positive image is also important in attracting new businesses to the Industrial Area. It is important for the productivity of the businesses operating in the industrial area that the local environment supports the activities and

needs of those who work there.



The accompanying plan denotes the Priority Locations for the South Bolton Industrial Park which include:

1. High Profile Corner Buildings
2. Edge Buildings & Buildings on George Bolton Parkway
3. Corner Buildings
4. T-Intersection Buildings
5. Buildings Adjacent to Stormwater Ponds

Buildings on these lots will require a higher level of design consideration than mid-block buildings. Refer to section 4.0 for the treatment of buildings in priority locations.

8.5 SITE ACCESS

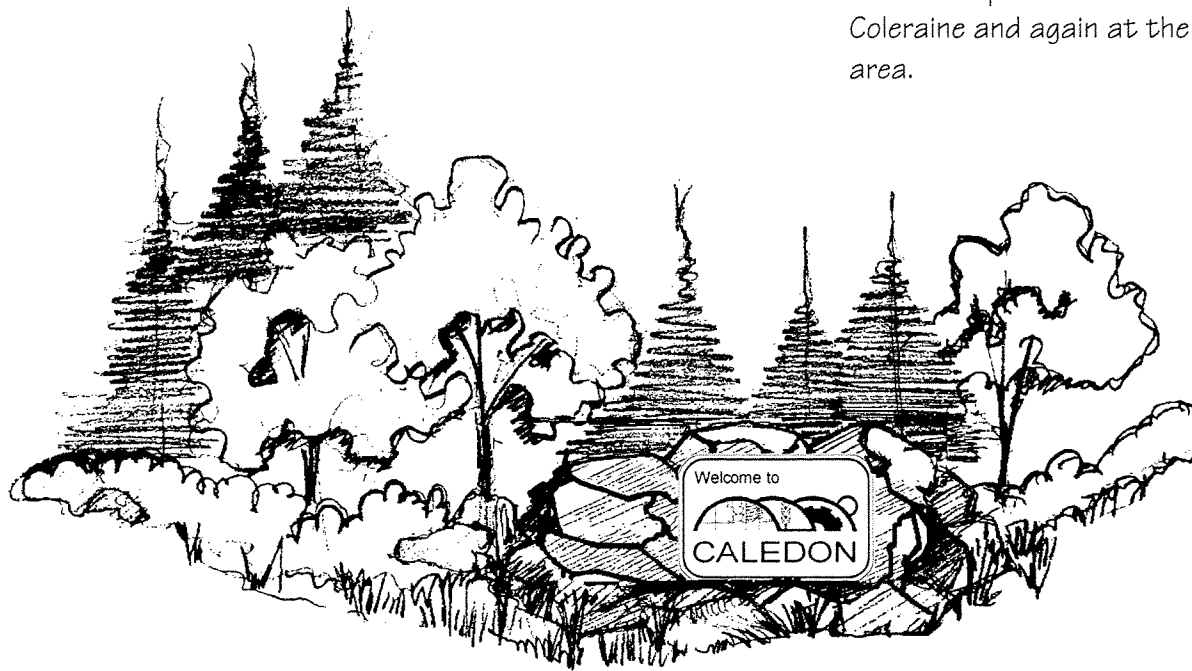
Consolidated site accesses shall be required on Coleraine Drive, Mayfield Road, Regional Road 50 and George Bolton Parkway; except where frontages permit access points that are in conformity with Town or Region standards .

8.6 ENTRY FEATURES

8.6.1 GATEWAY TO CALEDON – Regional Road 50 & Mayfield

To the many people who travel north on Regional Road 50., the intersection of Mayfield and Regional Road 50, at the southeast corner of the South Bolton Industrial Park will convey an image of the community of Bolton—and the Town of Caledon. Therefore, it is important that the environs of this important intersection be attractive.

The intersection of Mayfield Road and Regional Road 50 presents a unique design challenge for the subject lands. The drainage plan for the subject lands calls for a stormwater management pond to be constructed on the NW corner of the Regional Road 50 and Mayfield Road intersection. It would be fitting, therefore, that the landscaping of this corner of the intersection be in keeping with the natural look and feel of the stormwater management pond lying just beyond. The incorporation of landscaping rockery and boulders into a welcoming landmark for the Town of Caledon, for instance, would not only be appropriate for the location, but would introduce a design element that could be repeated at the intersection of Mayfield and Coleraine and again at the entrances to the industrial area.



8.6.2 MAYFIELD & COLERAINE CORNER

The intersection of Mayfield Road and Coleraine Drive is located at the southwest corner of the South Bolton Industrial Park. The northeast corner of the intersection provides the ideal location for introducing the industrial area and projecting the image of a coordinated neighbourhood to people travelling west on Mayfield Road or north on Coleraine Drive.

The building occupying the corner lot will serve as a landmark for the area, and so should be situated close to the intersection and be given upgraded architectural elements. In addition, a feature wall with signage and plantings should announce the South Bolton Industrial Park. The inclusion of rockery in the landscape design would help tie this intersection in with the look recommended for the intersection of Mayfield Road and Regional Road 50.

By introducing at a smaller scale the kind of rockery found at the southwest and southeast corners of the Industrial Area, a common landscape theme can be established for the South Bolton Industrial Park.

8.6.3 INDUSTRIAL AREA ENTRANCES

There are seven points at which the local roads of the Industrial Area intersect with Regional Road 50, Mayfield Road and Coleraine Drive. These are the various entrances into the South Bolton Industrial Park, and so all should be given a similar design treatment with respect to entry walls, signage, street trees, etc. This approach will minimize any visual differences at the various intersections arising from changes in land use (industrial or commercial) or changes in road width (30m or 24m right-of-way.)