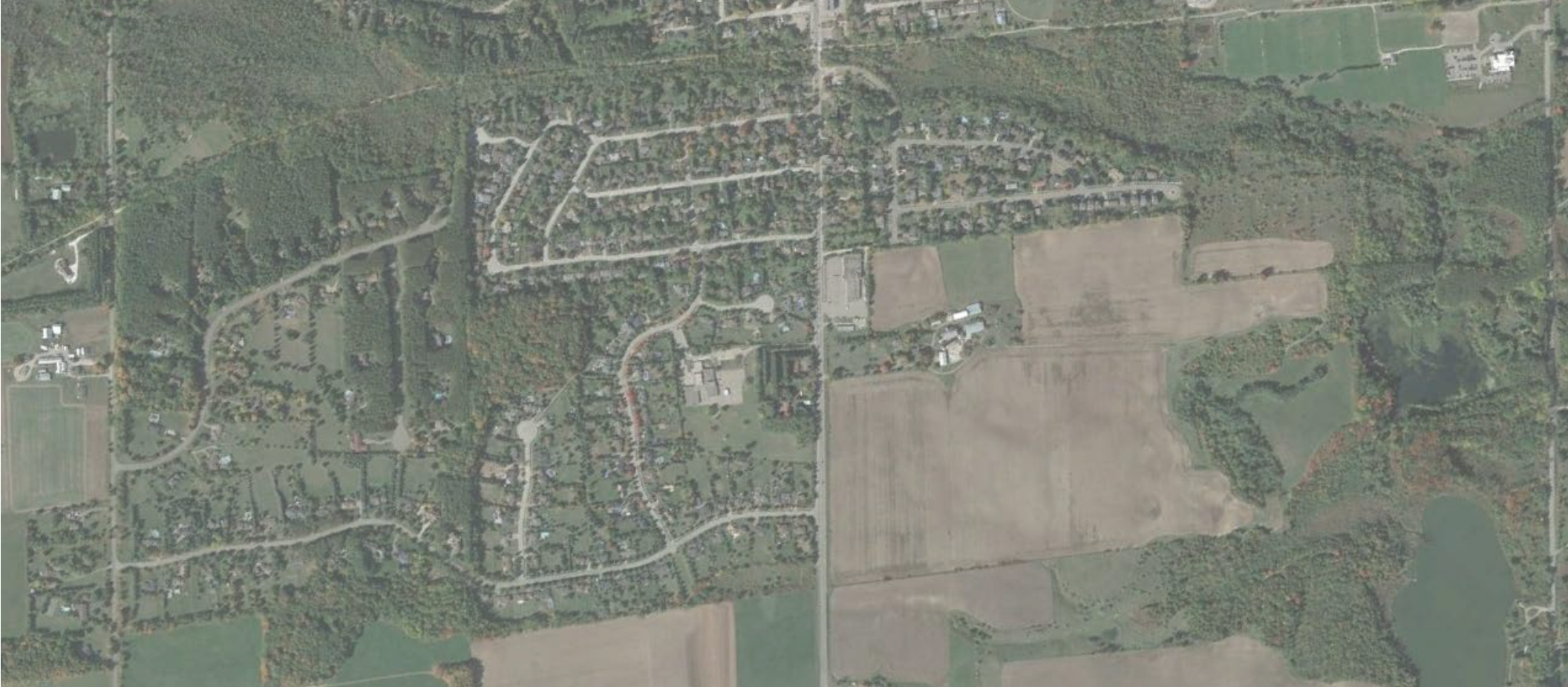




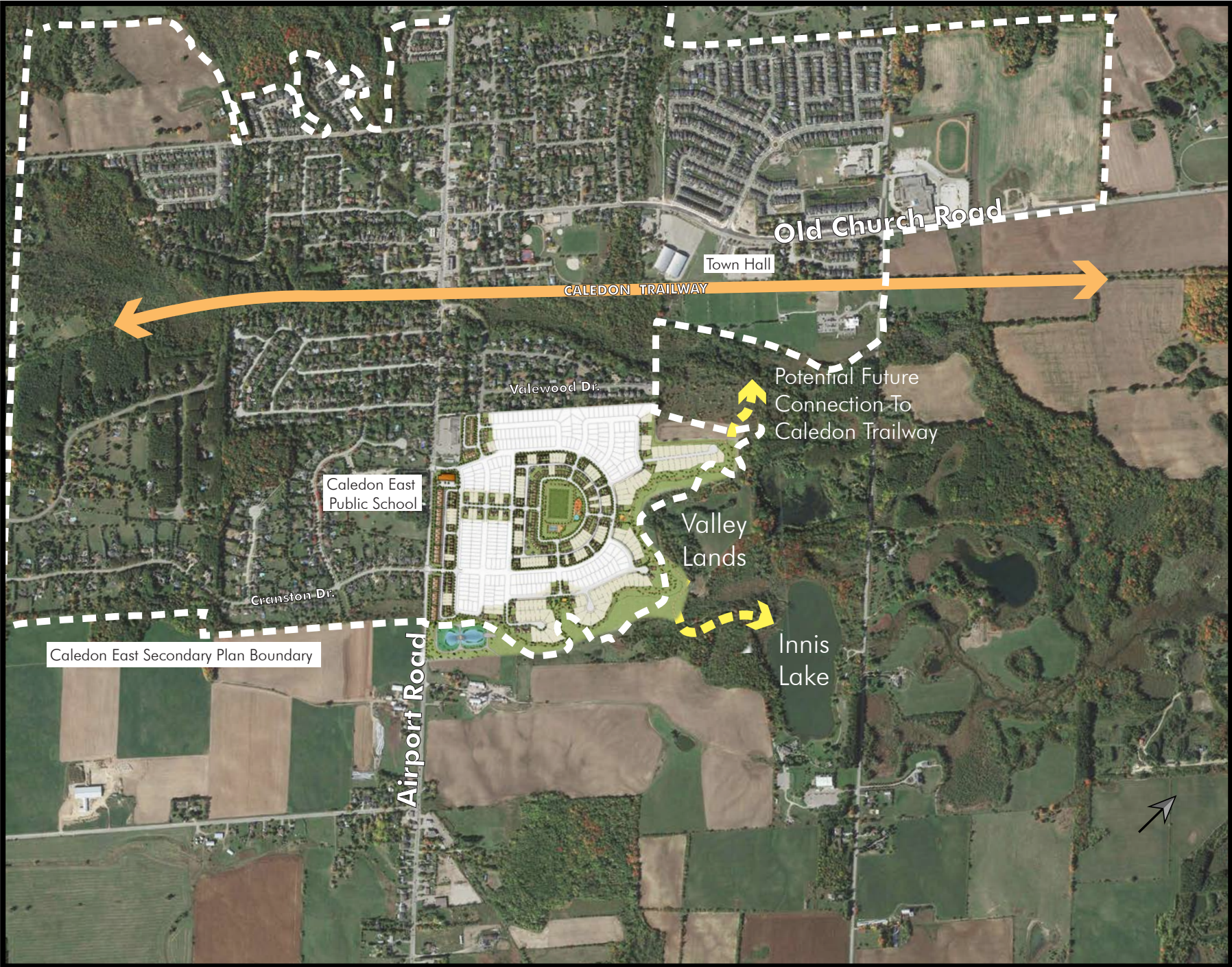
# TRIPLE CROWN LINE

## NEIGHBOURHOOD | CALEDON EAST

September 17, 2019

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

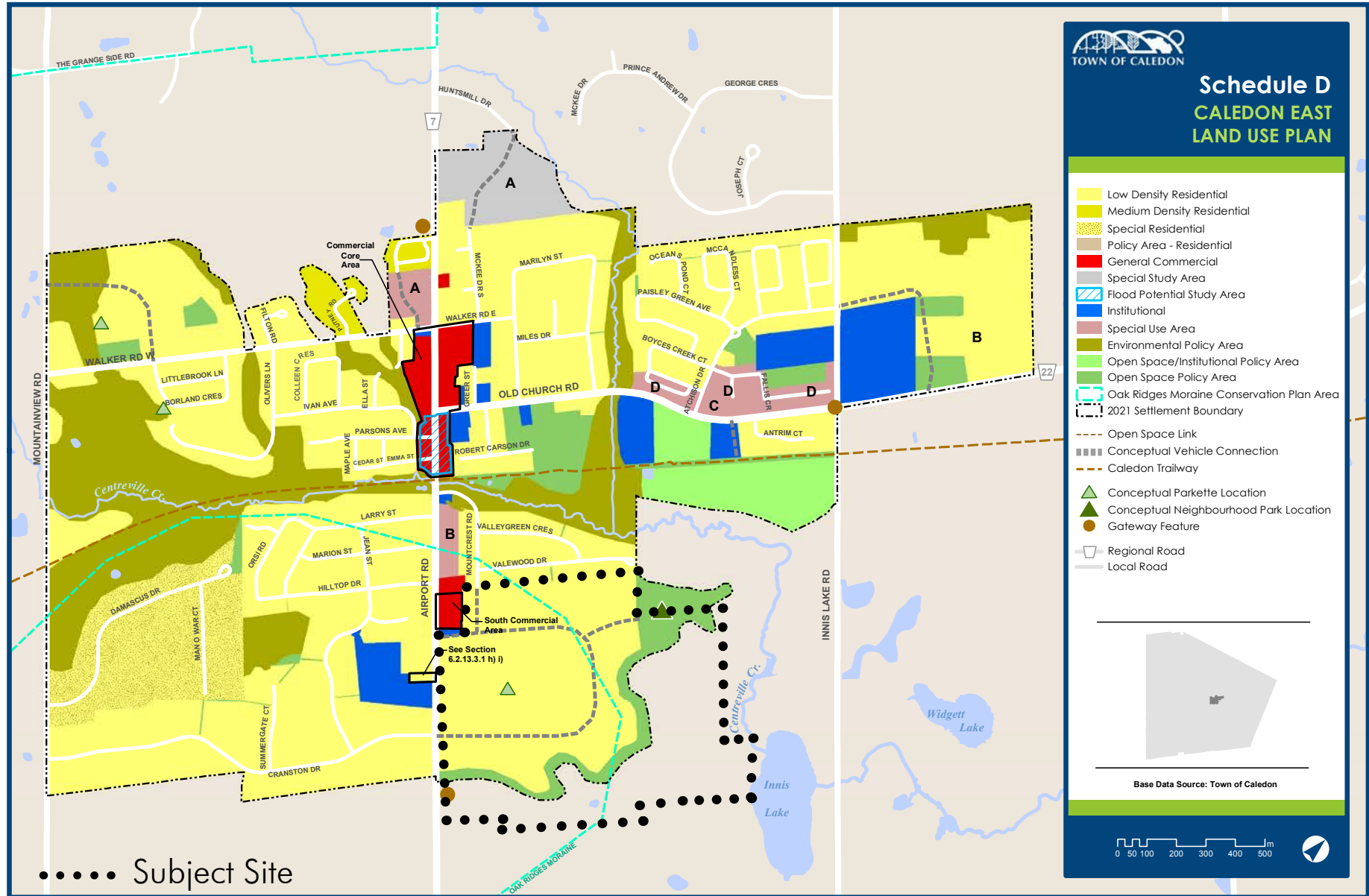
# SITE CONTEXT



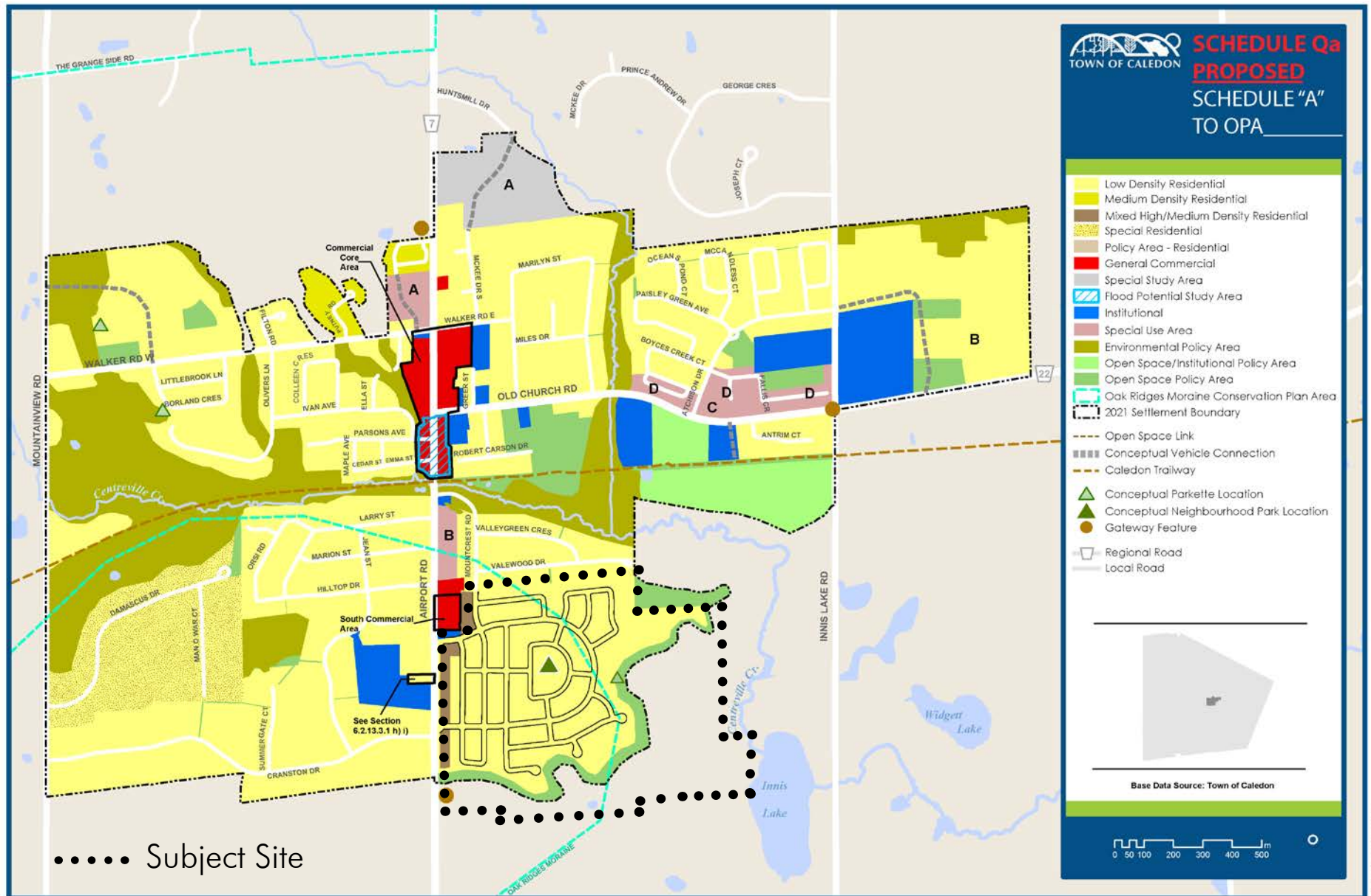
# CALEDON EAST SECONDARY PLAN

## Land Use Designations:

- Low Density Residential
- Open Space Policy Area



# PROPOSED OFFICIAL PLAN AMENDMENT



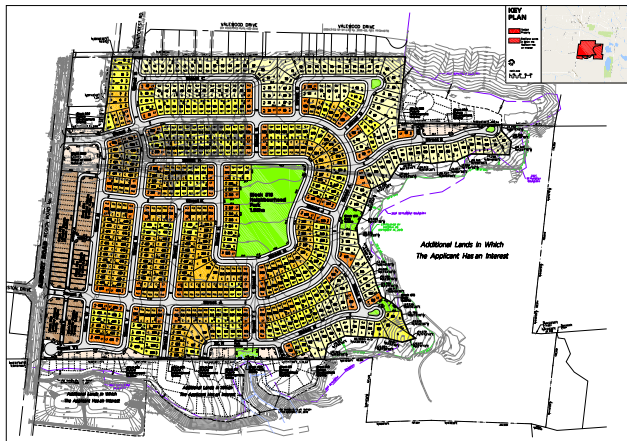
# STATISTICS COMPARISON

## 2017 DRAFT PLAN

Total Units: 625

Area: 48.01 ha

Density: 22 Units/ha

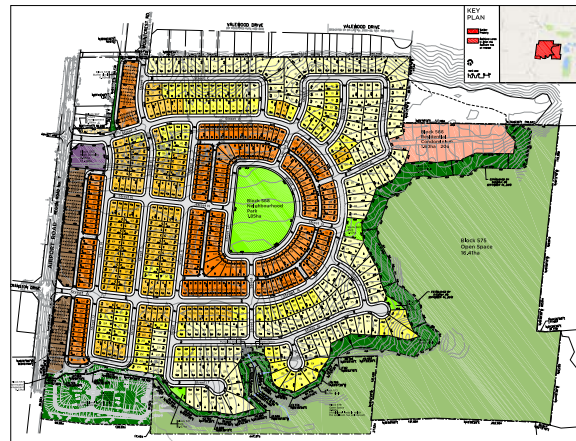


## 2018 DRAFT PLAN

Total Units: 658-671

Area: 63.8 ha

Density: 22.3 Units/ha

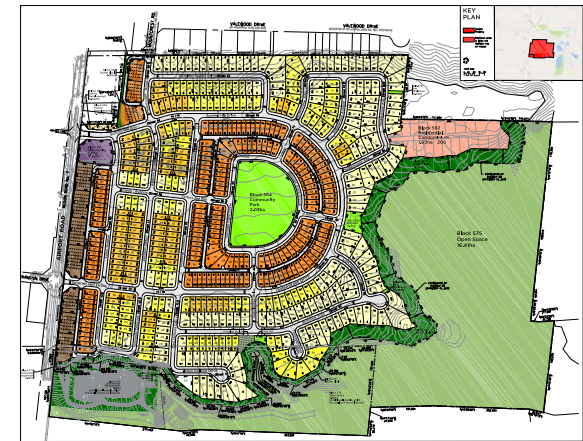


## CURRENT DRAFT PLAN

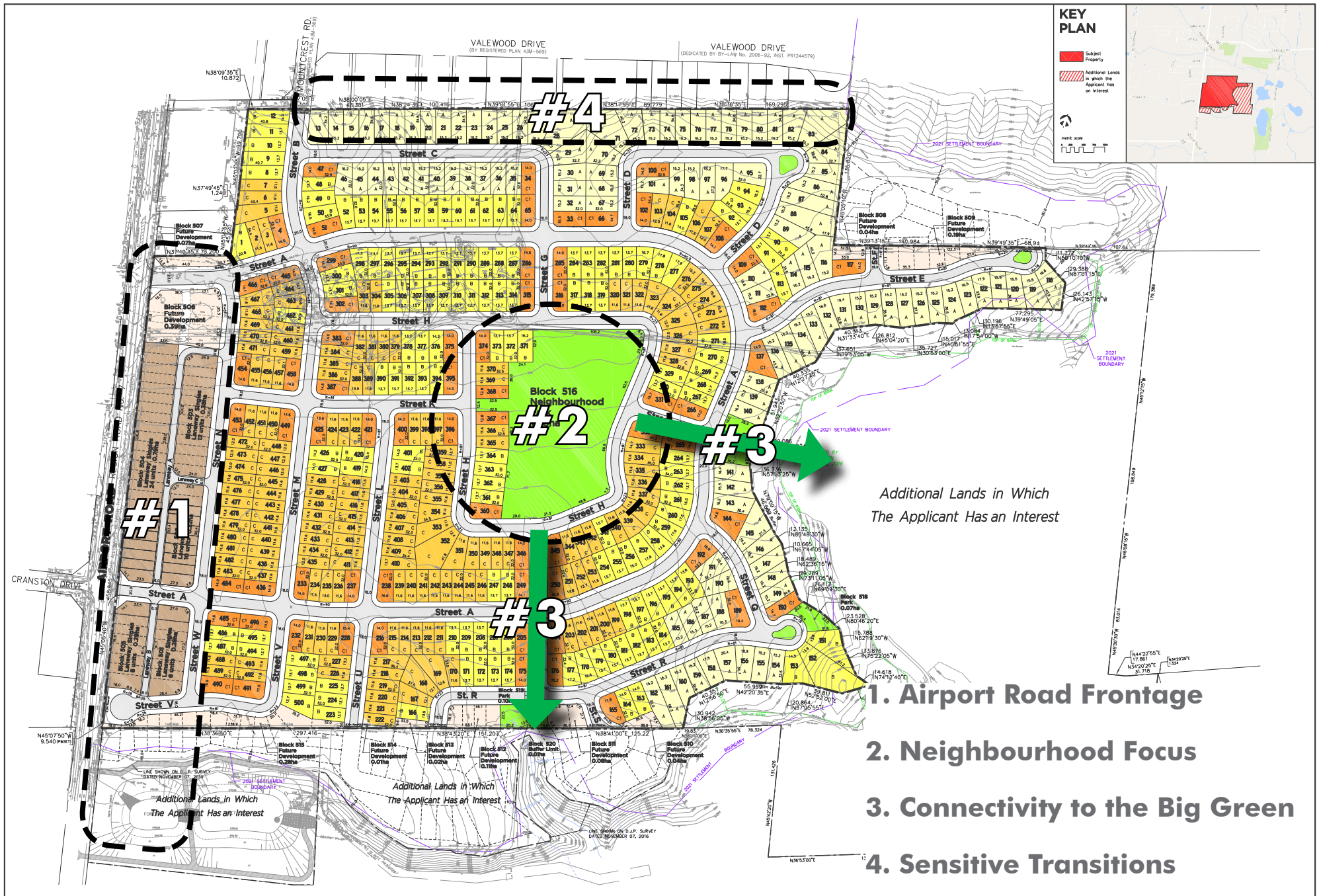
Total Units: 654-667

Area: 72 ha

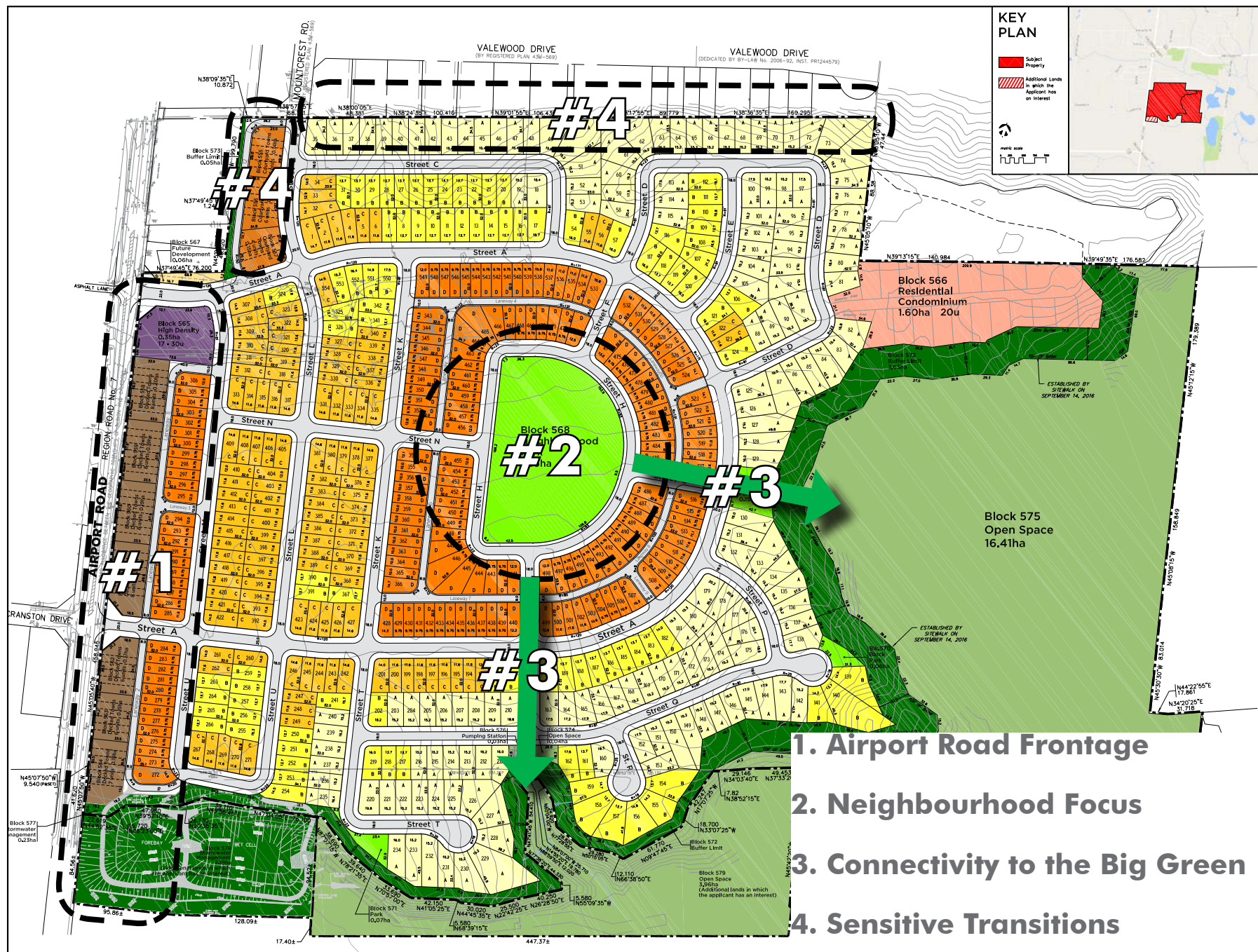
Density: 21.2 Units/ha



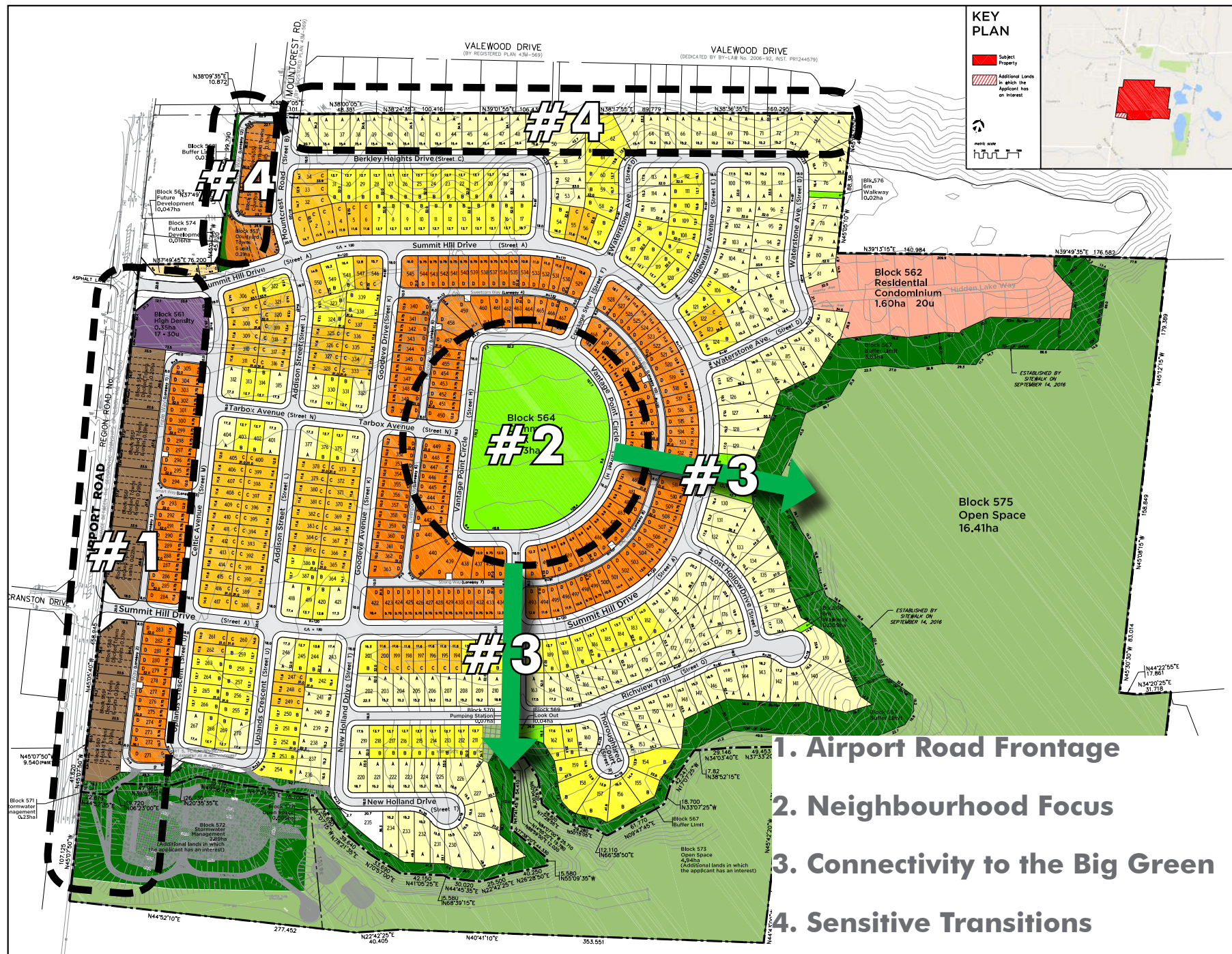
# 2017 DRAFT PLAN : DESIGN PRINCIPLES



# 2018 DRAFT PLAN



# CURRENT DRAFT PLAN - 2019

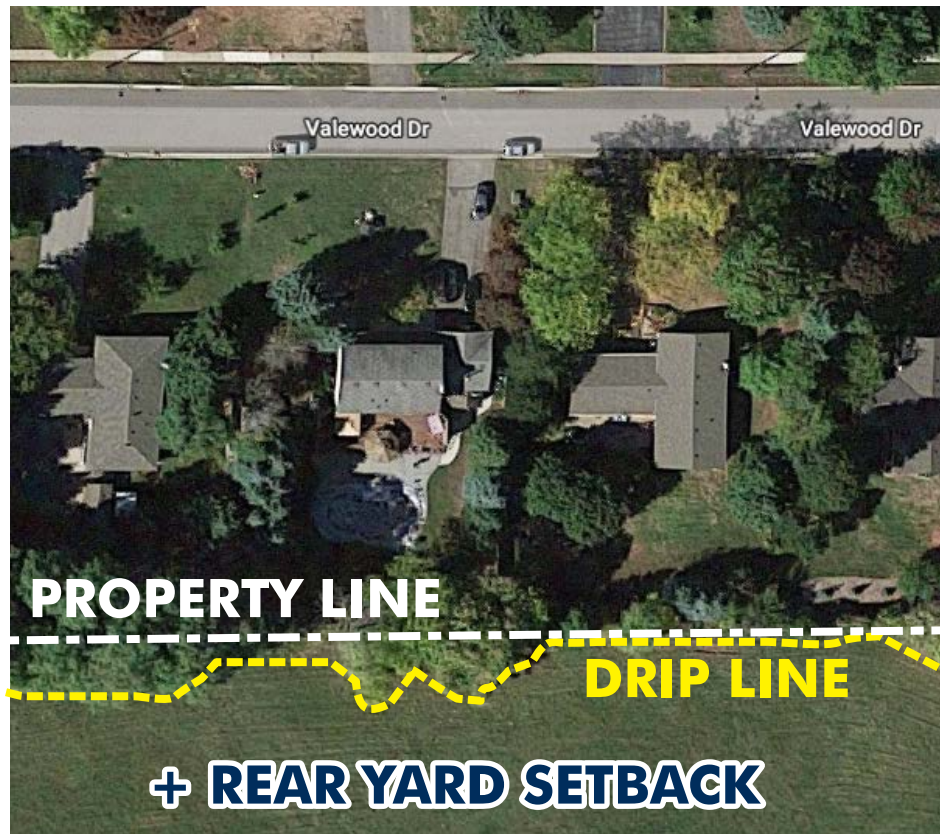


# LANDS TO BE CONVEYED

30.53ha (42%)



# VALEWOOD TRANSITION



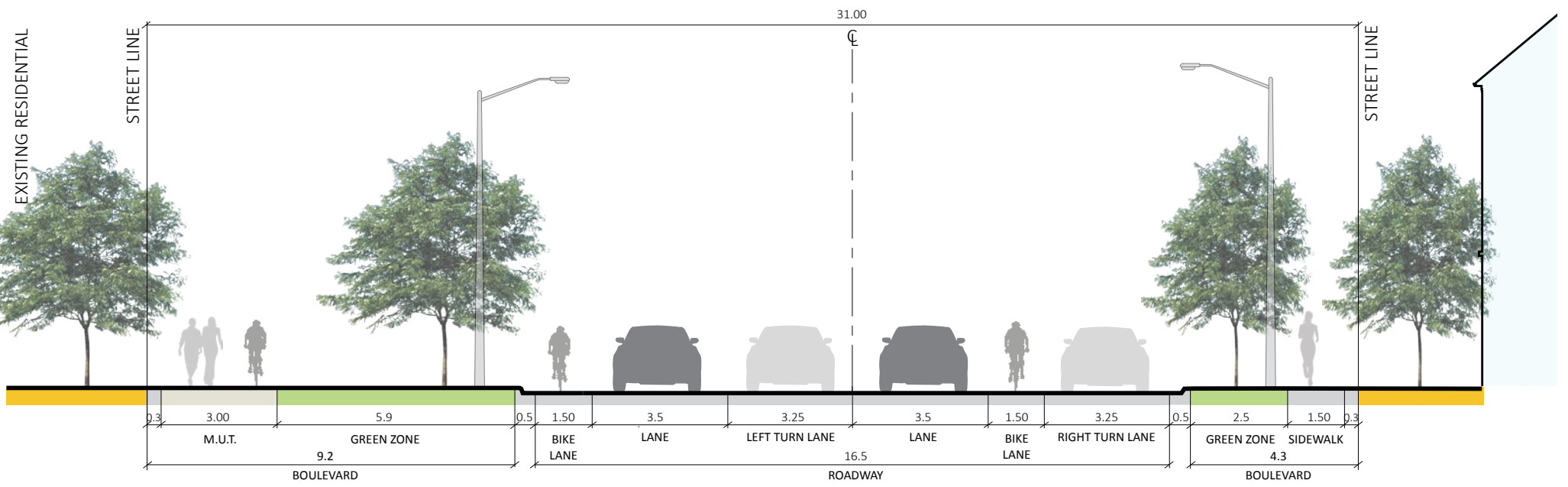
- Sensitive Transition
- Existing Trees Retained
- Larger Rear Yard Setbacks

# AIRPORT ROAD - CURRENT PROPOSAL

31m ROW

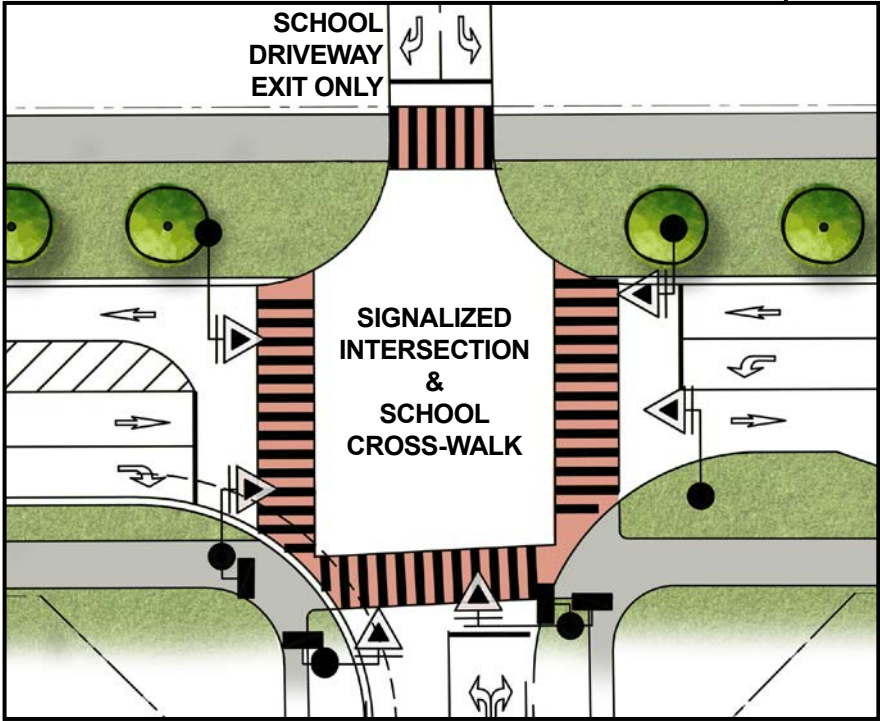
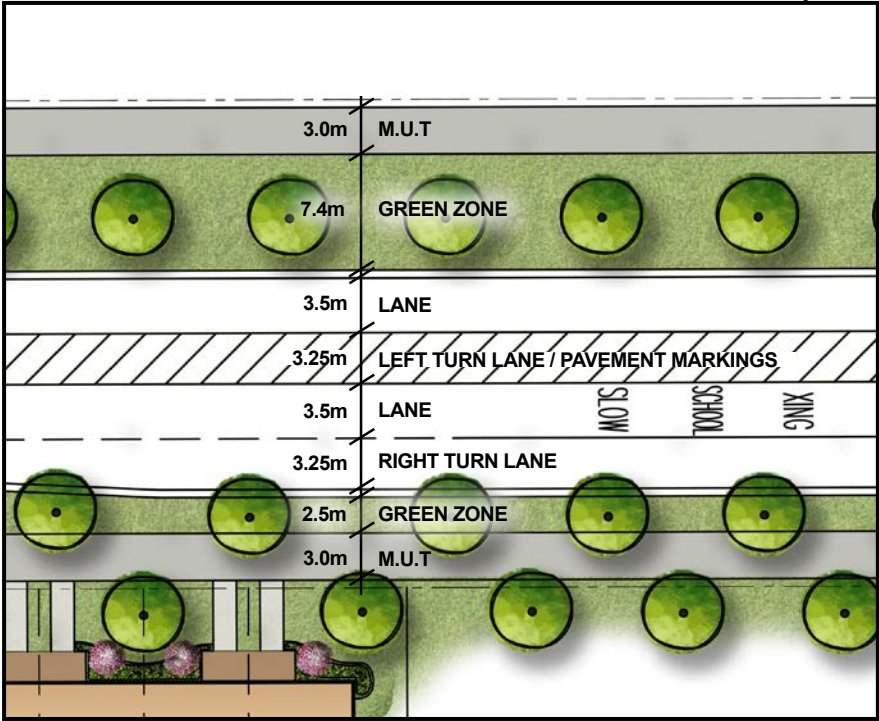


Airport Road Arterial (31 m Right of Way)



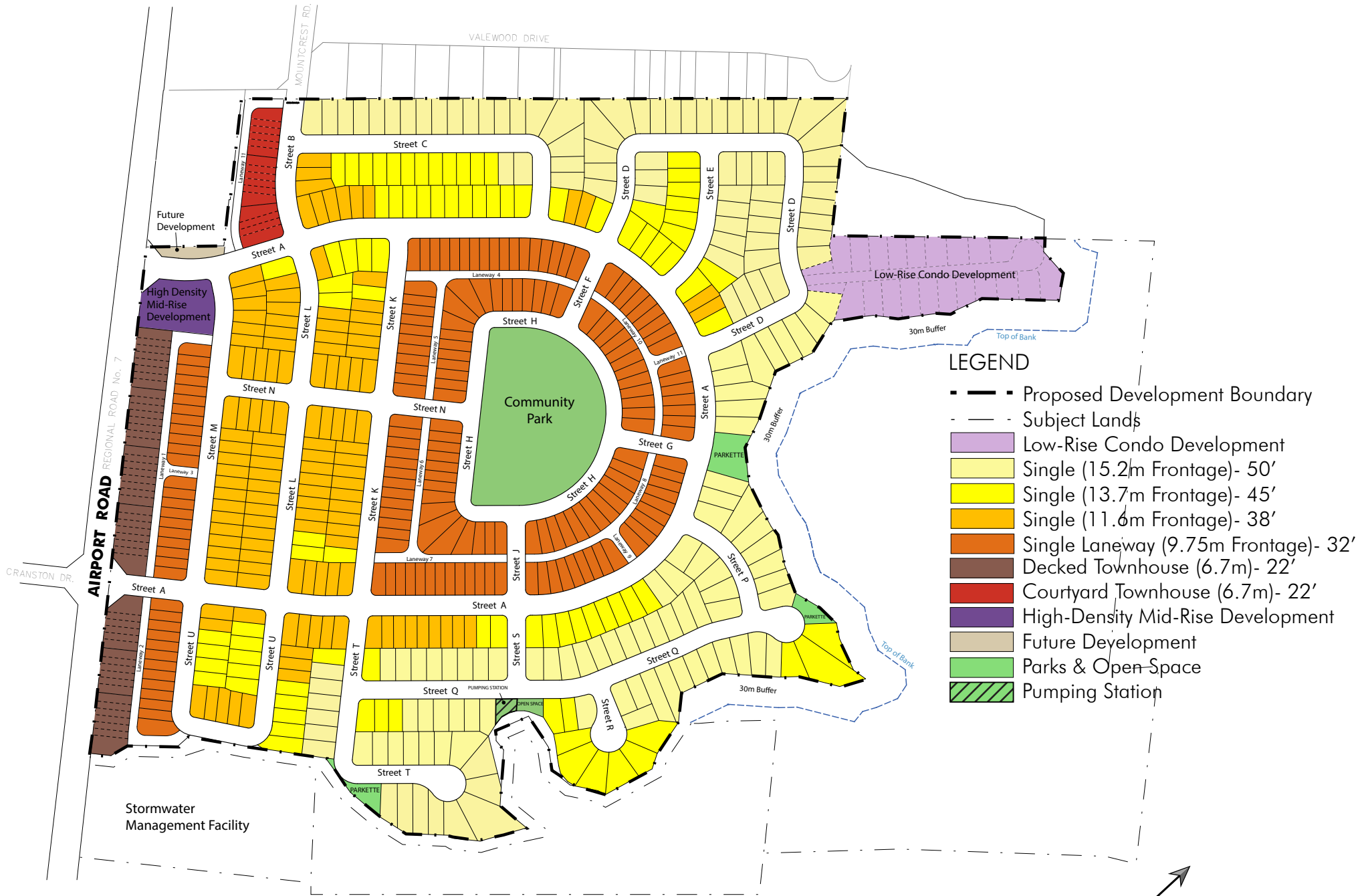
# AIRPORT ROAD - ROUNDABOUT ALTERNATIVE

31m ROW



# BUILT FORM

## Diverse Housing Typologies



# PARKS & OPEN SPACE

## Maximizing Community Connectivity, Views and Vistas

