

November 24, 2021

**Township of Uxbridge**

Public Works & Operations / Development Services

51 Toronto St. S

Uxbridge, ON L9P 1T1

Attn: Jo Ann Merrick

**Re: Proposed Commercial Development: Architectural Design Brief for 37 Anderson Boulevard - Uxbridge**

**1.0 Introduction**

Paulsan Construction has completed the Preliminary Architectural Site Plan for the subject development; and have prepared the following Architectural Design Brief in an effort to formalize the architectural design rationale and scope. The project is located at 37 Anderson Boulevard in Uxbridge, ON. The neighbouring properties consist of Commercial businesses to the East, South and North, with vegetative landscape and forestry to the North-East.



FIGURE 1 – NEIGHBOURING AERIAL (Google Maps)

## 2.0 Existing Natural Environment

The natural scape of the existing site offers ample natural light, with minimal obstructions in all directions. The east direction contains adjacent commercial and manufacturing businesses across Anderson boulevard and further north up the road. The south direction is present to an existing commercial building and manufacturing facility, while the north direction provides a vast buffer of natural vegetative landscape and forestry with two distant neighbouring residential dwellings off of Concession Rd. 2. The North direction is also present with an existing berm acting as noise and visual barrier to the adjacent residential dwellings. To the south-east of the property, you can find Highway 47 with large vegetative berm separating the areas. The subject site is a relatively flat surface containing recycled asphalt and currently being used as a storage yard for metal and PVC servicing pipe.

## 3.0 Existing Architecture and Built Environment

As seen below in figure 2, the lot of the proposed design is located on Anderson Boulevard and within a commercial and manufacturing neighbourhood with two (2) residential dwellings located in the distance to the north-east.



Figure 2 – KEY MAP

The surrounding architecture of existing adjacent commercial buildings consists of Pre-Engineered and Conventional Steel structure buildings with metal cladding, and stone veneer and composite paneling.



*FIGURE 3 – NORTH ADJACENT COMMERCIAL BUILDING*



*FIGURE 4 – EAST ADJACENT COMMERCIAL BUILDING*



*FIGURE 5 – SOUTH ADJACENT COMMERCIAL BUILDING*





supporting the berm. The proposed building will be designed with the appropriate fire safety measures as stipulated by the current Ontario Building Code, and will be a barrier free space.

### 7.0 Landscaping

The north and west landscaped areas on the subject property will include new sod and plantings as deemed acceptable by the Township of Uxbridge. The added landscape strips will soften and blend the appearance of the lot from Anderson Boulevard and will help to alleviate the human experience walking in the surrounding area and ultimately make the area more comfortable for pedestrians.

### 8.0 Conclusion

We trust that this information meets with your approval and if you require any further clarifications, please do not hesitate to contact the under signed.

Yours Truly,



**Yousef Tadros**  
Y.T Architectural Services Inc.

