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 COMMERICAL BUILDING



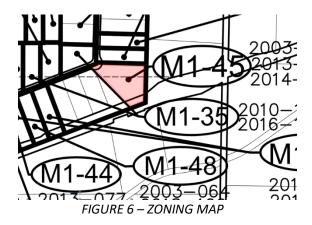
FIGURE 5 – SOUTH ADJACENT COMMERCIAL BUILDING



### 4.0 Transportation, Services and Infrastructure

Anderson Boulevard is a mainly a commercial and industrious rural street with a main access point off of York Durham Line which runs perpendicular to Durham Regional Highway 47. The existing water supply to the subject property available is believed to be 300mm PVC watermain located on Ander Boulevard. It is understood there are currently no municipal sanitary sewers available to service the subject property, a septic design is the intended solution for 37 Anderson Blvd. Also, to note the subject property is not located within the regions Wellhead Protected area but is within the significant groundwater recharge area. It is assumed a Functioning service report along with a storm water management plan identifying a roof water infiltration system will be required. Further documentation such as a Noise and Odour report, outdoor illumination plan, oil grit separator, traffic report and Topographical Survey may be required to satisfy The Township of Uxbridge's Engineer(s) requirements.

## 5.0 Land Use and Designations



The Subject property is currently zoned M1-45 as per the Zoning By-law 81-19 as amended. The following regulations apply to the subject property;

- I. Minimum lot area requirements 8000 Square meters
- II. Minimum lot frontage requirement 40 meters
- III. Minimum front yard depth 15 meters
- IV. Maximum lot coverage 40%

It is understood the Site Plan approval process will eliminate the 'H' from the subject property.

## 6.0 Proposed Design

The subject lot will have direct access off of Anderson Boulevard for its main entrance and parking for employees and visitors with the truck loading / delivery to the south façade. The north east proposed condominium style office is intended to be 3 storeys with an adjacent proposed four condominium style warehouse / office units each with an approximate square footage of 20,000 sf. Accessibility parking will be available on the north and north east areas in the parking lot. The condominium style warehouse / office units will include for a potential mezzanine to suite the tenants desired use. The building will be constructed using conventional concrete and steel construction with an engineered retaining wall along the north east façade



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.