

# HOMEFIELD COMMUNITIES– COMMUNITY DESIGN REPORT

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ENVISION TATHAM  
LOLA ARCHITECTURE



Town File Number:  
File Number:  
Submission Date:

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# 1.0 PURPOSE

This COMMUNITY DESIGN REPORT (CDR) will:

- Present design and development goals and objectives that will be achieved in the Hinds-Brook Community.
- Provide a summary of the proposed Applications along with a site context overview.
- Provide a summary of how the proposal addresses key directions of the Town's COMMUNITY DESIGN GUIDELINES.

## 2.0 SITE LOCATION AND EXISTING CONDITIONS

### LOCATION

- 496857–Grey Road 2
- Town of The BlueMountains
  
- Part Lot 29, Concession 8, being Part 1 16-R-2439

### LAND AREA

- 37.37 Hectares

### FRONTAGE

- 66.9 metres



## 2.1 EXISTING CONDITIONS

- Indian Brook and Campground are located to the north.
- Property abuts Georgian Trail to the north-east.
- Portion of south property line runs along the toe of the Lake Nipissing Ridge.
- South half of the property is largely undeveloped while north half is partially developed.
- Generally, the property is characterized by wetland vegetation communities in the southern sector and upland vegetation communities in the northern sector.
- An existing entrance is provided off Grey Road 2 providing a gravel driveway access to the site interior.
- The site has a series of informal trails ranging in width from about 1m to 6m.



## 3.0 PROPOSAL

- 376 residential dwelling units comprising 220 standard and 156 back-to-back townhomes.
- Tenure proposed as Land Lease with underlying Common Elements Plan of Condominium
- 78% of Lands retained or enhanced in natural state.
- A neighbourhood park central to the site and retained Natural Heritage areas, a linear park, and a stormwater management pond are proposed as buffers from the Georgian Trail.
- In addition to providing the required parking, 55 visitor parking spaces are provided.
- Areas have been strategically located for snow storage.
- A divided access road off Grey Road 2, which has been approved by Fire Services.
- Three small parkettes, one of which provides a linkage to the Recreational Trail along the Indian Brook and a Linear Park which provides a link to the Georgian Trail.



# 3.1 PROPOSED DEVELOPMENT PLAN



# 4.0 APPLICATIONS SUMMARY

## PLANNING APPROVALS REQUIRED

1. Official Plan Amendment - Redesignate from Rural to Community Living Area with site specific polices related to Density, Provision of Attainable Housing and Servicing hierarchy.
2. Zoning By-law Amendment – Rezone portion from Rural to Residential R2 with various exceptions based on unit type.
3. Draft Plan of Subdivision – To create Block for Common Elements Condo and Lots for Pieces of Tied Land (POTL's).
4. Common Elements Draft Plan of Condominium – To create the Common Elements Condominium for the roads/servicing, Stormwater Management, Parks and Visitor Parking.



# 5.0 COMPANY VISION, GUIDING PRINCIPLES, OBJECTIVES

## Vision:

To create the highest quality attainable housing communities across Canada.

## Mission

- Provide tenants long-term lease security and the opportunity to create equity
- Deliver housing that focuses on contemporary design and quality craftsmanship
- Provide highest level of on-site services
- Partner with best-in-class suppliers and consultants
- Work with municipalities in need of housing affordability

# 5.1 DESIGN VISION, GUIDING PRINCIPLES, OBJECTIVES

## Homefield Design Principles and Development Goals

- To design a residential development community that provides quality attainable housing options supporting a healthy lifestyle within a planned neighbourhood.
- To ensure that the planned development meets relevant design elements expressed in the Town of The Blue Mountains adopted “COMMUNITY DESIGN GUIDELINES” (2012), where feasible.
- To deliver housing within an effective, efficient development program that enables cost efficiencies to be reflected in house pricing.

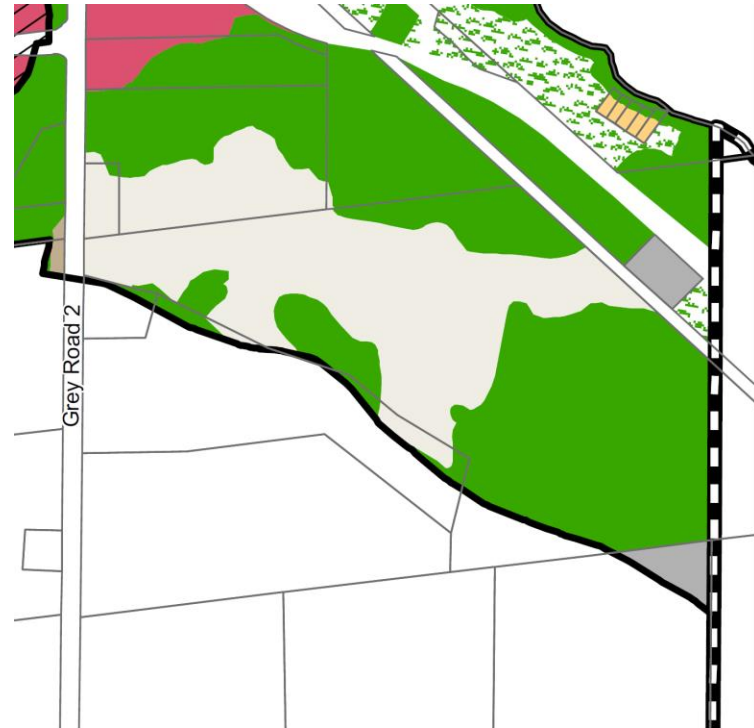
# 5.2 DESIGN VISION, GUIDING PRINCIPLES, OBJECTIVES

## Homefield Design and Development Objectives

1. To develop a residential neighbourhood that respects the environmental character and constraints of the subject lands.
2. To deliver quality designed medium density attached dwellings.
3. To provide a safe and efficient street pattern that includes provisions for pedestrian travel and pedestrian connections through neighbourhood trails and sidewalk systems.
4. To build homes having a consistent architectural theme and building treatments/elements.
5. To provide a system of localized open space amenity within the neighbourhood.
6. To provide landscape treatments that will maintain tree canopy and provide for appropriate screening from the adjacent uses and arterial road.
7. To provide a development that includes Low Impact Design (LID) where possible, plus full municipal water and sewer services.

## 6.0 OFFICIAL PLAN CONTEXT

- Lands are designated Rural and Hazard
- Proposal is to redesignate Rural to Community Living
- Key Community Living policies applicable include dwelling types, provision of parks, height and compatibility to existing residential
- Community Living Greenfield applicable policy includes building height, lot coverage, site size adequacy, parking, recreational, landscape and buffering



# 6.1 COMMUNITY DESIGN GUIDELINES

## 2012 TBM COMMUNITY DESIGN GUIDELINES

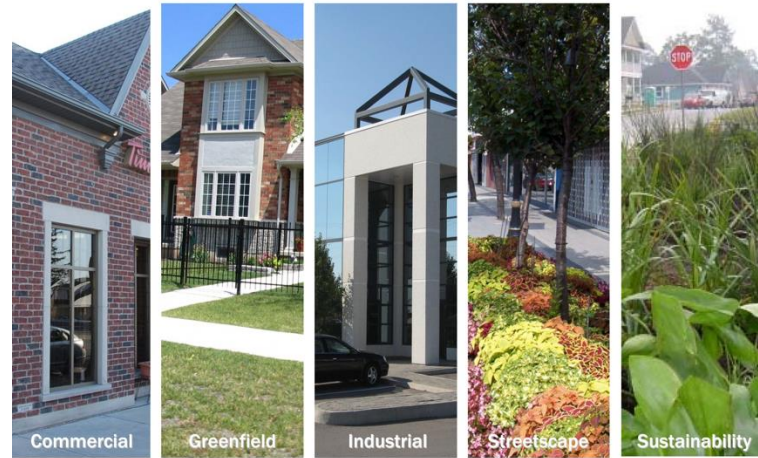
The following Sections are applicable to this development:

- 4.0 Greenfield Development Design
- 5.0 Streetscape Design
- 6.0 Sustainable Design Objectives



Town of The Blue Mountains

## Community Design Guidelines





# 6.2 GREENFIELD DESIGN

## Section 4: Greenfield Design

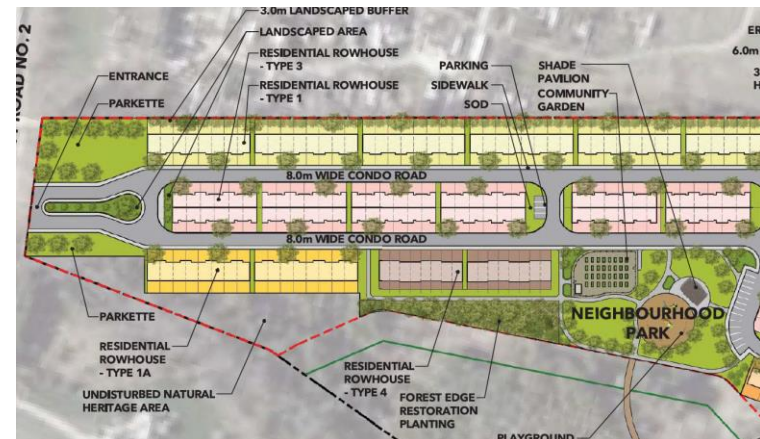
- Internal systems provide for coordinated pedestrian, cycling and car provisions.
- A variety of house options are provided.
- Master planned neighbourhood approach establishes unit types and development parcels.
- Comprehensive architectural themed design approach.

### Greenfield Development Design Objectives:

1. Comfortable pedestrian and cycling environment and attractive streetscapes.
2. Connected and accessible system of parks and greenspaces.
3. Establishment of a strong sense of place.
4. Maintenance and incorporation of significant natural features.
5. Incorporation of sustainable design and building practices.
6. Provision of a variety of housing options for a range of different household types.
7. Creation of a connected street network to provide multi-directional access.
8. Establishment of development parcels that accommodate flexibility for unit types and lot sizes.
9. High quality architecture to provide a high level of visual interest.
10. Safe neighbourhoods based on crime prevention principles.

## 6.2.1 GREENFIELD ELEMENTS SUMMARY

- Entry feature with parkette
- Landscaped streetscape
- Neighbourhood park
- Connecting trail system
- Roadside sidewalk system
- Significant natural system maintained and protected
- Safe community design providing “eyes” on public park
- Strong sense of place created through design
- Pedestrian scale relationship between built form and street elements



## 6.2.2 GREENFIELD DESIGN – BUILT FORM

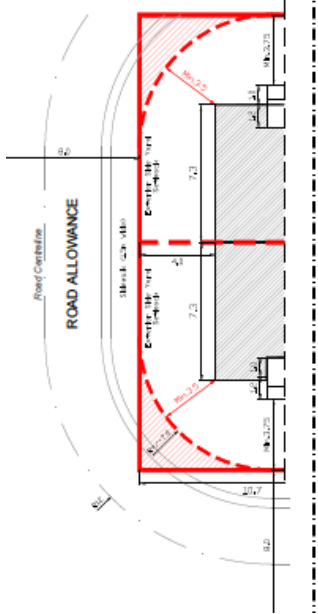
- Consistent and coordinated architectural theme and treatments through a comprehensive design approach.
- Variable façade articulation providing visual interest at pedestrian and streetscape scales
- Pedestrian scale relationship between dwelling unit and street interface encouraging sense of place and community



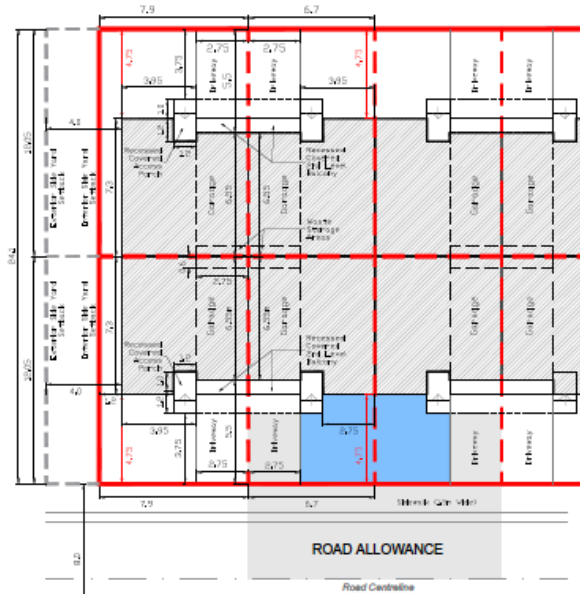
# 6.2.3 BUILT FORM ROWHOUSE BACK TO BACK DESIGN APPROACH

## TYPE 3 - ROWHOUSE DWELLING (BACK TO BACK 6.7m Frontage)

End Unit - Exterior Side Yard Setback

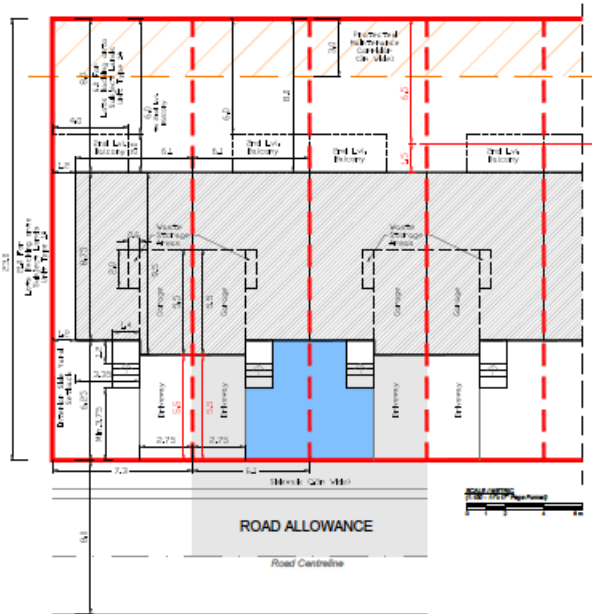


End Unit - Interior Side Yard Setback



# 6.2.4 BUILT FORM ROWHOUSE DESIGN APPROACH

**TYPE 1 & 1A - ROWHOUSE DWELLING (STANDARD - 6.1m Frontage)**





## 6.3 STREETSCAPE DESIGN

Internal road system includes sidewalks providing pedestrian safe use along roads

Comprehensive architectural design approach ensures a variety of building facades and materials providing visual interest

Landscape approach includes landscape treatments and visual key points along roads and at public trail and park interfaces

Urban design assists in traffic calming with built form and setbacks enforcing a pedestrian environment

Additional measures such as 4 way stop controlled intersections and speedbumps where appropriate to break up longer road travel.

### Streetscape Design Objectives:

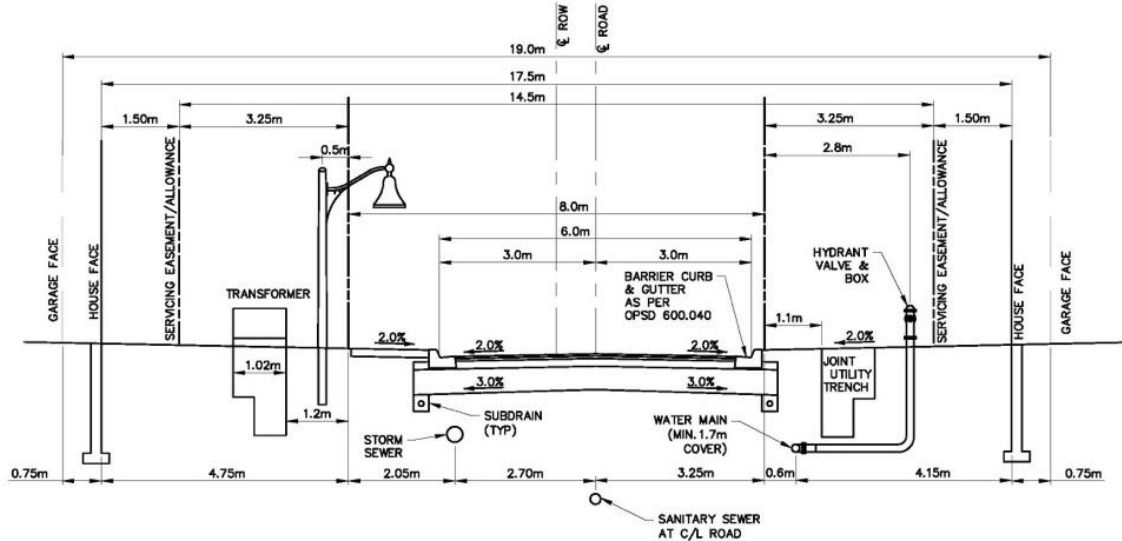
1. A safe and comfortable environment for all users.
2. A visually interesting streetscape working with built form efforts.
3. Accommodation of all forms and modes of transportation.
4. Incorporation of design features that reflect the area's character.
5. Provision of visually connected commercial areas through consistent streetscape treatment.
6. Implementation of sustainable streetscape design practices.
7. Addition of greenery and colour to break up hardscape appearance.
8. Introduction of traffic calming measures.

## 6.3.1 STREETScape DESIGN

- Building façade design and articulation contributes to visual interest at street level.
- Sidewalks along roads emphasizes pedestrian oriented environment
- Street landscaping and landscaping at key open space areas such as parkettes and park provide for streetscape “softening” opportunities as well as visual interest

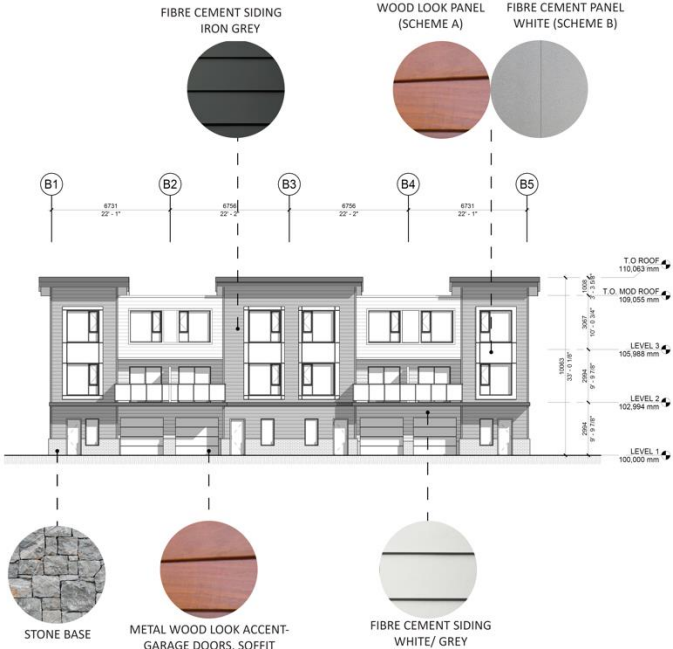


# 6.3.2 INTERNAL ROAD CROSS SECTION DESIGN APPROACH



HINDS BROOK BACK-TO-BACK ROAD CROSS-SECTION SKETCH

# 6.3.3 STREETSCAPE and BUILT FORM RELATIONSHIP



TYPOLGY 3: 22' BACK TO BACK TOWNHOUSE RENDER (LOW SLOPE SCHEME A)



# 6.7 Sustainable Design

## Section 6 Sustainable Design



### Sustainable Design Objectives:

1. Maximize the use of existing infrastructure and minimize the impacts on that infrastructure.
2. Limit the impact the development has on the site and the surrounding ecosystem.
3. Use landscaping to minimize resource requirements and provide comfortable outdoor spaces.
4. Minimize the use of potable water for both interior and exterior applications.
5. Minimize impact of sanitary stream on existing (or non-existing) infrastructure.
6. Achieve building energy consumption that is at least 40% below the average for that building type.
7. Minimizing the dependence on single occupancy vehicles for transportation.
8. Include energy savings technologies into buildings that will reduce long term operating costs and carbon impact.
9. Ensure buildings are operating within their optimal range, and as expected.
10. Reduce the impact that building materials have on the waste stream, during construction and operation.
11. Provide a safe and healthy indoor environment for



## 6.8 SUSTAINABLE DESIGN

- Engineered water and wastewater services to highest municipal standards ensuring efficiency and safety
- Utilize LID principles
- Naturalize infrastructure where possible such as SWM features
- Build a neighbourhood at a density that can support/sustain public transit with a stop on Grey Road 2 is available. Transit friendly is when development is 400m from a bus stop.
- Incorporates active transportation potential through trails and trail linkages
- Implement a planting restoration plan



# 7.0 SUMMARY

- Proposal will result in a contemporary medium density residential neighbourhood.
- Design approach respects the natural environment and identified environmental constraints, plus retaining some Natural Heritage Areas that were established to be suitable for development.
- Design approach will result in a master planned neighbourhood that helps implement the key design objectives articulated in the Community Design Guidelines.
- The design approach will enable the development of a neighbourhood providing much needed attainable housing opportunities for the residents of the Town of The Blue Mountains.





DESIGN PRESENTATION FOR

# HOMEFIELD COMMUNITIES

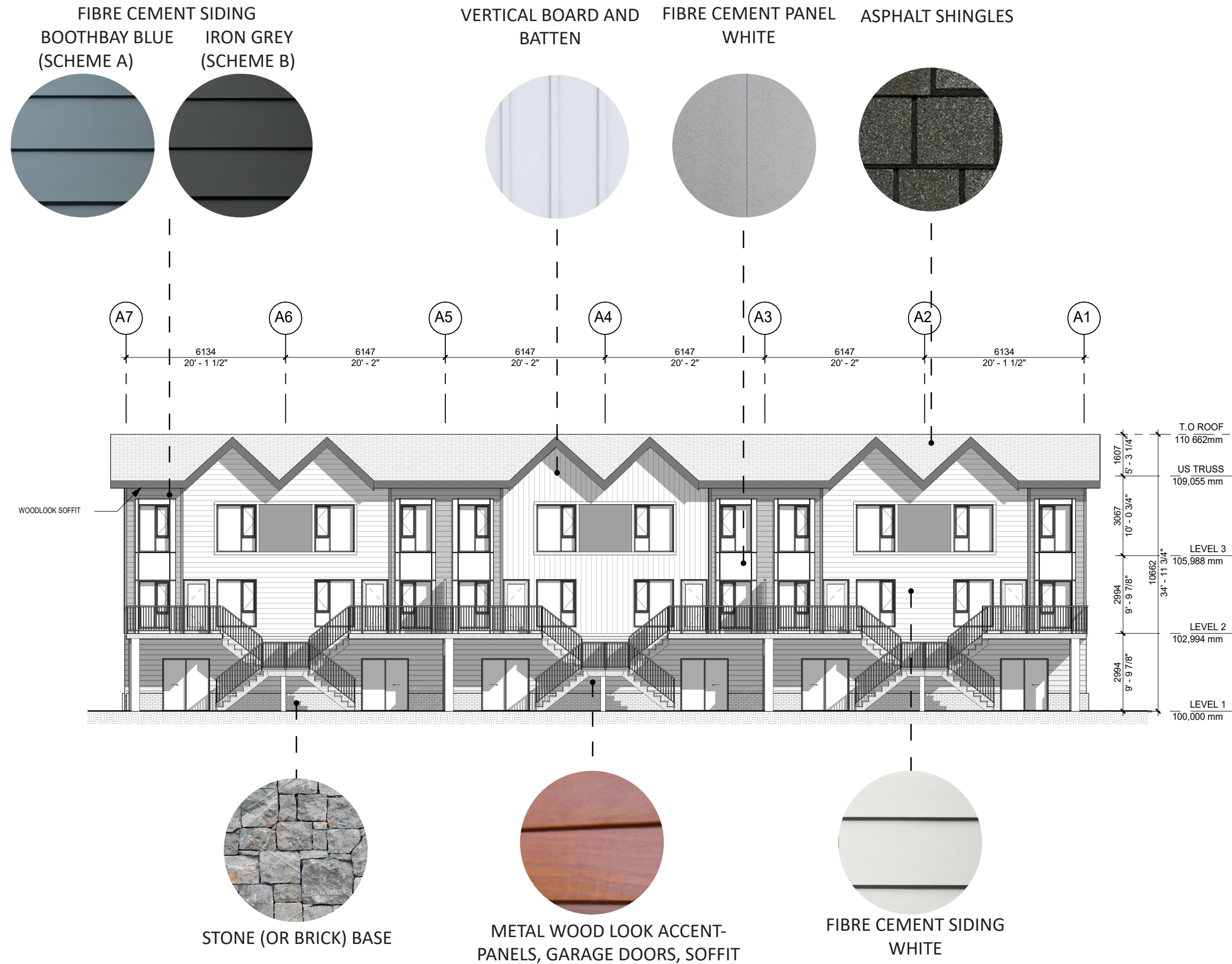
TOWNHOUSE ELEVATION DESIGN

SEPTEMBER 11, 2024

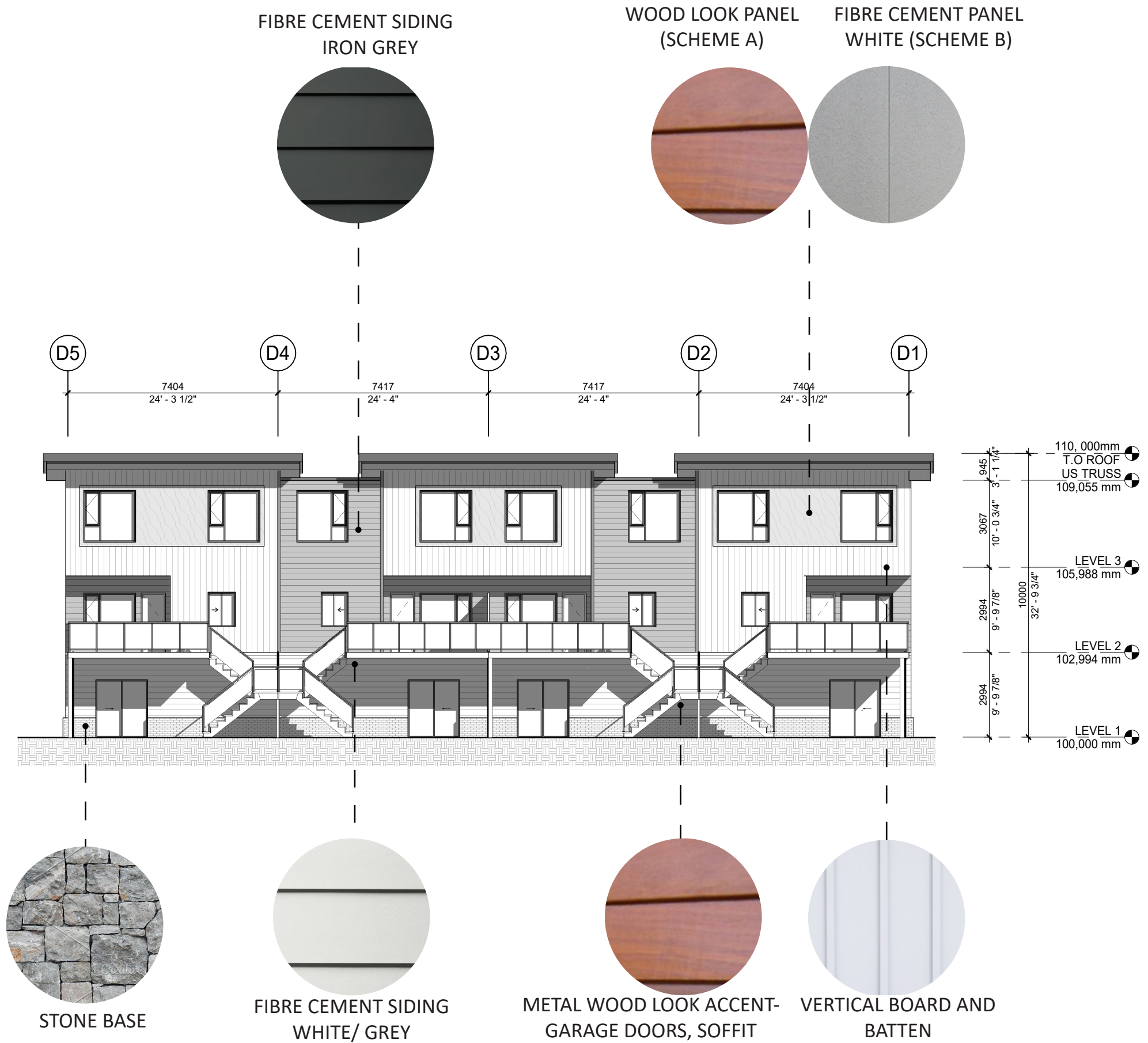
LOLA  
Architecture

  
homefield  
COMMUNITIES



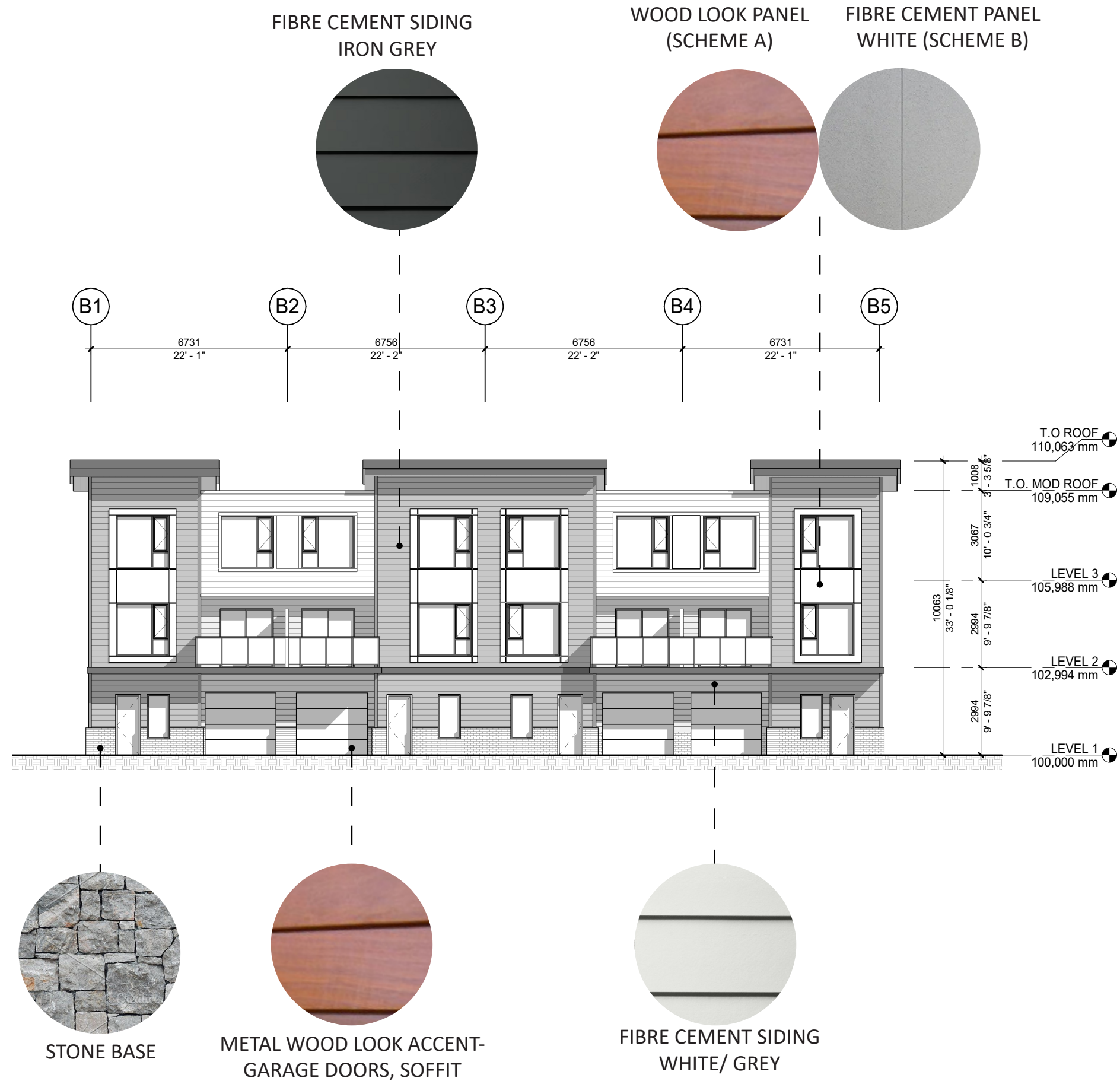


**TYOLOGY 1: 20' TOWNHOUSE REAR ELEVATION- PITCHED ROOF**

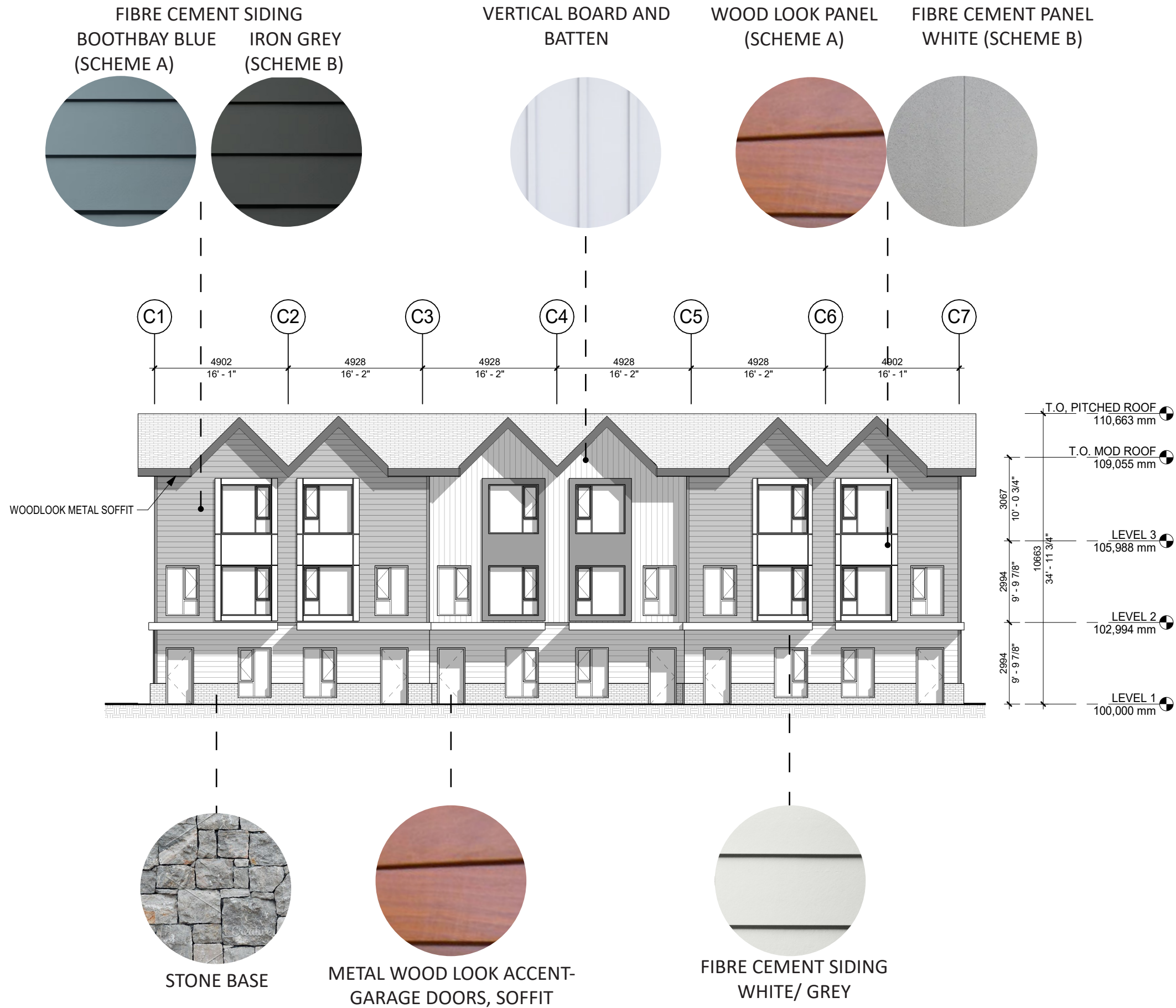


**TYOLOGY 2: 24' TOWNHOUSE REAR ELEVATION- LOW SLOPE ROOF**





**TYOLOGY 3: 22' BACK TO BACK TOWNHOUSE ELEVATION- LOW SLOPE ROOF**



**TYOLOGY 4: 16' TOWNHOUSE REAR ELEVATION- PITCHED ROOF**





**TYOLOGY 3: 22' BACK TO BACK TOWNHOUSE RENDER (LOW SLOPE SCHEME A)**





**TYOLOGY 3: 22' BACK TO BACK TOWNHOUSE RENDER (LOW SLOPE SCHEME B)**





**STREETScape VIEW**

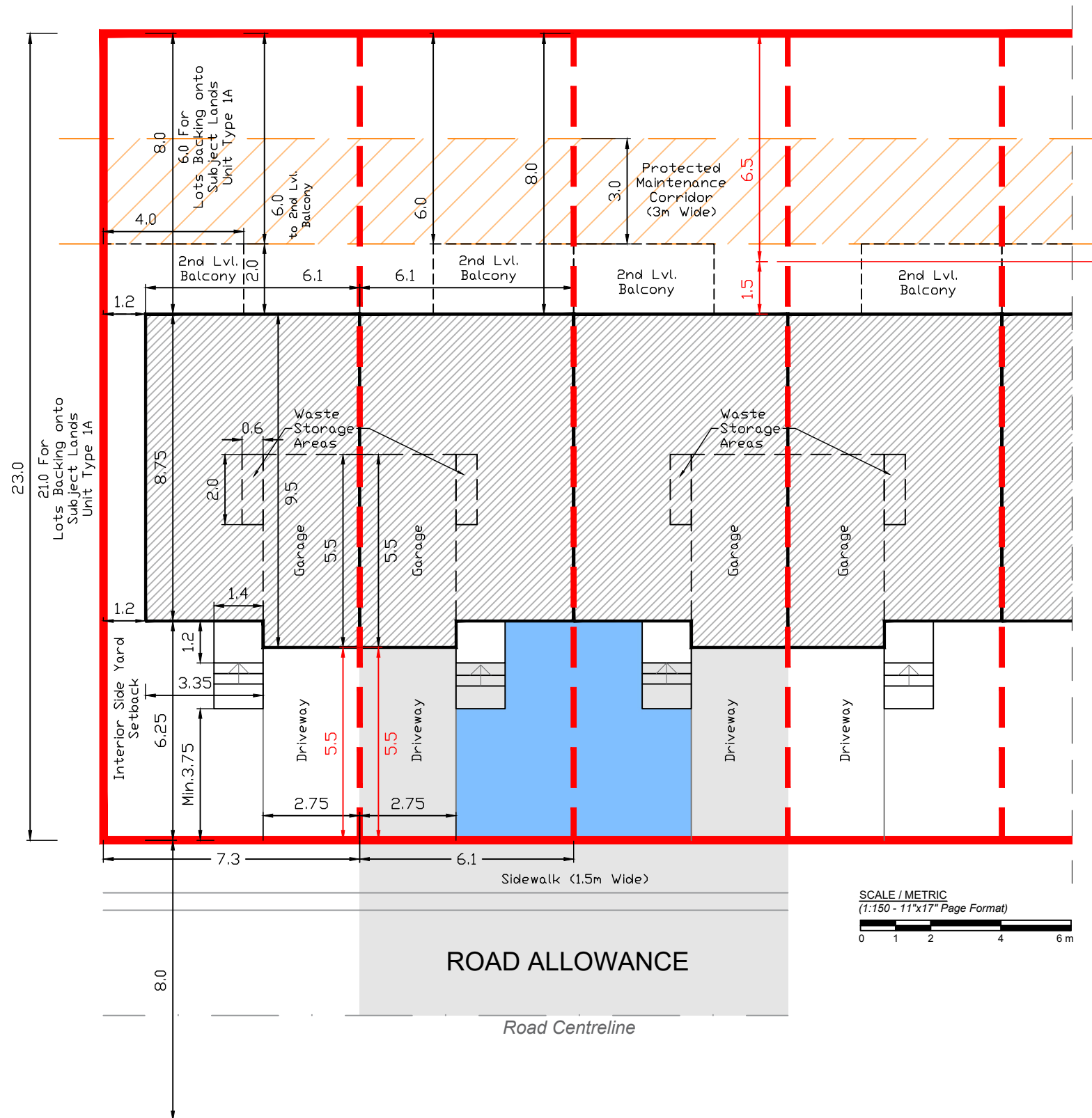




**TYOLOGY 1: 20' TOWNHOUSE FACING ONTO GREEN SPACE**



# TYPE 1 & 1A - ROWHOUSE DWELLING (STANDARD - 6.1m Frontage)



## ROWHOUSE DWELLING TYPES 1 & 1A LOCATIONS ON THE SITE DEVELOPMENT PLAN DRAWING

Plan Drawing Reference

### ROWHOUSE DWELLING - TYPE 1

BUILDING BLOCKS: 1-6  
(6 x 8 DWELLINGS = 48 DWELLINGS)

BUILDING BLOCK: 7  
(1 x 6 DWELLINGS = 6 DWELLINGS)

**TOTAL 54 - TYPE 1 ROWHOUSE DWELLINGS**

### ROWHOUSE DWELLING - TYPE 1A (Lots Backing onto Subject Lands Areas)

BUILDING BLOCKS: 8-10  
(3 x 8 DWELLINGS = 24 DWELLINGS)

BUILDING BLOCK: 11  
(1 x 6 DWELLINGS = 6 DWELLINGS)

BUILDING BLOCKS: 20-21  
(2 x 8 DWELLINGS = 16 DWELLINGS)

**TOTAL 46 - TYPE 1A ROWHOUSE DWELLINGS**

**TOTAL 100 - TYPE 1 & 1A**

**PROPOSED ROWHOUSE DWELLINGS**

| RESIDENTIAL 2 (R2) ZONE - ROWHOUSE DWELLING |          |                      |
|---|----------|----------------------|
| ZONE STANDARD                               | REQUIRED | PROVIDED             |
| Minimum Lot Area (m <sup>2</sup> )          | 190      | 140.3 (T.1A - 128.1) |
| Minimum Lot Frontage (m)                    | 6.0      | 6.1                  |
| Minimum Front Yard (m)                      | 6.0      | 5.5                  |
| Minimum Exterior Side Yard (m)              | 4.0      | 4.0                  |
| Minimum Interior Side Yard (m)              | 1.2      | 1.2                  |
| Minimum Rear Yard (m)                       | 7.5      | 6.5 (T.1A - 4.5)     |
| Maximum Main Bldg. Height (m)               | 11.0     | 11.0                 |
| Maximum Main Bldg. Height (storey)          | 3        | 3                    |

### ON-LOT SNOW STORAGE AREA & RATIO

Per 2 Adjacent Units

Snow Removal Area (Hard Surface)  
+/-95 sq.m.

Snow Storage Area  
+/-35 sq.m.  
Approx. 36.8% of the  
Snow Removal Area

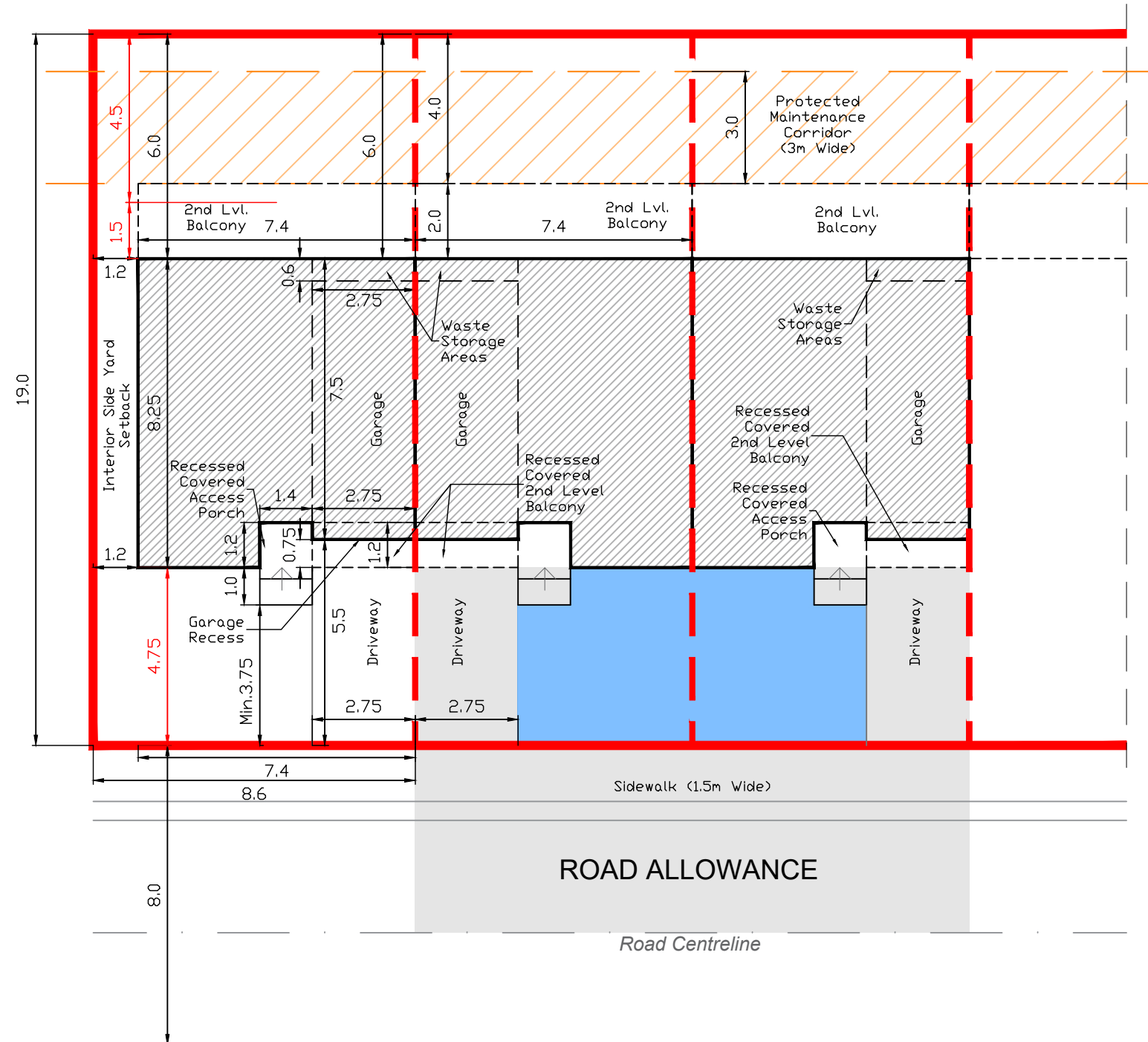
#### Note:

Additional dedicated snow storage areas provided - refer to Site Plan drawing for details.

SCALE / METRIC  
(1:150 - 11"x17" Page Format)



# TYPE 2 - ROWHOUSE DWELLING (STANDARD 7.4m Frontage)



## ROWHOUSE DWELLING TYPE 2 LOCATIONS ON THE SITE DEVELOPMENT PLAN DRAWING

Plan Drawing Reference

- ROWHOUSE DWELLING - TYPE 2**
- BUILDING BLOCK: 12  
(1 x 6 DWELLINGS = 6 DWELLINGS)
  - BUILDING BLOCK: 13  
(1 x 4 DWELLINGS = 4 DWELLINGS)
  - BUILDING BLOCKS: 14-17  
(4 x 8 DWELLINGS = 32 DWELLINGS)

**TOTAL 42 - TYPE 2 ROWHOUSE DWELLINGS**

**TOTAL 42 - TYPE 2 PROPOSED ROWHOUSE DWELLINGS**

| RESIDENTIAL 2 (R2) ZONE - ROWHOUSE DWELLING |          |          |
|---|----------|----------|
| ZONE STANDARD                               | REQUIRED | PROVIDED |
| Minimum Lot Area (m <sup>2</sup> )          | 190      | 140.6    |
| Minimum Lot Frontage (m)                    | 6.0      | 7.4      |
| Minimum Front Yard (m)                      | 6.0      | 4.75     |
| Minimum Exterior Side Yard (m)              | 4.0      | 4.0      |
| Minimum Interior Side Yard (m)              | 1.2      | 1.2      |
| Minimum Rear Yard (m)                       | 7.5      | 4.5      |
| Maximum Main Bldg. Height (m)               | 11.0     | 11.0     |
| Maximum Main Bldg. Height (storey)          | 3        | 3        |

## ON-LOT SNOW STORAGE AREA & RATIO

Per 2 Adjacent Units

- Snow Removal Area (Hard Surface)  
+/- 103 sq.m.
- Snow Storage Area  
+/- 41.4 sq.m.  
Approx. 40.2% of the Snow Removal Area

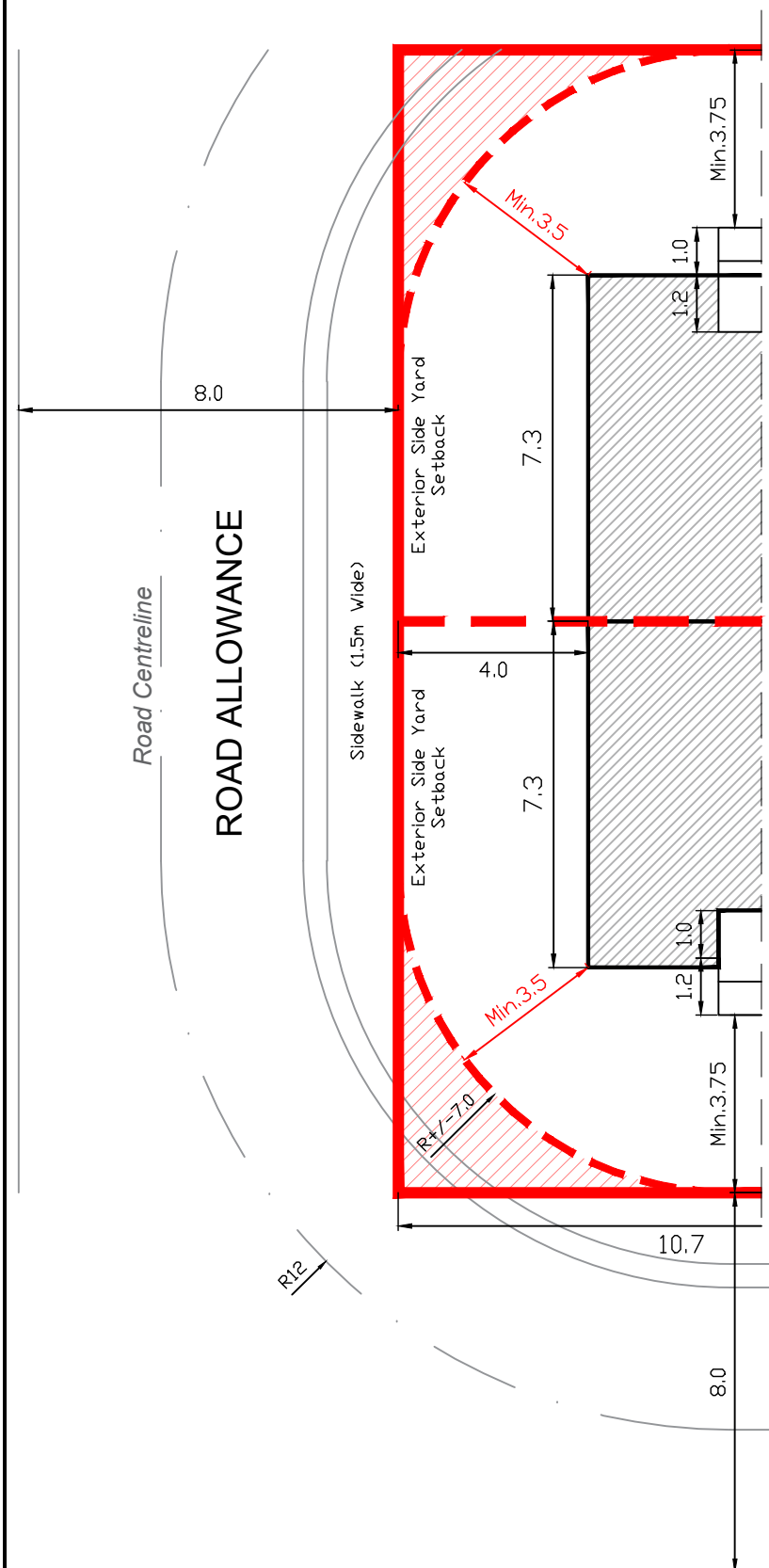
**Note:**  
Additional dedicated snow storage areas provided - refer to Site Plan drawing for details.

SCALE / METRIC  
(1:150 - 11"x17" Page Format)

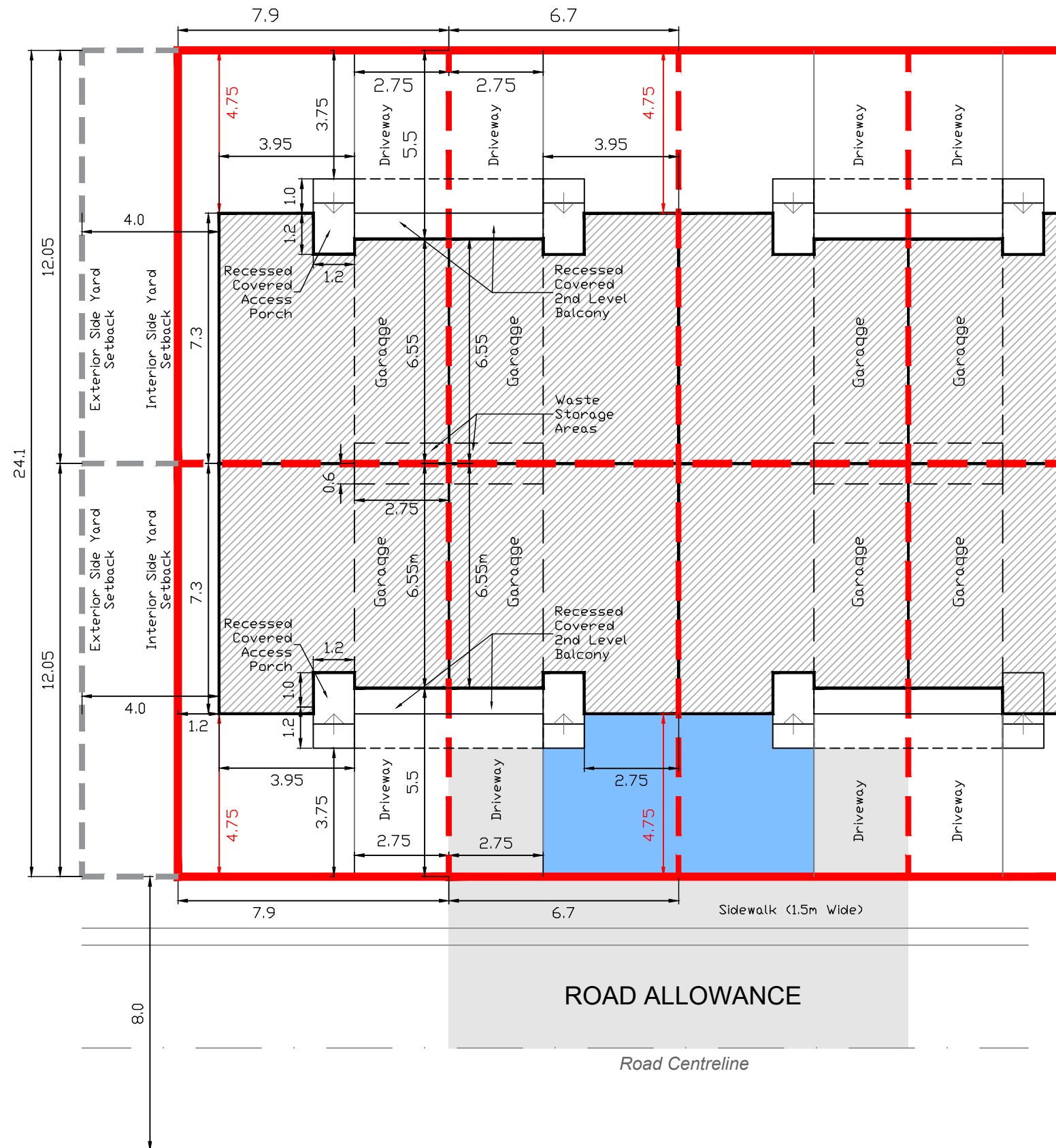


# TYPE 3 - ROWHOUSE DWELLING (BACK TO BACK 6.7m Frontage)

## End Unit - Exterior Side Yard Setback



## End Unit - Interior Side Yard Setback



**ROWHOUSE DWELLING TYPE 3 LOCATIONS ON THE SITE DEVELOPMENT PLAN DRAWING**  
Plan Drawing Reference

- ROWHOUSE DWELLING - TYPE 3**
- BUILDING BLOCKS: 22-27 (6 x 12 DWELLINGS = 72 DWELLINGS)
  - BUILDING BLOCK: 28 (1 x 8 DWELLINGS = 8 DWELLINGS)
  - BUILDING BLOCK: 29 (1 x 12 DWELLINGS = 12 DWELLINGS)
  - BUILDING BLOCK: 30 (1 x 10 DWELLINGS = 10 DWELLINGS)
  - BUILDING BLOCKS: 31-32 (2 x 12 DWELLINGS = 24 DWELLINGS)
  - BUILDING BLOCK: 33 (1 x 10 DWELLINGS = 10 DWELLINGS)
  - BUILDING BLOCK: 34 (1 x 8 DWELLINGS = 8 DWELLINGS)
  - BUILDING BLOCK: 35 (1 x 12 DWELLINGS = 12 DWELLINGS)

**TOTAL 156 - TYPE 3 ROWHOUSE DWELLINGS**

**TOTAL 156 - TYPE 3 PROPOSED ROWHOUSE DWELLINGS**

| RESIDENTIAL 2 (R2) ZONE - ROWHOUSE DWELLING |          |          |
|---|----------|----------|
| ZONE STANDARD                               | REQUIRED | PROVIDED |
| Minimum Lot Area (m <sup>2</sup> )          | 190      | 80.74    |
| Minimum Lot Frontage (m)                    | 6.0      | 6.1      |
| Minimum Front Yard (m)                      | 6.0      | 4.75     |
| Minimum Exterior Side Yard (m)              | 4.0      | 3.5      |
| Minimum Interior Side Yard (m)              | 1.2      | 1.2      |
| Minimum Rear Yard (m)                       | 7.5      | 0.0      |
| Maximum Main Bldg. Height (m)               | 11.0     | 11.0     |
| Maximum Main Bldg. Height (storey)          | 3        | 3        |

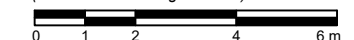
**Note:**  
The Provided Minimum Exterior Side Yard is reduced to Min. 2.45m in some cases where the building block has no 1.5m Sidewalk along the Rowhouse Dwelling frontage.

**ON-LOT SNOW STORAGE AREA & RATIO**  
Per 2 Adjacent Units

- Snow Removal Area (Hard Surface) +/- 87.6 sq.m.
- Snow Storage Area +/- 35.1 sq.m. (Approx. 40% of the Snow Removal Area)

**Note:**  
Additional dedicated snow storage areas provided - refer to Site Plan drawing for details.

SCALE / METRIC  
(1:150 - 11"x17" Page Format)



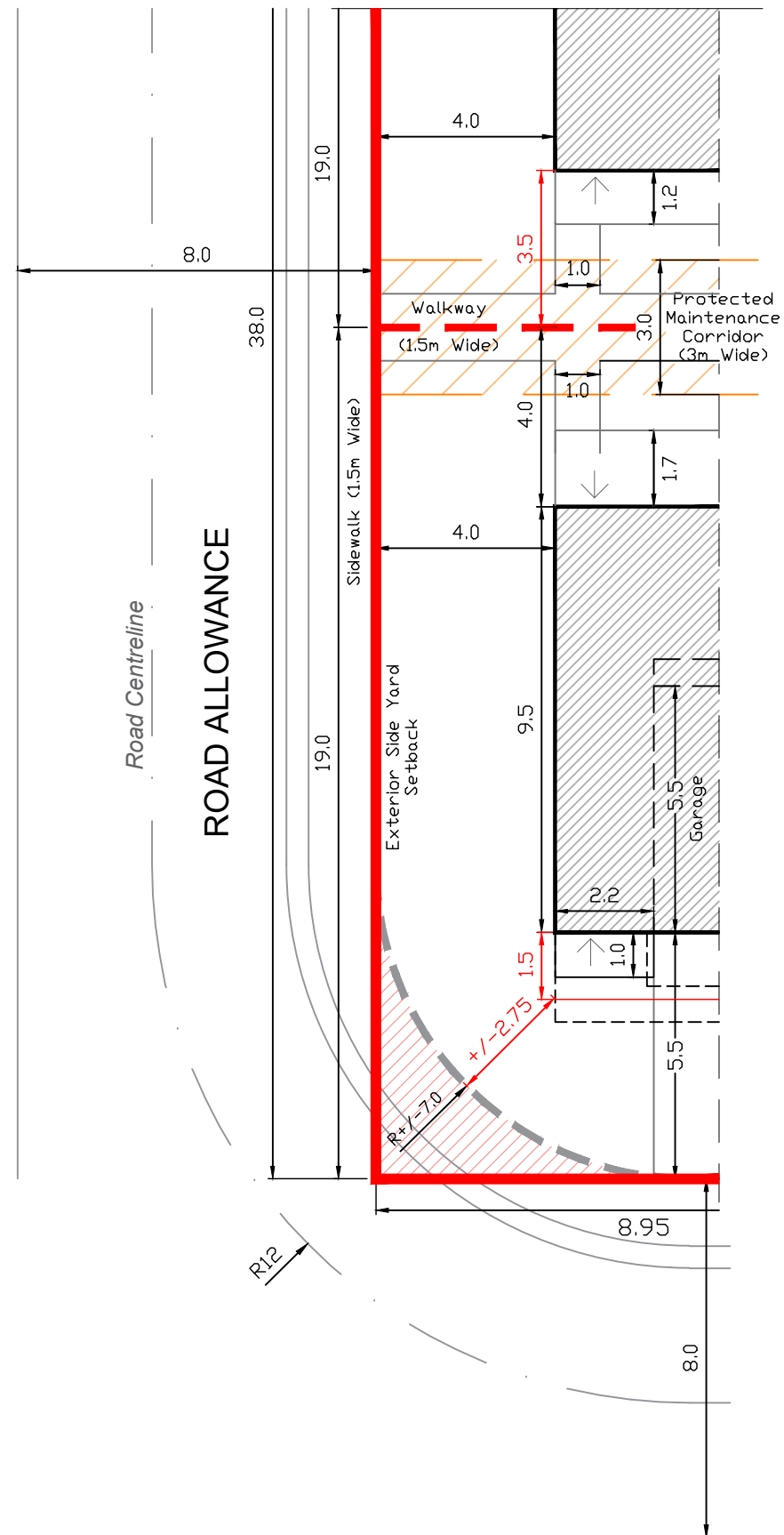
**travis & associates**  
planning consultants  
approvals facilitators  
development managers

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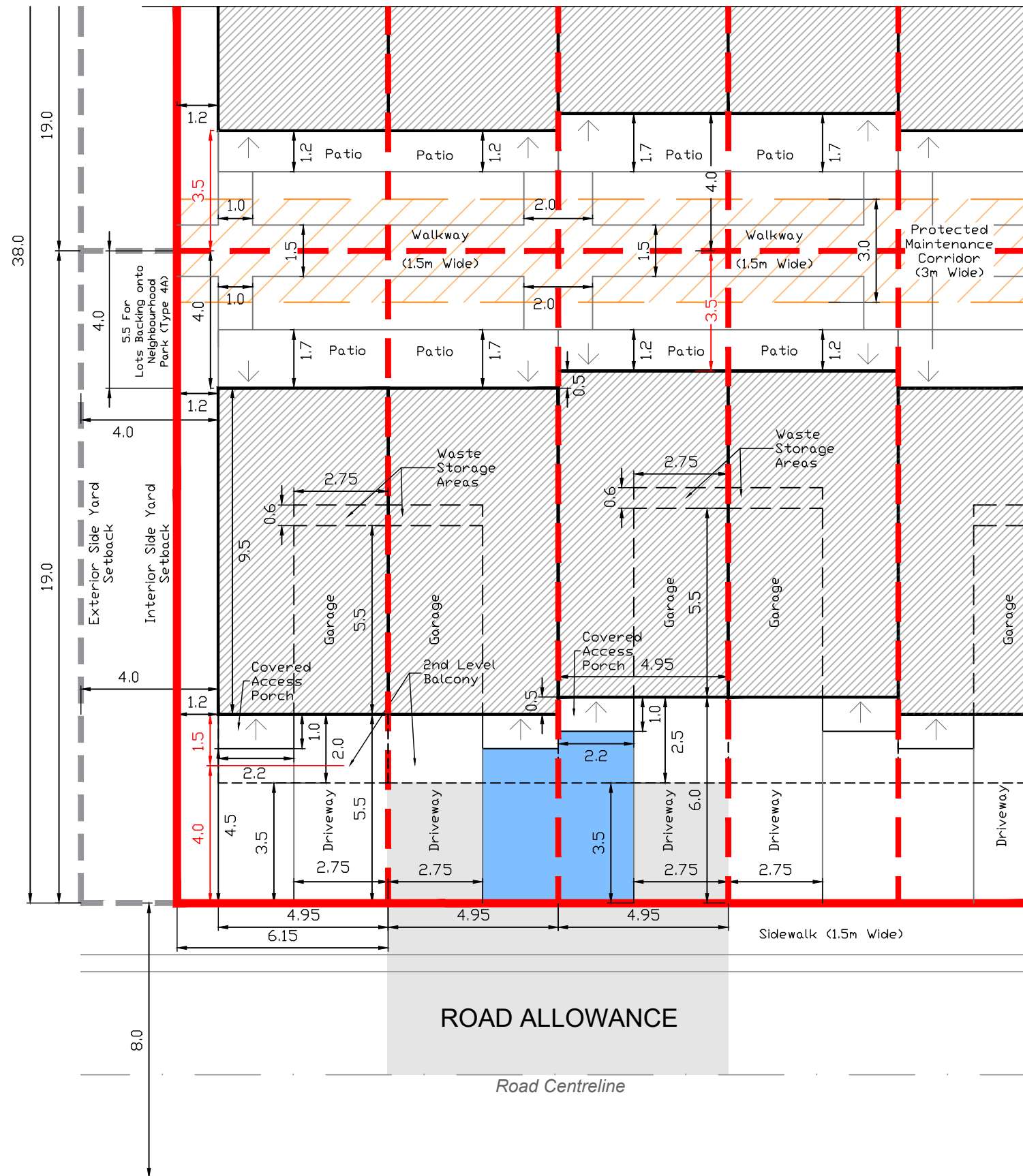
Date: Sep.06.2024 Drafted by: D.C. Checked by: A.H. / R.A.

# TYPE 4 & 4 A - ROWHOUSE DWELLING (NARROW 4.95m Frontage)

## End Unit - Exterior Side Yard Setback



## End Unit - Interior Side Yard Setback



### ROWHOUSE DWELLING TYPE 4 & 4A LOCATIONS ON THE SITE DEVELOPMENT PLAN DRAWING

Plan Drawing Reference

- ROWHOUSE DWELLING - TYPE 4**  
 BUILDING BLOCK: 36 (1 x 7 DWELLINGS = 7 DWELLINGS)  
 BUILDING BLOCK: 37 (1 x 6 DWELLINGS = 6 DWELLINGS)  
 BUILDING BLOCK: 38 (1 x 5 DWELLINGS = 5 DWELLINGS)  
 BUILDING BLOCK: 39 (1 x 6 DWELLINGS = 6 DWELLINGS)  
 BUILDING BLOCK: 40 (2 x 5 DWELLINGS = 5 DWELLINGS)  
 BUILDING BLOCK: 41 (1 x 4 DWELLINGS = 4 DWELLINGS)  
 BUILDING BLOCK: 42 (1 x 8 DWELLINGS = 8 DWELLINGS)  
 BUILDING BLOCK: 43 (1 x 5 DWELLINGS = 5 DWELLINGS)  
 BUILDING BLOCKS: 44-45 (2 x 8 DWELLINGS = 16 DWELLINGS)  
**TOTAL 62 - TYPE 4 ROWHOUSE DWELLINGS**
- ROWHOUSE DWELLING - TYPE 4A (Lots Backing onto Neighbourhood Park)**  
 BUILDING BLOCKS: 18-19 (2 x 8 DWELLINGS = 16 DWELLINGS - TYPE 4A)  
**TOTAL 16 - TYPE 4A ROWHOUSE DWELLINGS**

**TOTAL 78 - TYPE 4 & 4A PROPOSED ROWHOUSE DWELLINGS**

| RESIDENTIAL 2 (R2) ZONE - ROWHOUSE DWELLING |          |          |
|---|----------|----------|
| ZONE STANDARD                               | REQUIRED | PROVIDED |
| Minimum Lot Area (m <sup>2</sup> )          | 190      | 94.05    |
| Minimum Lot Frontage (m)                    | 6.0      | 4.95     |
| Minimum Front Yard (m)                      | 6.0      | 5.5      |
| Minimum Exterior Side Yard (m)              | 4.0      | 4        |
| Minimum Interior Side Yard (m)              | 1.2      | 1.2      |
| Minimum Rear Yard (m)                       | 7.5      | 3.5      |
| Maximum Main Bldg. Height (m)               | 11.0     | 11.0     |
| Maximum Main Bldg. Height (storey)          | 3        | 3        |

**Note:**  
 The Provided Minimum Exterior Side Yard is 2.35m where the building block has no 1.5m Sidewalk along the Rowhouse Dwelling frontage.  
 The Provided Minimum Rear Yard Setback is 5.5m where the lots are backing onto Neighbourhood Park areas. (Dwelling Type 4A - Building Blocks 18 & 19)

### ON-LOT SNOW STORAGE AREA & RATIO

Per 2 Adjacent Units

- Snow Removal Area (Hard Surface) +/- 70 sq.m.
- Snow Storage Area +/- 20 sq.m. Approx. 28.6% of the Snow Removal Area

**Note:**  
 Additional dedicated snow storage areas provided - refer to Site Plan drawing for details.

SCALE / METRIC  
 (1:150 - 11"x17" Page Format)



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 approvals facilitators  
 development managers

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