

AQUAVIL

URBAN DESIGN BRIEF AND DESIGN GUIDELINES

2019

The purpose of the Craigleith Village Residential designation is to identify those lands in the Craigleith where a compact residential community will be established on the shores of Nottawasaga Bay as part of an overall village development together with associated recreational lands and facilities on full municipal water and sanitary sewage facilities. (Blue Mountains Official Plan 2012: S. B.3.12.3.2)

The following Design Brief and general design guidelines are intended to supplement submitted materials in support of applications to amend the Official Plan, Zoning By-law and Draft Plan of Subdivision applicable to the West Lands (that area predominantly west of Brophy's Lane) of the Aquavil Neighbourhood. Further detailed design guidelines are anticipated to be a requirement of the required Master Development Agreement.

Craigleith Community

The Craigleith Community is an existing older and distinct neighbourhood within the Town of The Blue Mountains. It is an important part of the overall Blue Mountains community structure and is intended to provide significant redevelopment potential that will contribute to the nature and extent of existing commercial, residential, open space and environmental attributes.

New commercial opportunities will be available on the East Lands and are to be connected through a trail system in conjunction with shared road frontages along Highway 26. The existing provincially significant wetlands and associated buffer and protected lands form a significant open space feature and experiential opportunity. The residential lands comprising the West Lands will provide for trail connections and a compact urban form to provide a progressive and unique living and recreational opportunity.

Craigleith Village Residential

1. The Aquavil residential neighbourhood abuts significant natural heritage features that are to be recognized and protected. Carefully laid out trails are to enable community integration and connections while promoting recognition and protection through trail design, location and provision of interpretive natural guides at strategic locations.
2. The predominant uses in the residential sector shall be residential of a compact urban form having a maximum height of 3 storeys.

3. The architectural theme is “Mountain Modern” which promotes a style utilizing modern architectural forms articulated with traditional materials. Horizontal architectural design features will add definition, interest and structure to flat roof tops. The flat roof tops will provide additional opportunity for individual rooftop terraces. Vertical design features are to further define the extent and boundary of individual dwelling units and emphasize façade articulation.
4. Variations to building setbacks are to be employed in order to avoid long uninterrupted walls.
5. Housing typologies are to transition throughout the development site. Townhouse dwelling types are to form distinct nodes that transition to semi-detached dwelling types then to Villa types.
6. Although building heights are to be limited to three storeys, housing form will be used to introduce varying degrees of building mass to assist in creating variety within the neighbourhood.
7. Windows are to be architecturally compatible in terms of scale and location. Larger window to wall ratios is permitted.
8. Building materials and colour schemes shall be consistent with the architectural style. The architectural colour palette shall be selected to assist in defining the unique architectural style and character of the development.
9. Active transportation opportunities including trails, sidewalks, bike and transit opportunities are to be identified and detailed through detailed site plans. Pedestrian circulation throughout the site shall be a priority design consideration.
10. Contributions to the Town’s Healthy Living objectives shall be provided through internal (site) and external (connection opportunities to broader community) pedestrian circulation systems that link all parts of the neighbourhood together. Walkable links to key open space nodes and recreational amenities shall be appropriately designed and surfaced to recognize function, hierarchy and location.
11. Landscaping shall be a priority site design and build consideration in order to restore edges to natural areas and add wildlife habitat diversity. Landscape plans are to provide opportunity for community food gardens and nodes where edible landscape elements are to be provided.
12. The shorefront lands are to be restored to a previous ecological stability through removal of existing invasive species. A specific plan for the restoration will account for the shorefront as a managed and protected neighbourhood open space feature accessible only by pedestrian walks and trails. Plans are to reinforce east and west edges in order to define boundaries with adjacent private properties. Plans will reinforce the passive recreational nature of the shorefront lands.