



PLANNING
URBAN DESIGN
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December 21, 2023

Maurizio Rogato B.U.R.Pl., M.C.I.P., R.P.P.
Principal
Blackthorn Development Corp.

Dear Mr. Rogato:

**RE: Hillsburgh Draft Plan of Subdivision / Beachcroft Investments Inc. / Municipal File Nos. 23T-23003, OP23-01, Z23-02 / Urban Design Brief Addendum
OUR FILE 2236B**

We are writing on behalf of our client, Beachcroft Investments Inc., in response to first submission comments related to the above noted applications. This letter has been provided as an addendum to the MHBC Design Brief dated February, 2023 and is intended to supplement the detailed response matrix that has been prepared in response to initial circulation comments.

This Addendum letter:

- Provides a summary of key changes to the draft plan of subdivision;
- Provides an updated Priority Lot plan which now includes all lots backing onto open space;
- Explains how the proposed plan responds to and enhances the surrounding Natural Heritage System; and
- Identifies additional draft plan approval conditions that are recommended in order to implement comments received through circulation;

In response to specific comments related to the content of the February 2023 Design Brief, we confirm that an updated Design Brief will be prepared once the Town has signed off on the draft plan concept. The final Design Brief will be submitted to the Town prior to Council consideration of the planning applications.

SUMMARY OF KEY DRAFT PLAN CHANGES:

The draft plan of subdivision was revised to address the Town and external agency comments. Key changes include:

- Removal of the underground SWM tank approach in favour of larger, more traditional stormwater management ponds;
- Inclusion of a seniors housing block and a seniors apartment block;
- Consolidation of park blocks and relocation of the park to a more central location;

- Increased public road frontage along the park, SWM and multiple residential blocks;
- Relocation of the water tower in consultation with the Town;
- Adjustments to lots/blocks and unit types/sizes to ensure comments pertaining to streetscape and mix of housing were addressed;
- Adjustment to trail connection walkways to align with existing informal trails within the woodlots; and
- Increases in density along the primary north/south collector roads (Streets 1, 2 and 16), while at the same time orienting blocks to minimize driveways along the primary collector roads where possible. It is noted that lower densities are maintained along Street 2 given the interface with existing single detached development.

In our opinion the revised draft plan appropriately addresses the circulation comments provided by the Town.

REVISED PRIORITY LOT PLAN:

A revised priority lot plan is attached to this Addendum. The plan identifies the following types of priority lots:

- Gateway Lots/Blocks– lots flanking key entrances into the community. Gateway lots are intended to have enhanced elevations on the street facing façade;
- Corner Lots/Blocks- lots/blocks that have flankage on two public streets will be required to have enhanced architectural elevations for both street facing facades. For townhouse blocks, end units facing two public streets will also be required to have enhanced elevations;
- Terminating View Lots/Blocks - Lots/Blocks in highly visible locations such as road terminus or street elbows. Enhanced front elevations will be required and for elbow street lots, direction has been provided in the design brief related to driveway placement;
- Walkway Lots/Blocks - Enhanced side elevations will be required for façades facing walkway blocks;
- Open Space Lots/Blocks – Lots and blocks backing onto natural open space will be required to have enhanced rear elevations. This requirement is required where a publically accessible trail is located adjacent to the rear of the lots/blocks.

Design direction for priority lots was provided in the February 2023 Design Brief. This will be carried over into the final design brief with additional guidance related to open space blocks. The February 2023 Design Brief recommended a draft plan condition related to priority lots. More specific condition wording is included herein.

NATURAL HERITAGE SYSTEM CONSIDERATIONS:

Circulation comments requested confirmation of how the proposed development responds to and enhances the natural heritage system. In response we confirm the following:

- The existing natural features within the development are proposed to be retained;

- Development is located within the development limit as established by the detailed environmental study;
- A buffer has been established from the natural heritage features and trails are proposed within the buffer. The trails provide for public enjoyment / views of the natural heritage feature while also directing pedestrians to the informal trail system and away from more sensitive areas within the features;
- Multiple access points (seven in total), are provided to the natural heritage features and associated trails. These are located at regular intervals and, where applicable, align with existing informal trails. The trail system and sidewalks will provide for direct access to the large public park (Barbour Field) located east of the proposed development.
- Views and vistas are provided to natural features via the walkway blocks and larger trailhead at the north east corner of the property as well as the proposed trail that runs along the entire natural heritage features. The Town design direction related to single loaded streets needs to be balanced with other competing objectives such as the need to provide for efficient development and the desire to minimize impervious surfaces (including roads). A single loaded road network results in a significant amount of impervious materials within the plan.
- While a single loaded street provides views to the natural feature, it means that pedestrians experience the feature adjacent to a roadway. The proposed trail provides pedestrians with the same views of the features, but in a more intimate setting away from vehicular traffic.
- Lots backing onto open space will have chain link fencing along the rear property line. This provides for open views to the features and ensures that there is visibility from the publically accessible trails.
- The natural features are immediately adjacent to Barbour Fields. In order to disperse parks within the broader community, the park within the proposed development is located within the western portion of the site. The park location is close to the existing school and the proposed seniors housing.

In our opinion, the proposed development has appropriately considered the natural heritage feature and will enhance the feature through the provision of buffers and publically accessible trails.

RECOMMENDED DRAFT PLAN CONDITIONS

The February 2023 Design Brief identified potential draft plan conditions that should be considered. Based on the circulation comments received, we recommend that draft plan conditions be applied that address:

- Implementation of design direction for Priority Lots;
- Streetscape design for Priority Streets;
- Fencing between existing and proposed development;
- Fencing along open space/ walkway blocks/ SWM blocks;
- Parks and park/SWM considerations;
- Pedestrian crossings.

Draft wording of these conditions is provided herein for consideration by the Town.

1. THAT the Owner agrees in the subdivision agreement that no building permit shall be applied for or issued for the following Priority Lots unless the building designs are in accordance with the approved Design Guidelines for Priority Lots to the satisfaction of a qualified professional to be retained by the developer:
 - a. "Gateway" Priority Lots, being Lots XXX on Block XX [INSERT ALL APPLICABLE FINAL LOT/BLOCK NUMBERS]
 - b. "Corner" Priority Lots, being Lots XXX on Block XX [INSERT ALL APPLICABLE FINAL LOT/BLOCK NUMBERS]
 - c. "Terminating View" Priority Lots, being Lots XXX on Block XX [INSERT ALL APPLICABLE FINAL LOT/BLOCK NUMBERS]
 - d. "Walkway" Priority Lots, being Lots XXX on Block XX [INSERT ALL APPLICABLE FINAL LOT/BLOCK NUMBERS]
 - e. "Open Space" Priority Lots being Lots XXX on Block XX [INSERT ALL APPLICABLE FINAL LOT/BLOCK NUMBERS]
2. THAT prior to registration of each stage of the plan, the Owner shall submit in respect of such stage, a streetscaping plan to the satisfaction of the Town of Erin. The following streets are considered "priority streets" and should have enhanced streetscape designs which may include double rows of trees (where feasible); pedestrian scaled lighting, and/or landscaped entry features: Street "1" in its entirety; Street "2" between Trafalgar Road and Street "1"; Street "9" in its entirety; and Street "16" in its entirety.
3. THAT a 1.5m high black vinyl chain link fence to City standards be provided on Open Space, Park, Walkway, and SWM Blocks for new residential boundaries to these blocks.
4. THAT the Owner agrees in the subdivision agreement that fencing, future parks, trails, walkways, open space areas be communicated to applicable purchasers in the sales centres, on purchase agreements, and other means such as signage noting future trail alignment adjacent to lots.
5. THAT sidewalks be provided along the street frontage of all Park, Open Space and Stormwater Management Blocks.
6. THAT prior to registration of the Park block(s), the Owner submit detailed grading and servicing plans for the Park block to ensure that grading will allow for the installation of playfield, playgrounds and other park facilities, and servicing will provide water service, sanitary sewer service and hydro connections to the property line, and appropriate storm water management, to the satisfaction of the Town of Erin.
7. THAT the Owner agrees that prior to servicing of each of stage, to submit a traffic calming plan with respect to each stage to be registered. The traffic calming plan will identify

recommended traffic calming measures including pedestrian crossing details to the satisfaction of the Town of Erin.

We look forward to working with the Town towards the approval of the planning applications and continued discussions regarding the implementation of urban design and community design elements.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Andrea Sinclair". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Andrea Sinclair, MUDS, BES, MCIP, RPP
Partner