

Reid's Heritage Homes

6783 Wellington Road 34, RR 22,
Cambridge ON N3C 2V4

Attention: Jeff Robinson

**Re: Lora Bay Master (Block 39, Phase 4) Townhouse Development
Town of Blue Mountain Community Design Guidelines**

Community Design and Vision.

The proposed Lora Bay Masters Townhome Development has been envisioned and designed as an upscale and attractive residential enclave, comprised of 7 townhome blocks with a total of 33 dwelling units.

The development is designed with generous open spaces and with a high quality and unique architectural character that will appropriately integrate into the existing local fabric and that is complementary and compatible with the character of the existing neighbourhood.

Well-designed public realm streetscape elements, landscaping treatments and lighting have been considered to complement the architectural character of the proposed development. In order to promote a safe, pedestrian-friendly community, the design of the buildings provide a strong visual connection to the open spaces and walkways with ample fenestration facing public areas and streets to create and foster safety and a sense of community.

Housing typology within the proposed development will achieve a high standard of design quality, utilizing innovative contemporary architectural styling and articulated massing. The homes will be graceful and elegant, crafted of fine materials and colours, with efficient floor plans with generous roof top amenity spaces, creating attractive and visually interesting streetscapes that foster a distinct neighbourhood identity and embrace and celebrate modern family living.

A variety of sustainability design initiatives will be considered both in the development of the land and the construction of new homes within the subject lands. These features are intended to utilize energy efficiency, provide healthy indoor environments, minimize waste, and conserve water in order to promote a healthy and sustainable neighbourhood.

The high quality design vision intended for the subject lands incorporates the objectives and intent of the Town of Blue Mountain Community Design Guidelines, relating to Greenfield Design, Streetscape Design and Sustainable Design.

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