

The Blue Mountains – Community Design Guidelines Checklist

Volume 1: Guidelines

The following checklist is to be completed for the proposed development, as applicable. For each guideline, indicate whether the proposed development meets the metric by selecting Yes, No, or N/A, and provide comments where appropriate.

Compliance Status Complies/ Partially Complies/ Does Not Comply/ Not Applicable	Guideline Requirement	Description of How the Guideline Direction Is Addressed (Provide drawing reference(s) as applicable)
Natural Environment (Refer to Volume 1 Section 2)		
	Does the development incorporate existing natural features, including woodlands, watercourses, significant trees, hedgerows, vegetation slopes and/or natural open spaces into the overall site, street and/or block design?	
	Are natural features, parks and/or open spaces framed by single-loaded streets or other design approaches that support visibility, safety and access where appropriate.	
	Are existing healthy trees proposed to be protected and retained by sensitive site and building design?	
	Are native, non-invasive and climate-resilient plantings proposed to support biodiversity, habitat function and natural character?	
	Does the development provide sufficient landscaped open space to support stormwater infiltration, retention and runoff management?	
Neighbourhood Design (Refer to Volume 1 Section 3.1)		
	Are streets and blocks designed to support walkability, connectivity and access to parks, trails, open spaces and/or community amenities?	
	<p>Are development blocks along Local Roads designed with a maximum length of 250 metres to support walkability, connectivity and pedestrian access.</p> <p>Where development blocks exceed 250 metres along Collector Roads or Highway 26, are mid-block pedestrian</p>	

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	connections or walkways provided to improve pedestrian access?	
	Does the proposed development incorporate a mix of lot sizes, housing forms and building types?	
	Does the development incorporate site and building design measures that support passive solar design, natural ventilation, tree preservation, street tree planting and/or low impact stormwater management?	
	If provided, are shared private outdoor amenity areas designed as visible, central, accessible and functional focal points for residents?	
Single Detached, Semi-Detached and Townhouse Dwellings (Refer to Volume 1 Section 3.2)		
	Is the dwelling designed with a primary façade and front door that face and is accessible directly to the public sidewalk?	
	Is the building designed to provide variation in elevation, articulation, materials, colour, rooflines, windows and architectural details while maintaining compatibility with its surroundings?	
	For corner buildings, are both street-facing façades designed with a consistent level of architectural quality, including coordinated materials and enhanced architectural treatment?	
	Does the design of the garage and/or driveway reduce visual prominence from the street?	
	Are rooflines, upper storeys, garages, driveways and parking areas designed to reduce visual impacts and provide appropriate transition to adjacent dwellings?	
Low-Rise Residential Buildings (Refer to Volume 1 Section 3.2)		
	Is the building designed to be compatible with adjacent buildings and its surroundings through appropriate height, massing, building setbacks, roof form and façade design?	
	Is the building designed to be less than 50 metres in length? Are longer buildings	

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	broken up physically or visually using stepbacks, colour, material variations and unique building articulation?	
	Does the building frame and animate the street, with the front façade and primary entrances oriented to the public realm?	
	Does the building provide appropriate setbacks, stepbacks and transitions to minimize impacts such as shadowing, overlook and wind effects on surrounding properties?	
	Are mechanical equipment, waste storage, utilities and servicing areas integrated or screened from public view?	
	Are bicycle racks, pedestrian routes, lay-by parking and drop-off areas located to support safe, convenient and accessible pedestrian movement?	
	Are parking areas located away from the street edge, where feasible, and designed with landscaping, shade trees, clear pedestrian routes, and lighting?	
	Are Electric Vehicle (EV) charging, car share or carpool spaces provided, where feasible?	
Commercial and Mixed Use Development (Refer to Volume 1 Section 4.2 and 4.3)		
	Is the building oriented to the street with the front façade, main entrances and active uses facing and directly relating to the public realm?	
	Is the building height, massing, scale and articulation appropriate for the surrounding context?	
	Are entrances, storefronts, windows and openings visible, accessible, grade-related and designed to support an active pedestrian environment?	
	Are materials, colours, signage, canopies, awnings and architectural details coordinated to create a high-quality and cohesive building design?	
	Is landscaping used to enhance the streetscape, frame buildings, define site edges and provide visual buffering to parking areas where applicable?	

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	Are pedestrian routes clearly defined, barrier-free and safely connected to building entrances, sidewalks, parking areas and outdoor amenity spaces?	
	Are bicycle racks, pedestrian routes, lay-by parking and drop-off areas and loading/servicing areas located to support safe, convenient and accessible pedestrian movement?	
	Are parking areas designed to reduce visual impacts through location, landscaping, screening, shade trees, landscaped islands and pedestrian connections?	
	Does the site incorporate low impact development measures, sustainable landscaping practices and opportunities for stormwater infiltration where feasible?	
	Are servicing areas, waste storage, utilities and mechanical equipment integrated into the building design or appropriately screened from public view?	
	Is site lighting designed to support safety, accessibility and wayfinding while being Dark Sky Nighttime Friendly compliant?	
Development in Downtown Areas (Refer to Volume 1 Section 4.2)		
	Does the development reinforce the established character, scale, built form and streetscape pattern of the Downtown Area?	
	Does the building align with the established streetwall and contribute to a pedestrian-oriented public realm through storefront design, entrances, transparency and façade articulation?	
	Are building materials, signage, lighting and heritage features designed to compliment, preserve or enhance the the architectural character of the Downtown Area?	
Development Along Highway 26 Through Thornbury (Refer to Volume 1 Section 4.2)		
	Does the development maintain the open-space character and	

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	spaciousness associated with the Highway 26 Corridor?	
	Do building setbacks incorporate landscaping, pedestrian amenities, lighting, seating, public art or other streetscape improvements, where appropriate?	
	Are taller buildings appropriately stepped back and transitioned to adjacent low-rise residential areas, where applicable?	
	Does the development contribute positively to the visual character of the Highway 26 corridor through high-quality architecture and site design?	
Urban Employment Area Design (Refer to Volume 1 Section 5)		
	Does the building incorporate high-quality materials, architectural detailing and building articulation along public-facing elevations?	
	Are principal building entrances clearly visible and emphasized through the building design?	
	Is the sitedesigned to incorporate landscaping, tree planting and low impact development measures, where feasible?	
	Are pedestrian routes safe, direct, accessible and clearly connected to entrances and parking areas?	
	Is bicycle parking provided in convenient and visible locations?	
	Are parking, loading, servicing and waste areas designed to minimize visual impacts through landscaping, building placement or screening?	
	Is site lighting designed to support safety, accessibility and wayfinding while being Dark Sky Nighttime Friendly compliant?	
Public Art (Refer to Volume 1 Section 2.6)		
	Does the proposal incorporate opportunities for public art that contribute to the character, identity and visual interest of the site and surrounding public realm?	

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Volume 2: Vision and Community Structure

Please select and complete the checklist that corresponds to the location of the proposed development. For each applicable design objective, indicate whether the proposed development helps implement the objective by selecting Yes, No, or N/A.

Thornbury:

Yes/No/NA

Residential Neighbourhoods	
	Enhance the small-town character of existing and established residential neighbourhoods in Thornbury and Clarksburg by ensuring development and redevelopment is compatible with the scale and density of existing development.
	Encourage the development of a broad range of housing types, from single-detached and semi-detached dwellings to townhouses and low rise apartments, in appropriate locations while maintaining compatibility with existing adjacent character.
	Encourage gentle infill and intensification in neighbourhoods through well-designed additional residential units and converted dwellings.
	Create and maintain walkable neighbourhoods that are well connected to their surrounding downtown area, parks, open space and community amenities.
	Ensure new residential development reinforces the uniqueness of each neighbourhood, including the prominent lot pattern, landscape and open space character.

Yes/No/NA

Downtown Thornbury	
	Preserve the historic low-rise character of Thornbury's downtown core along Bruce Street.
	Ensure the scale and location of new development or redevelopment maintains and/or enhances the distinct heritage character of Downtown Thornbury.
	Reinforce the function of Downtown Thornbury as a primary cultural, business, entertainment and commercial focal point.
	Encourage a diverse, broad mix of compatible uses, including residential units above commercial uses, to enhance the overall vibrancy and accessibility of amenities within downtown.
	Encourage coordinated streetscape and façade improvements geared to the pedestrian that revitalize the cultural and historic character of Thornbury.
	Preserve and enhance cultural and historic features that exist within Downtown Thornbury, including the restoration and enhancement of building facades.
	Create new community focal points in Downtown Thornbury by encouraging the creation of new public spaces, pedestrian connections and public art.
	Enhance the pedestrian experience and connections along Bruce Street from the downtown core to Thornbury Harbour and the Georgian Bay waterfront.

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Yes/No/NA

Downtown Clarksburg	
	Reinforce the vibrancy of Downtown Clarksburg as a local, vibrant community with a strong sense of place tied to arts and culture.
	Ensure the scale and location of new development or redevelopment maintains or enhances the built form and streetscape character of Downtown Clarksburg.
	Reinforce the function of Downtown Clarksburg as a mixed-use focal point for the surrounding community, accommodating cultural, business, entertainment, commercial and service uses.
	Encourage a diverse, broad mix of compatible uses, including residential units above commercial uses, to enhance the overall vibrancy and accessibility of amenities within downtown.
	Encourage coordinated streetscape and façade improvements geared to the pedestrian that build on the sense of place for Clarksburg.
	Preserve and enhance cultural and historic features that exist within Downtown Clarksburg, including the restoration and enhancement of building facades.
	Create new community focal points in Downtown Clarksburg by encouraging the creation of new public spaces, pedestrian connections and public art.

Yes/No/NA

Highway 26 Through Thornbury	
	Establish Highway 26 through Thornbury as a priority area for mixed-use development, redevelopment and intensification.
	Ensure development fronting onto Highway 26 is held to a high standard to building, landscape and site design, as the main gateway to and from Thornbury.
	Encourage the development of a broad mix of uses, including residential, to provide access to range of amenities, as well as vibrant and safe public places within walking distance.
	Ensure the low-rise character of adjacent neighbourhoods and Downtown Thornbury is protected through compatible intensification and appropriate transition.
	Maintain and enhance the open space character of properties along Highway 26 and ensure the continued and improved feeling of spaciousness through development and redevelopment.

Yes/No/NA

Urban Employment Area	
	Prioritize opportunities for a diverse range of existing and new businesses to grow and develop in Thornbury in strategic locations.
	Ensure employment area development fronting onto the public realm is held to a high standard of building, landscape and site design.
	Ensure employment and industrial uses are adequately buffered and screened from any adjacent residential, open space or recreational use.

Craigeleith

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Yes/No/NA

Residential Neighbourhoods	
	Enhance the character of existing residential neighbourhoods in Craigleith by ensuring development and redevelopment is compatible with the scale and density of existing development.
	Encourage the development of a broad range of housing types and tenures, from single-detached and semi-detached dwellings to townhouses and low-rise apartments, in appropriate locations while maintaining compatibility with existing adjacent character.
	Encourage infilling and additional residential units in appropriate locations through well-designed residential built form to support walkability and create well-rounded neighbourhoods.
	Create and maintain walkable, compact neighbourhoods that are well connected to other residential areas, commercial uses, parks, open space and community amenities.
	Prioritize pedestrian-oriented design, cycling facilities and trail connections throughout Craigleith.
	Reinforce the uniqueness of each neighbourhood, with a focus on distinct heritage characteristics, civic and gathering spaces, natural features and areas, recreation amenities and accessibility.
	Ensure new residential development reinforces the uniqueness of each neighbourhood, including the prominent lot pattern, landscape and open space character.

Yes/No/NA

Craigleith Village	
	Develop a strong identity for Craigleith Village that accommodates a mix of residential, commercial and institutional uses and creates a new central node for residents and visitors.
	Ensure the scale and pattern of development in Craigleith Village respects surrounding residential lands and provides an appropriate transition.
	Encourage redevelopment in Craigleith Village to maximize residential intensification opportunities and variety through building sizes and inclusion of residential units above commercial uses.
	Encourage new coordinated streetscapes geared to the pedestrian, as well as new community focal points including public squares, that create a unique sense of place for Craigleith Village.
	Ensure the community road and trail network provide residents with a safe, functional and attractive neighbourhood that offers access to sustainable natural areas including wetlands, tree cover and the shoreline.
	Encourage the development of new recreation opportunities are tied to the environment and active, healthy living.

Lora Bay

Yes/No/NA

Residential Neighbourhoods	
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	Encourage development that is in keeping with the evolving open space and built form character of Lora Bay.
	Encourage a mix a broad range of housing types in appropriate locations while maintaining compatibility with existing adjacent character.
	Encourage gentle infill in neighbourhoods through well-designed additional residential units.
	Ensure neighbourhoods are well connected to parks, open space, the waterfront and community amenities.
	Ensure new residential development reinforces the uniqueness of each neighbourhood, including the prominent lot pattern, landscape and open space character.

Camperdown

Yes/No/NA

Residential Neighbourhoods	
	Ensure new residential development reinforces the uniqueness of each neighbourhood area in Camperdown, including the prominent lot pattern, scale, built form characteristics, landscape and open space character.
	Encourage a broad range of housing types while maintaining compatibility with existing character.
	Encourage infilling and additional residential units in appropriate locations through well-designed residential built form to support walkability and create well-rounded neighbourhoods.
	Create and maintain walkable, compact neighbourhoods that are well connected to other residential areas, commercial uses, parks, open space, the waterfront and community amenities.
	Prioritize pedestrian-oriented design, cycling facilities and trail connections.

Villages and Hamlets

Yes/No/NA

	Ensure any new development or redevelopment is compatible with the character, role, scale and function of the surrounding natural, agricultural and rural landscape.
	Ensure Hamlets are maintained as focal points for the surrounding rural community and tourism with a mix of diverse and compatible uses in proximity to each other.
	Protect and enhance the natural character of the Niagara Escarpment as a unique and important feature of the Town.
	Carefully control new residential development in Hamlet Areas in order to maintain existing scale and character.
	Provide opportunities for small-scale commercial and tourism related uses that are compatible with the character and scale of these areas.

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	Preserve and enhance the natural and historic features that exist in each rural community.
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