



# 1151 Hurlwood Lane

## Urban Design Brief

**October 2024**

Prepared for LIV Communities + Hawk Ridge Golf Club

Submitted to the **Township of Severn**





**Submitted to:**  
Township of Severn  
Planning and Development  
1024 Hurlwood Lane  
Severn, ON  
L3V 0Y6

**Prepared by:**  
**Urbantypology**

Urbantypology Inc.  
Unit 10 - 163 Sterling Road  
Toronto, ON  
M6R 2B2

**Prepared by:**  
**Jeff Mingay**

Jeff Mingay  
Golf Course Architect  
832 Dovercourt Road  
Toronto, ON  
M6H 2X3

**Prepared by:**  
**BIGLIERI GROUP**

The Biglieri Group  
2472 Kingston Road  
Scarborough, ON  
M1N 1V3

**Prepared for:**  
**LIV**  
COMMUNITIES

LIV Communities  
1005 Skyview Drive #301  
Burlington, ON  
L7P 5B1

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# 01

## INTRODUCTION & CONTEXT





## 1.1 Purpose of the Urban Design Brief

This Urban Design Brief has been prepared on behalf of LIV Communities to facilitate the development of a Draft Plan of Subdivision for the property located at 1151 Hurlwood Lane (the “subject site” or “site”). The site is located within the Severn South of Division Road Secondary Plan area. The purpose of this document is to provide an overview of the proposed development with regard to the County of Simcoe Official Plan (2023), the Council-adopted Township of Severn Official Plan (2022), and the Council-adopted South of Division Road Secondary Plan (2022).





## 1.2 Site Context & Secondary Plan Area

The site is located in the Township of Severn, Simcoe County and form part of the area within which the South of Division Road Secondary Plan applies. The property consists of an existing 36-hole golf course and treed areas, with a portion designated by the Township as Open Space and the remaining areas as Environmental Protection area. Central to the site is the Silver Creek watercourse which meanders through the property from south to north. The site is bound by Uthoff Line to the west and Burnside Line to the east, leading to Highway 11 at the south.

The subject site is also surrounded by residential areas adjacent to the site, with future Plans of Subdivisions for Inch Farm at the south and Area Three at the southeast. At the east of the site is the existing Hawk Ridge Crescent neighbourhood consisting of large estate lots backing onto the golf course. The area to the west of the site, across Uthoff Line, consists of natural heritage lands.

Figure 2. Site Context Map





02

MASTERPLAN  
DESIGN



## 2.1 Vision

The Hawk Ridge Golf Community is envisioned as a premier golf course destination and development built upon environmental stewardship and the recognition of the area's unique attributes for the enhancement of the local community and enjoyment of residents and visitors alike.

Figure 3. Masterplan Conceptual Rendering

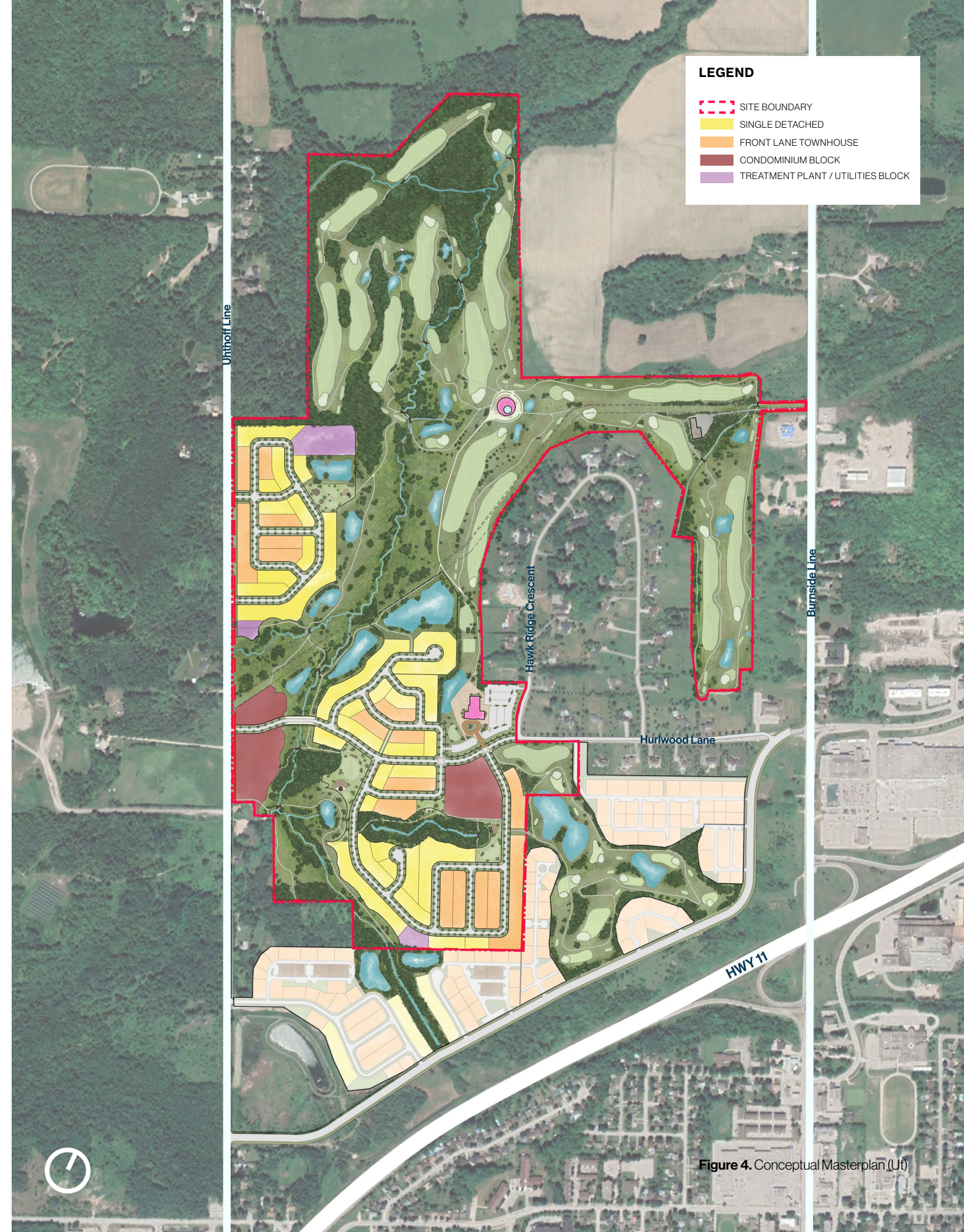




## 2.2 Masterplan

Preserving the scenic beauty of the natural landscape and creating opportunities for the enhancement of the neighbourhood, the plan for Hawk Ridge Golf Community is structured to meet the needs of a complete community while respecting the unique identity found in its surrounding natural heritage.

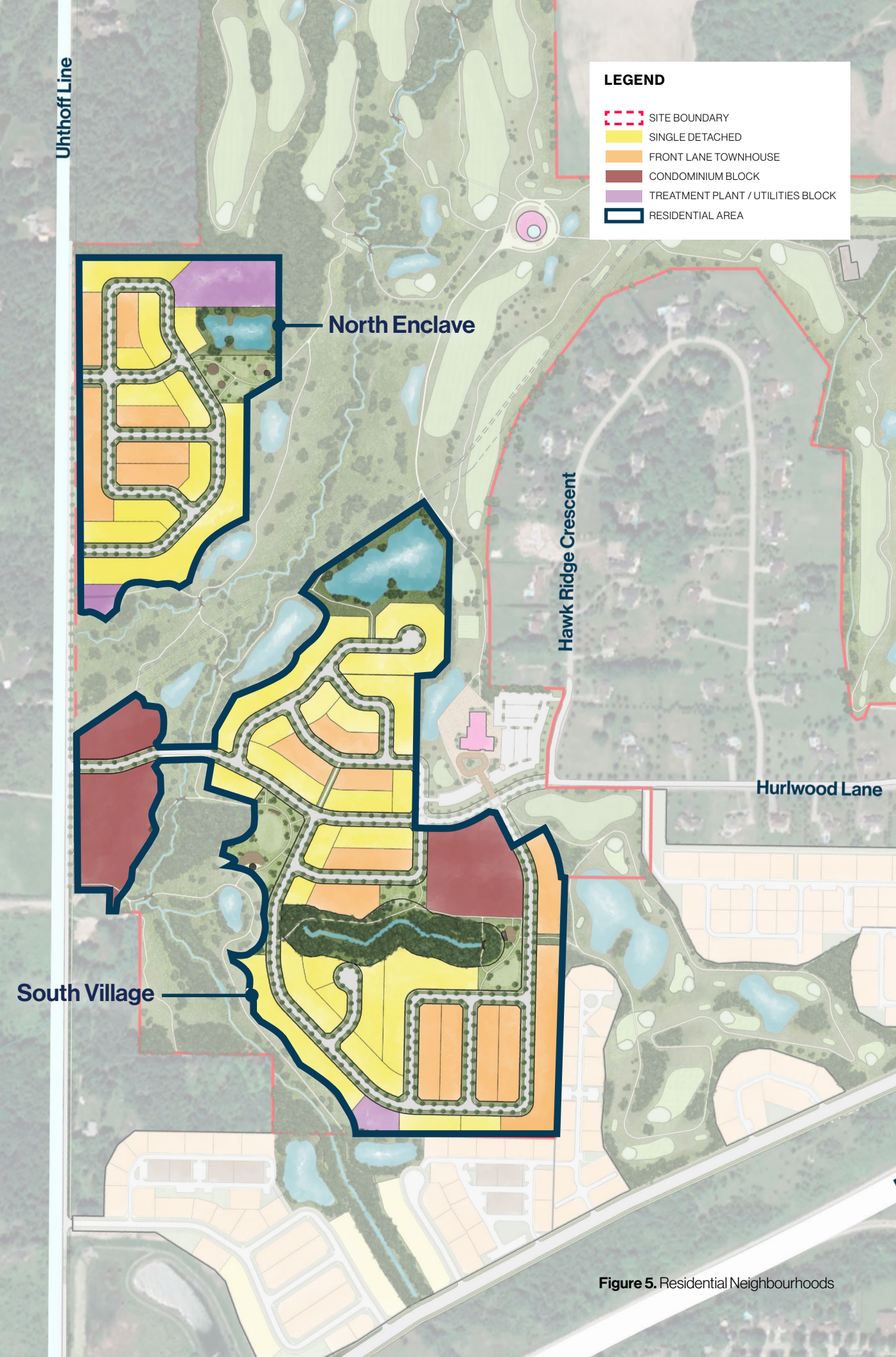
The proposed development is designed to transform 36 holes of the existing golf course into a well-integrated community comprised of an 18-hole golf course, residential neighbourhoods, as well as parks and open space. The plan also allows for the enhancement of existing key features such as the Golf Club and protected natural area. Respecting the environmental features along the watercourse running through the site, the golf course takes up a significant portion at the north and stretches east around the adjacent property. The remaining area of the site is allocated for the residential component of the development, referred to as the North Enclave and South Village, situated on both sides of the watercourse. Condominium blocks, referred to as Golf Villas, are situated by the gateways from Hurlwood Lane and Uthoff Line. Further into both neighbourhoods are parks and open spaces that link to the greater natural heritage system through a network of trails to be developed in collaboration with the municipality. Supporting the growth of a pedestrian-focused community, the provision of trails and green spaces promote active transportation and offer passive recreational activities within the neighbourhood. Overall, the plan is structured to create a neighbourhood that is well-connected to the abundance of green space in both the golf course and environmental features within the site. Fostering a connection to the key defining features inherent to the site helps to establish a sense of place that is essential to the growth of a thriving community.





## 2.3 Residential

The residential component of the masterplan is divided into two areas north and south of the watercourse and is designed to support the growth of a safe, active, and liveable community. The larger residential area at the south, referred to as the South Village, is accessible through the main entry point at Hurlwood Lane, leading to the Golf Club. From this gateway, a spine road extends across the watercourse to the condominium block, offering secondary access and connectivity to the larger road network at the east and west of the site. The smaller residential area at the north, referred to as the North Enclave, is accessible via two entry points from Uhthoff Line and is engulfed by the adjacent golf course and natural heritage. The condominium blocks, subject to future site plan approvals, are envisioned to be stacked townhouses in the form of Golf Villas. The residential areas are structured to accommodate a variety of built form product and provide a full range of housing options that cater to residents of all ages and abilities. The neighbourhood is characterized by compact built form including single family detached dwellings, townhouses of up to three storeys, and stacked townhouses. With a well-connected road network and active transportation system, the residential development prioritizes walkability and promotes a pedestrian-friendly environment.

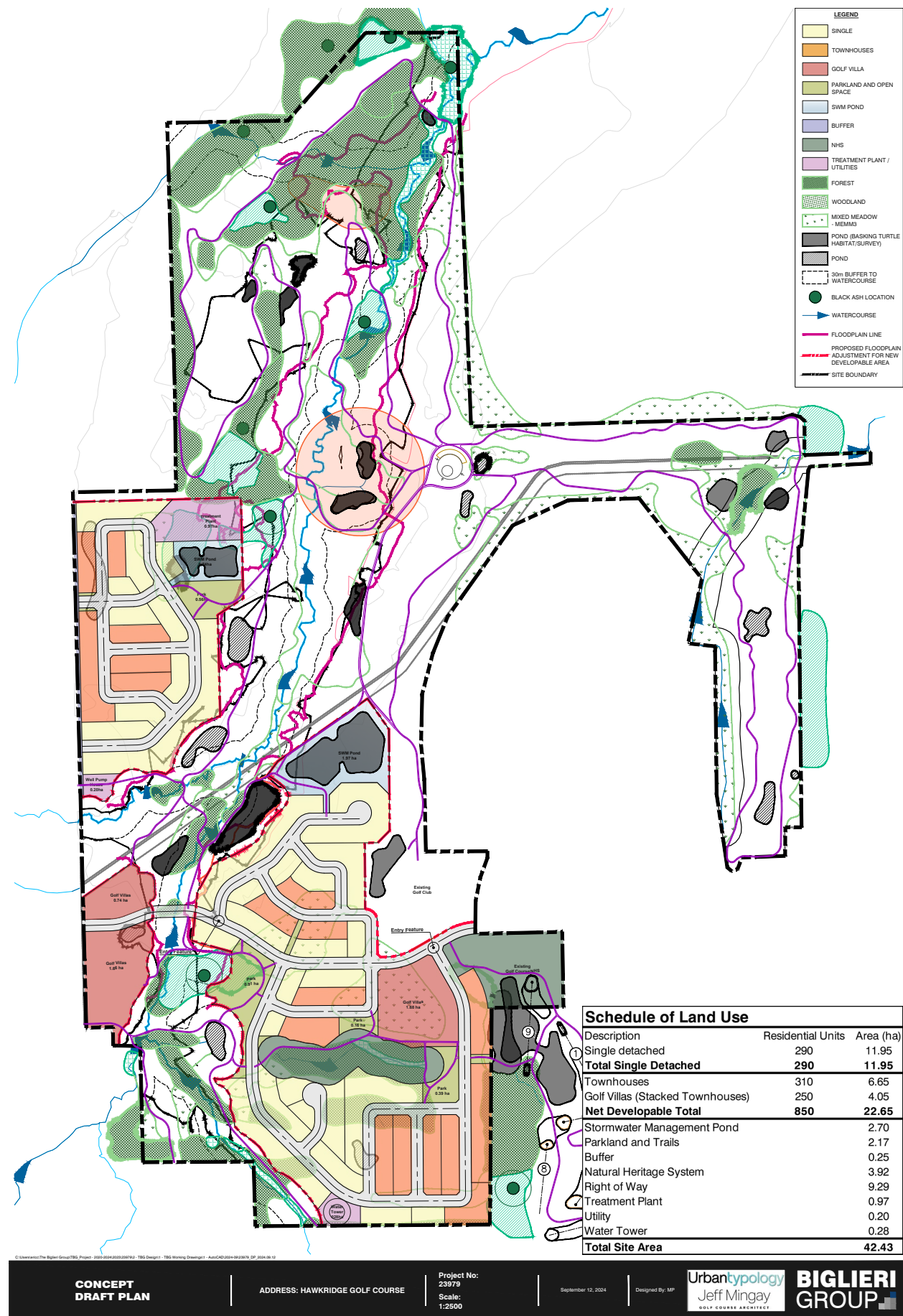


**LEGEND**

- SITE BOUNDARY
- SINGLE DETACHED
- FRONT LANE TOWNHOUSE
- CONDOMINIUM BLOCK
- TREATMENT PLANT / UTILITIES BLOCK
- RESIDENTIAL AREA

Figure 5. Residential Neighbourhoods





## 2.4 Open Space & Environmental Protection Area

Following the path of the watercourse running through the parcel from north to south, a portion of the site is designated as an Environmental Protection Area under the South of Division Road Secondary Plan. Lands designated as such play a significant role in supporting the natural and ecological functions within the area and are protected from development for the preservation of natural resources. The rest of the property is designated as Open Space under the South of Division Road Secondary Plan.

Throughout the property, situated on areas designated as Open Space and a portion of the Environmental Protection Area, is an existing 36-hole public golf course that has been in operation since 1991. The plan for the proposed development includes an 18-hole golf course designed with respect to existing environmental features and residential blocks that do not encroach into protected areas. Based on the recommendations in the Environmental Impact Statement, the boundaries of the developable area are defined by a 30-meter buffer from the watercourse and floodplain limits delineated in the said report.

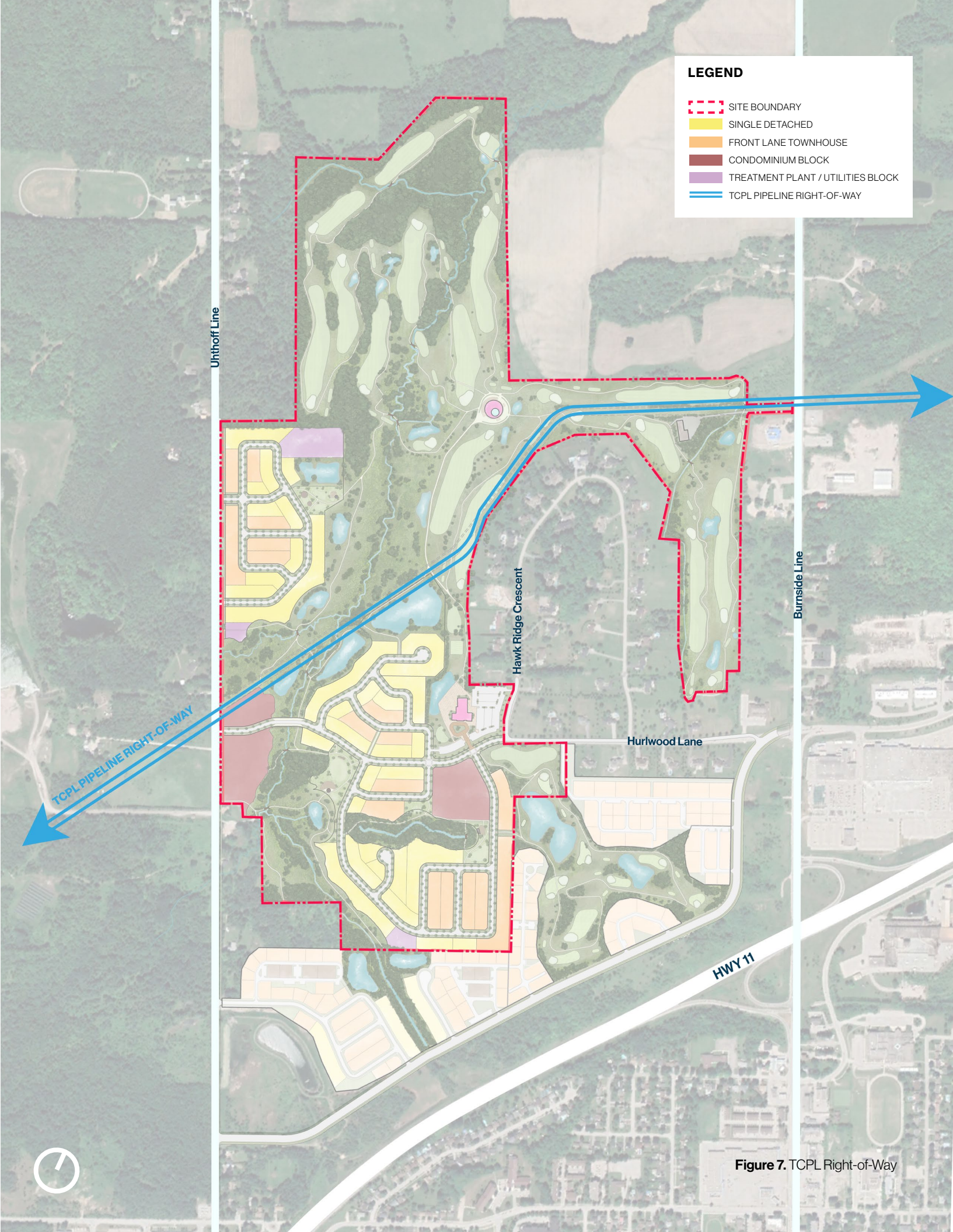
Figure 6. Draft Plan (Biglieri)



## 2.5 TCPL Pipeline Right-of-Way

The site is traversed from east to west by a pipeline right-of-way for high pressure natural gas pipelines operated by TransCanada PipeLines Limited (TCPL). A number of requirements have been established by the Canada Energy Regulator (CER), which regulates TCPL, for developments in proximity to its pipelines, including approval for activities within 30 meters of the pipeline centreline. The Township of Severn Official Plan also states that a minimum setback of 7 meters shall apply to buildings and structures, roads rights-of-way parallel to the pipeline, and stormwater management facilities within developments abutting or adjacent to TCPL facilities.

Within the proposed development, the 7-meter setback applies to the condominium block and stormwater management pond adjacent to the easement.



**LEGEND**

- SITE BOUNDARY
- SINGLE DETACHED
- FRONT LANE TOWNHOUSE
- CONDOMINIUM BLOCK
- TREATMENT PLANT / UTILITIES BLOCK
- TCPL PIPELINE RIGHT-OF-WAY

Figure 7. TCPL Right-of-Way





03

PUBLIC REALM



## 3.1 Streetscape

The neighbourhood is structured to support the development of a diverse community framework through its streetscape. With a variety of residential built form, enhanced architectural features, and street elements promoting active transportation, the community is characterized by an attractive and pedestrian-focused streetscape. Various elements of streetscape design such as planting, paving, furnishing, and lighting are taken into consideration to maintain an enhanced streetscape.

The neighbourhood is connected by a network of local residential roads with a 20-meter right-of-way. Both residential areas have spine roads leading into the neighbourhood from major gateways and serve as pedestrian-focused key routes that will increase accessibility to the surrounding trail network. The network also encourages traffic calming through meandering roads to control vehicular speed and the provision of crosswalks to prioritize pedestrian safety.

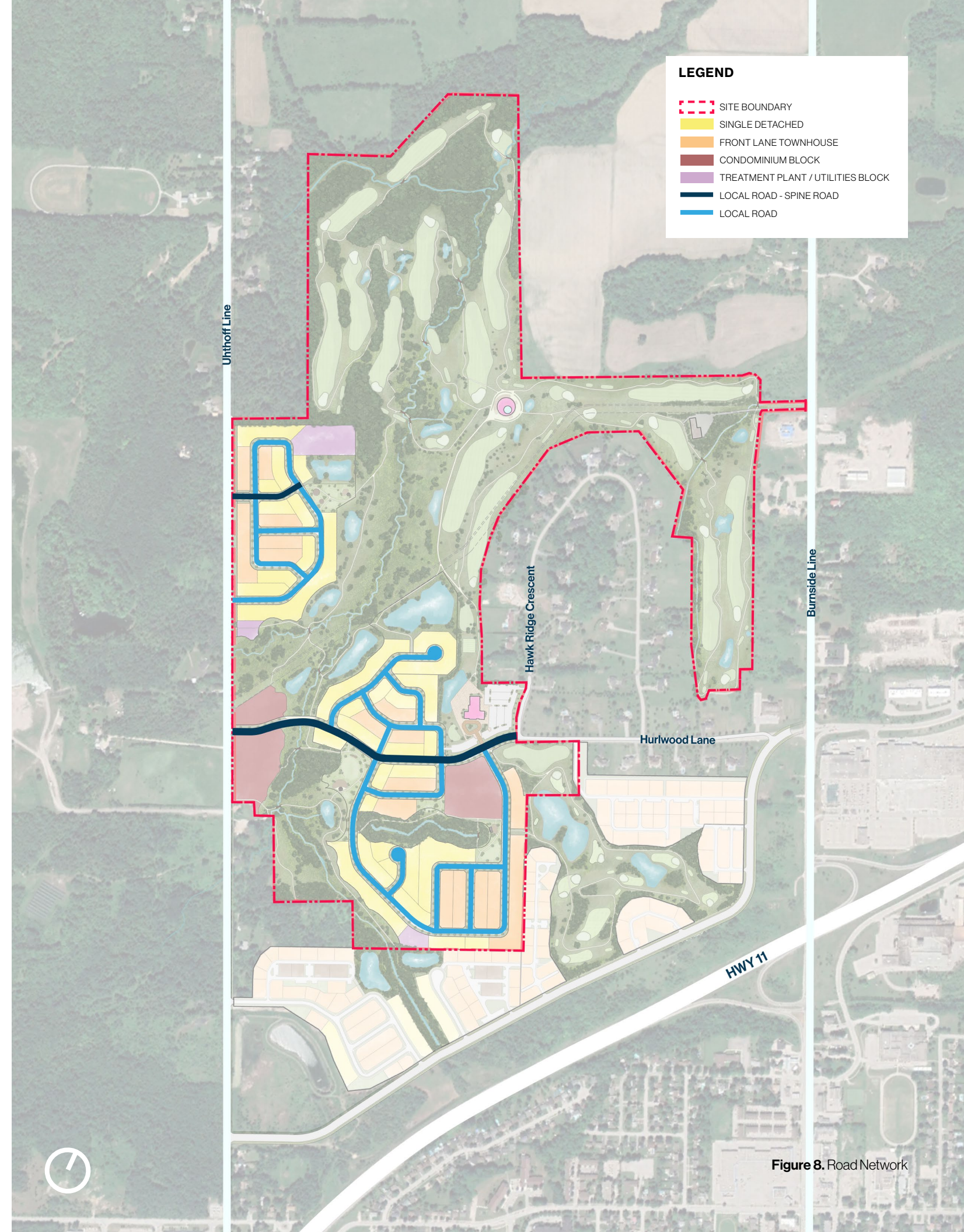


Figure 8. Road Network



### 3.1.1 Local Road Option 1

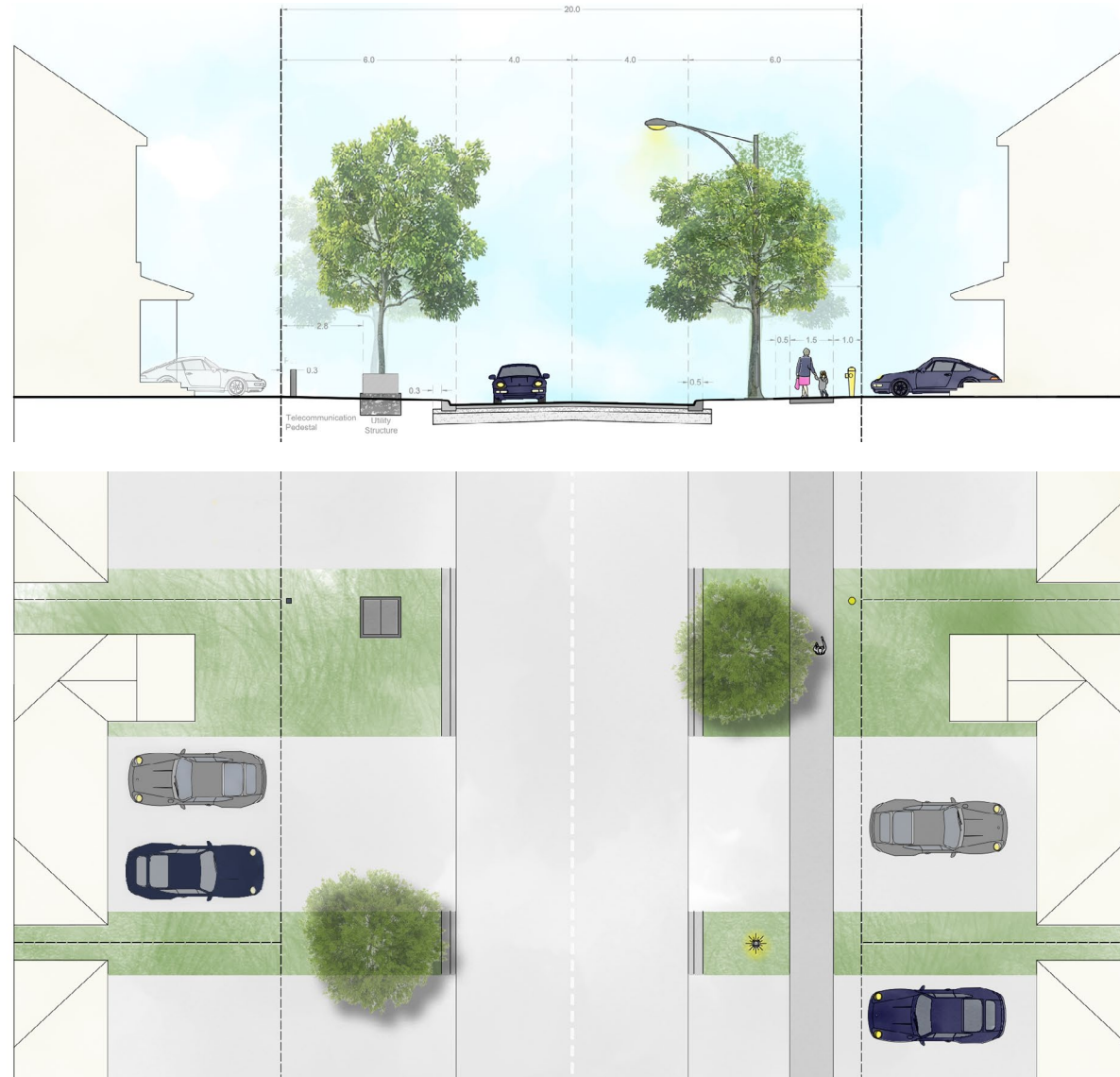


Figure 9. Local Road Option 1 Cross Section

This cross-section applies to all local roads apart from the spine roads designated in each neighbourhood. Based on municipal standards, the 20-meter right-of-way will include two 4-meter vehicular lanes, a 1.5-meter sidewalk on one side of the road, street lighting, and utility structures. In addition to municipal requirements, street trees are proposed along the local residential roads.

### 3.1.2 Local Road Option 2



Figure 10. Local Road Option 2 Cross Section

This cross section applies to the local roads leading into the North Enclave and South Village from the major gateways. Acting as a spine road, this option for a local road will have a 20-meter right of way and a 1.5-meter sidewalk on both sides of the street to improve pedestrian connectivity. It will include all other municipal requirements for a 20-meter ROW Local Residential Road with the addition of street trees.



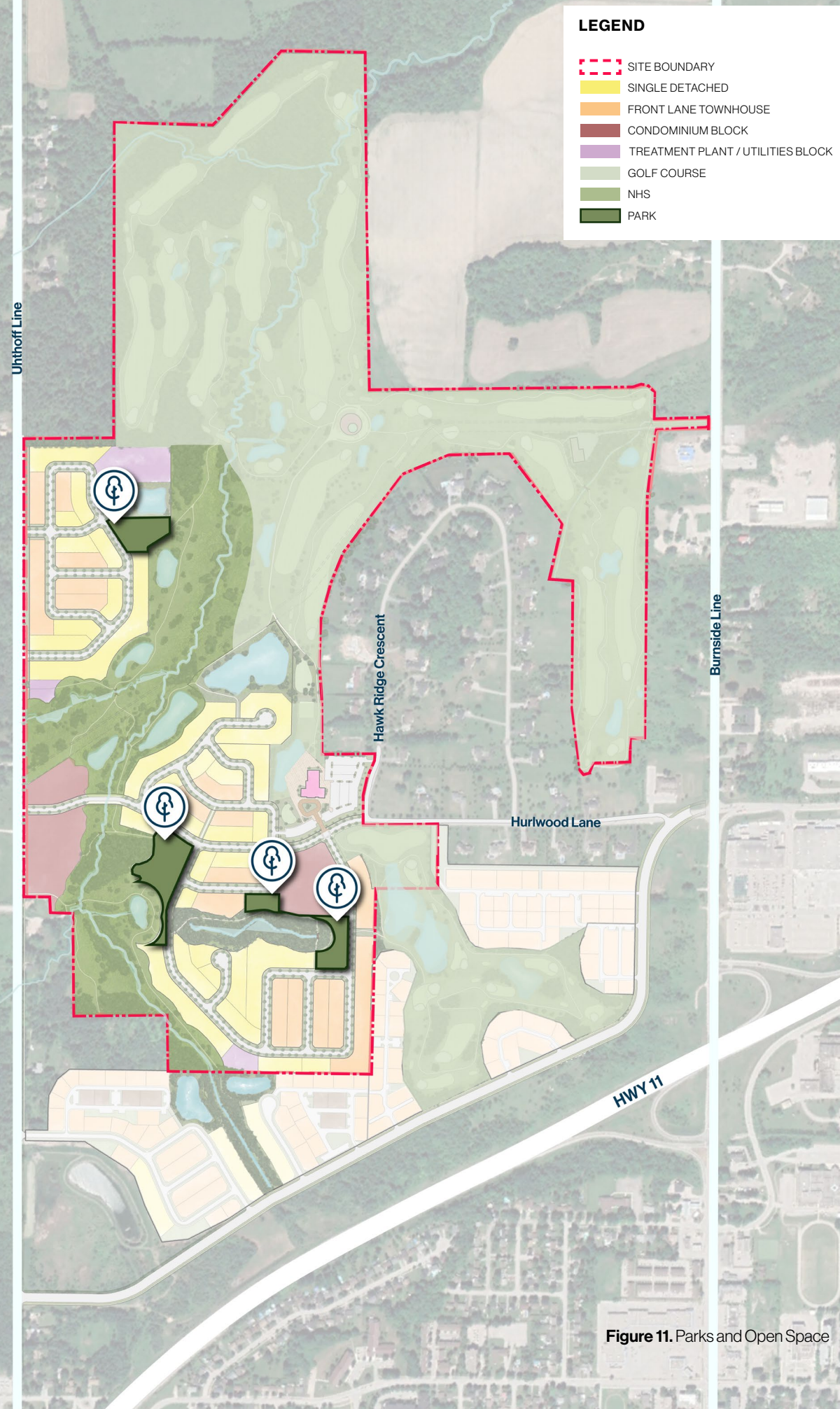


Figure 11. Parks and Open Space

## 3.2 Parks & Open Spaces

Through the protection of ecologically significant lands and interconnection of green spaces to surrounding natural features, the development enhances the open space system while maintaining the natural landscape that uniquely identifies the township of Severn. The site falls under the South of Division Road Secondary Plan area which is predominantly characterized by natural landscape. The parks and stormwater management ponds within the residential subdivision are situated in close proximity to the protected environmental areas to keep open space activities focused around low-lying basins and maximize the recreational potential within the development. The provision of scenic trails links these green spaces to the greater open space system and provide continuous pedestrian passage through existing trails across the Secondary Plan area. The parks and open spaces serve as destinations for pedestrians along trails while offering passive recreational activities for residents. Additionally, a 5-meter setback from Uthoff Line to the adjacent residential area serves as a buffer between the roadway and community. Altogether, the green infrastructure within the development assist with the creation of complete communities by supporting recreational needs and enhancing the well-being of residents.

While the existing golf course is currently limited to private access, its redevelopment into an 18-hole golf course will allow for the provision of trail connections to provide public access to natural heritage features previously reserved for private use. In addition to the re-naturalization of certain portions of the golf course and the Silver Creek corridor, the proposed trail network will improve accessibility to these areas and connect the community to the abundance of natural heritage inherent to the site.



## 3.2.1 Parks Visioning

To maximize the recreational potential of the development, the three parks within the community are strategically placed adjacent to ponds and stormwater management features and contribute to the establishment of a linked open space system through a network of scenic trails. The parks serve as physical and visual links to the natural landscape that is a defining characteristic of the greater Secondary Plan Area.



Figure 12. Parks Key Map



Figure 13. Park 1

### Park 1

Located adjacent to the existing environmental feature and proposed stormwater management pond, Park 1 links to the surrounding green spaces while providing opportunities for residents to enjoy passive recreational activities through connecting trails and green space.



Figure 14. Park 2

### Park 2

Park 2 is located along the spine road and serves as an entry vista from the east and west gateways into the south neighbourhood. While strengthening the sense of place within the community, Park 2 also links the neighbourhood to the greater open space network through trail connections and its proximity to the existing natural heritage system.

### Park 3

The park south of the Golf Villas and the parkette to its west, collectively referred to as Park 3, are connected by a trail and provide a green amenity space for the south residential neighbourhood. Located adjacent to the existing natural heritage feature, Park 3 also serves as a visual link to the greater open space network.



Figure 15. Park 3





With a neighbourhood park (Park 1) at the North Enclave, residents can enjoy passive recreational activities and open space connecting to the greater trail network and natural heritage. While encouraging an active and liveable community, this open space also connects the residents to the abundance of natural features surrounding the neighbourhood.

Figure 16. Park 1 Conceptual Rendering

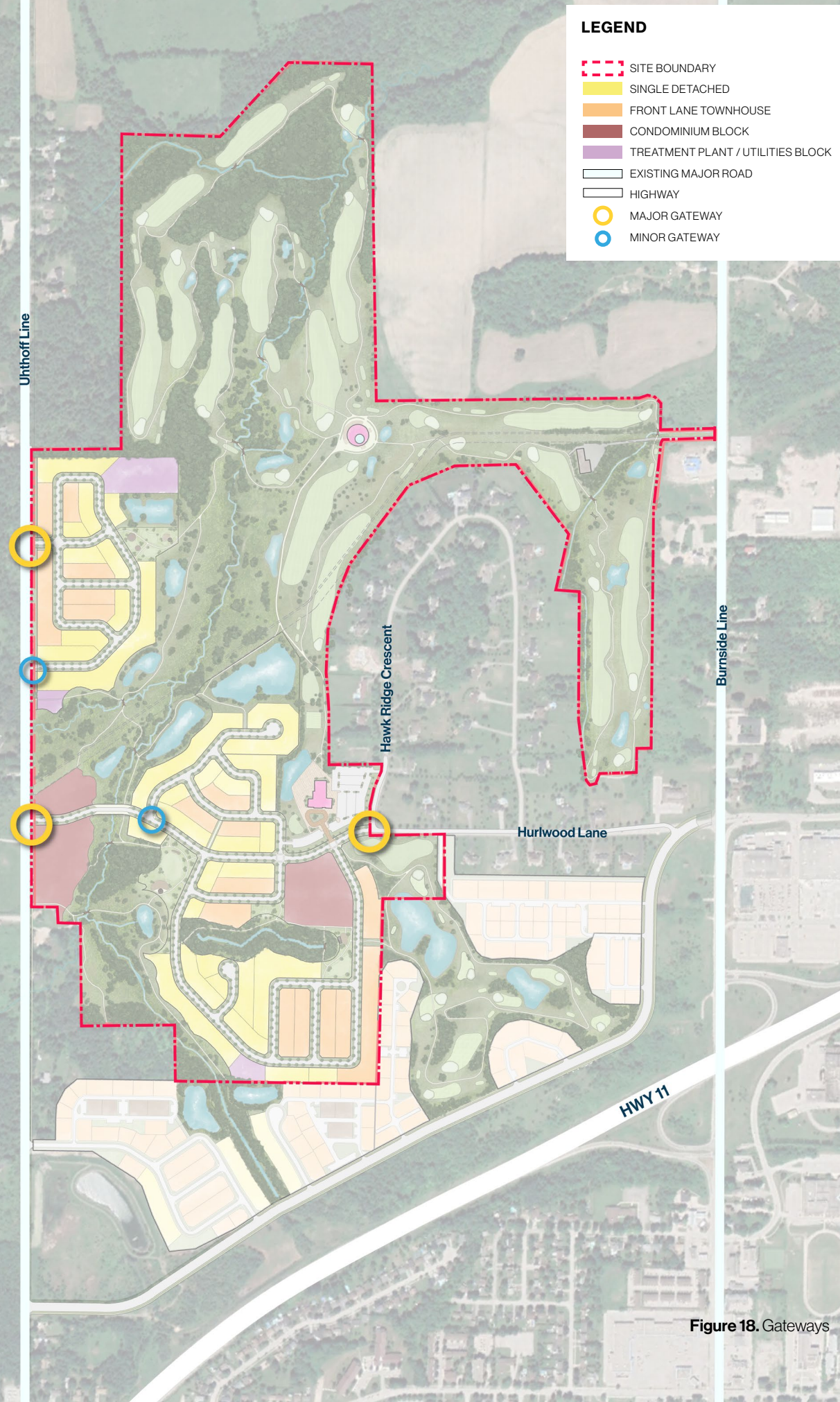




The neighbourhood park (Park 3) is located at the heart of the South Village as a green amenity space for the community. Through trail connections, the park also links the community to its adjacent natural heritage features and offers passive recreational activities for residents to enjoy.

Figure 17. Park 3 Conceptual Rendering





### 3.3 Gateways

The entry points into the development serve as gateways that are strategically located to provide a sense of arrival into the community. Areas where gateway features are located will have enhanced landscaping, decorative lighting, and signage treatments to welcome residents and visitors while contributing to the thematic character of the neighbourhood.

From Uthhoff Line, the adjacent collector road at the west of the property, both residential areas will have major gateways leading into the community. Another major gateway is placed along the spine road extending from Hurlwood Lane, providing a main entry point to the South Village from the east. The North Enclave will have secondary access through a minor gateway from Uthhoff Line.

Figure 18. Gateways





At the gateway from Hurlwood Lane, residents and visitors are offered a glimpse of what the Hawk Ridge Golf Community has to offer: a premier golfing experience and a residential community connected by and engulfed in the natural heritage surrounding the development.

Figure 19. Gateway Conceptual Rendering



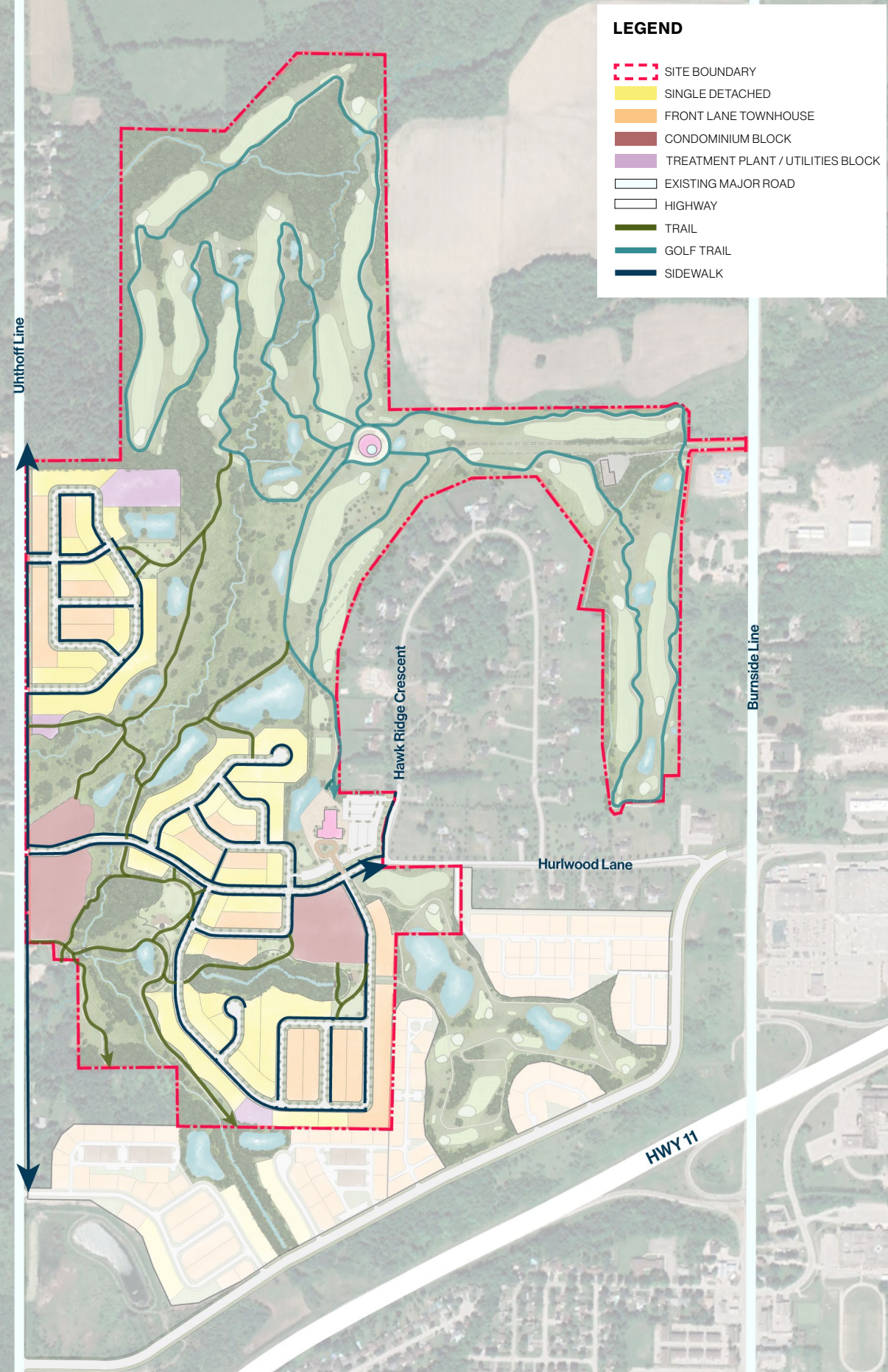


Figure 20. Active Transportation Network

### 3.4 Active Transportation

The development is designed with a network of sidewalks and trails that encourages active transportation throughout the neighbourhood and are oriented towards the vast area of existing environmental features. This network of pedestrian routes encourages safe and accessible paths for non-motorized use along the street and throughout the open space system. Serving as links to various uses in the community and external routes to surrounding areas, these features enhance connectivity both within and around the neighbourhood.





At the heart of the community is a corridor of natural heritage features that serves as a spine of green space connecting all parts of the development. Along with the preservation and re-naturalization of this corridor, the trail network is envisioned to provide connectivity and increase accessibility to the natural open space that is a key defining feature of the community and the greater Secondary Plan Area.

Figure 21. Trails and Open Space Conceptual Rendering





# 04

## BUILT FORM



## 4.1 Residential Built Form

Built form within the development will include low density residential housing consisting of single detached dwellings, traditional front access townhouses, and stacked townhouse dwellings. The neighbourhood will comprise of 2- to 4-storey buildings with lot sizes that provide ample private space in front, side, and rear yards. Offering a full range of housing options, the variety of built form product caters to residents of all ages and abilities. It also allows for a gradual transition in type and density through appropriate height, massing, character, architectural design, siting, setbacks, parking, and open space. To further evoke a sense of continuity, the design of new built form within the community will be characterized by architectural features that harmonize with surrounding neighbourhoods in the greater Secondary Plan Area and integrate with the existing natural heritage. With regard to surrounding communities, these features will also maintain a cohesive aesthetic with that of the adjacent Inch Farm and Area Three neighbourhoods. The golf course surrounds the estate lots adjacent to the site and acts as a buffer to provide ample separation between these properties and the proposed development. Overall, the use of materials and application of design elements shall contribute to a harmonious streetscape and respect the natural character of the landscape.

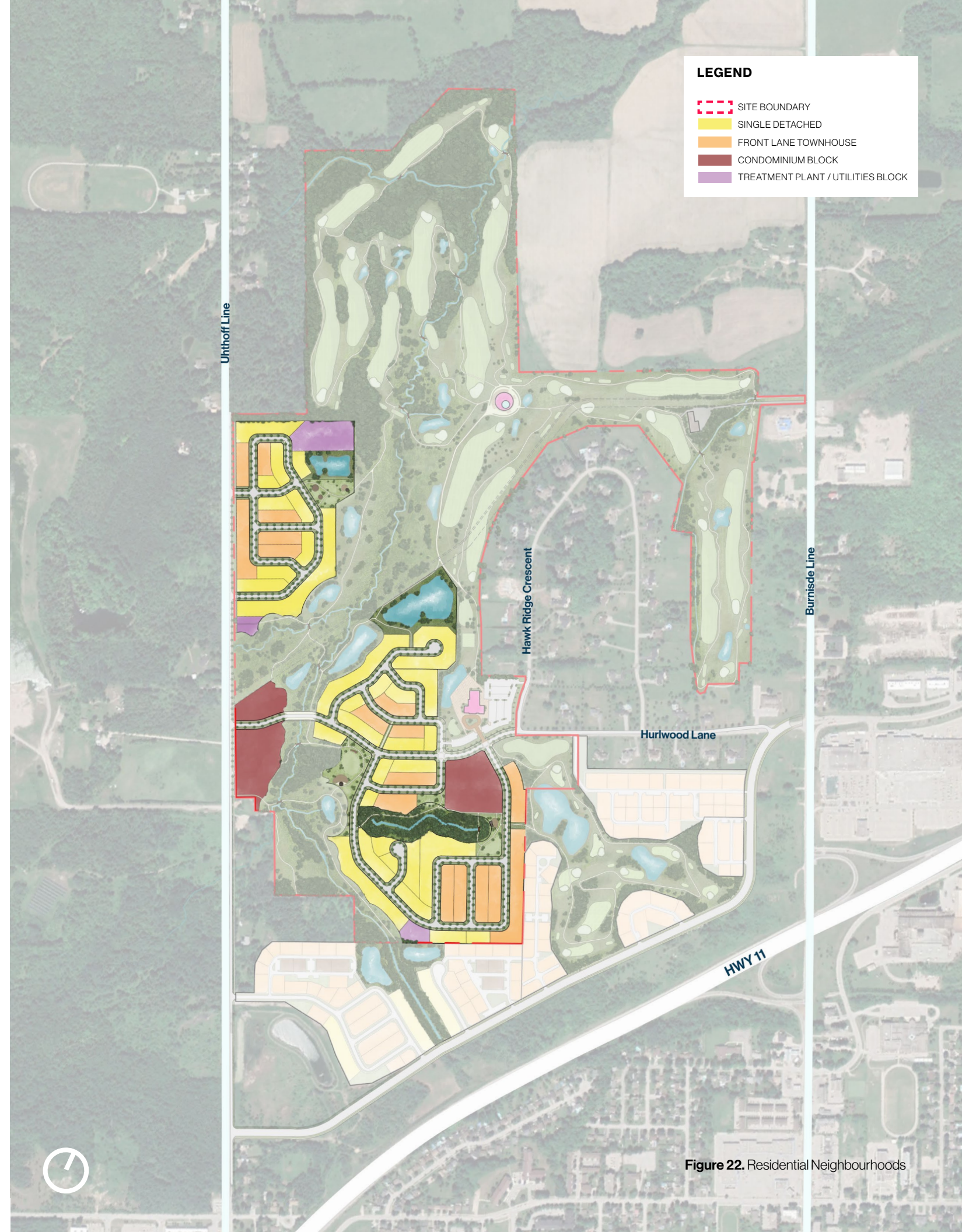


Figure 22. Residential Neighbourhoods



## 4.2 Single Detached Dwelling

The development consists primarily of single detached homes with street-accessed double-car garages. The dwellings will be characterized by a variety of elevations that provide visual interest while maintaining a harmonious streetscape through the use of appropriate façade detailing, materials, and colors that reflect a consistent architectural style. Both street-facing elevations of corner units shall be given the same level of architectural treatment.



Figure 23. Single Detached Dwelling



Figure 24. Single Detached Dwelling

## 4.3 Townhouse

The development features front lane townhouse products integrated within both residential areas. Maximizing land use, this townhouse product offers block sizes accommodating 3 to 8 units and contribute to a diverse and attractive streetscape. The townhouse units will feature 2 to 3-storey massing with elevations and architectural features that harmonize with the surrounding built environment.



Figure 25. Front Lane Townhouse



## 4.4 Stacked Townhouse

Clustered into condominium blocks on both ends of the spine road, the stacked townhouse units are strategically placed along the east and west gateways of the community. Contributing to a dynamic streetscape, these units will feature an architectural style consistent with the visual character of the neighbourhood.

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Figure 26. Stacked Townhouse





# 05

## COMMUNITY SAFETY



## 5.1 CPTED

With regard for the safety and security of all community members, the proposed development is designed to encourage the implementation of principles according to Crime Prevention Through Environmental Design (CPTED). CPTED is a multi-disciplinary approach that addresses both physical and social aspects of the built environment to reduce the incidence and fear of crime as well as improve the quality of life for residents in the neighbourhood.

The following principles may apply to the development:

**Territoriality** aims to nurture community ownership through the clear delineation between private, semi-public, and public spaces. An increased sense of community ownership is made possible in an environment where:

- various spaces can be used continually and for their intended purpose,
- spatial ownership is defined through pavement treatments, signage, landscaping, art, screening, and fences, and
- existing natural surveillance and natural access control strategies are reinforced.

**Natural surveillance** is aimed at creating sufficient opportunity for people engaged in their normal activities to observe the space around them, primarily for potential intruders. Areas can be more easily observed when:

- visibility is maximized through the design and placement of physical features (such as building orientation, windows, entrances and exits, parking lots, refuse and recycling containers, walkways, guard gates, landscaping, trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions),
- safety is promoted through the provision of minimum maintained lighting standards for nighttime illumination of parking lots, walkways, entrances, exits, and related areas, and
- the placement of persons or activities maximize surveillance possibilities.

**Access control** aims to decrease criminal accessibility by limiting the number of entry points to a property or building. Potential intrusion into a property can be discouraged or prevented through:

- the use of sidewalks, pavement, gates, lighting, way-finding signage, and landscaping leading to and from entrances and exits,
- the use of gates, fences, walls, landscaping and lighting to limit public access to or from unmonitored areas, and
- the use of locks, electronic access control systems, non-removable pin hinges, and other target hardening measures.

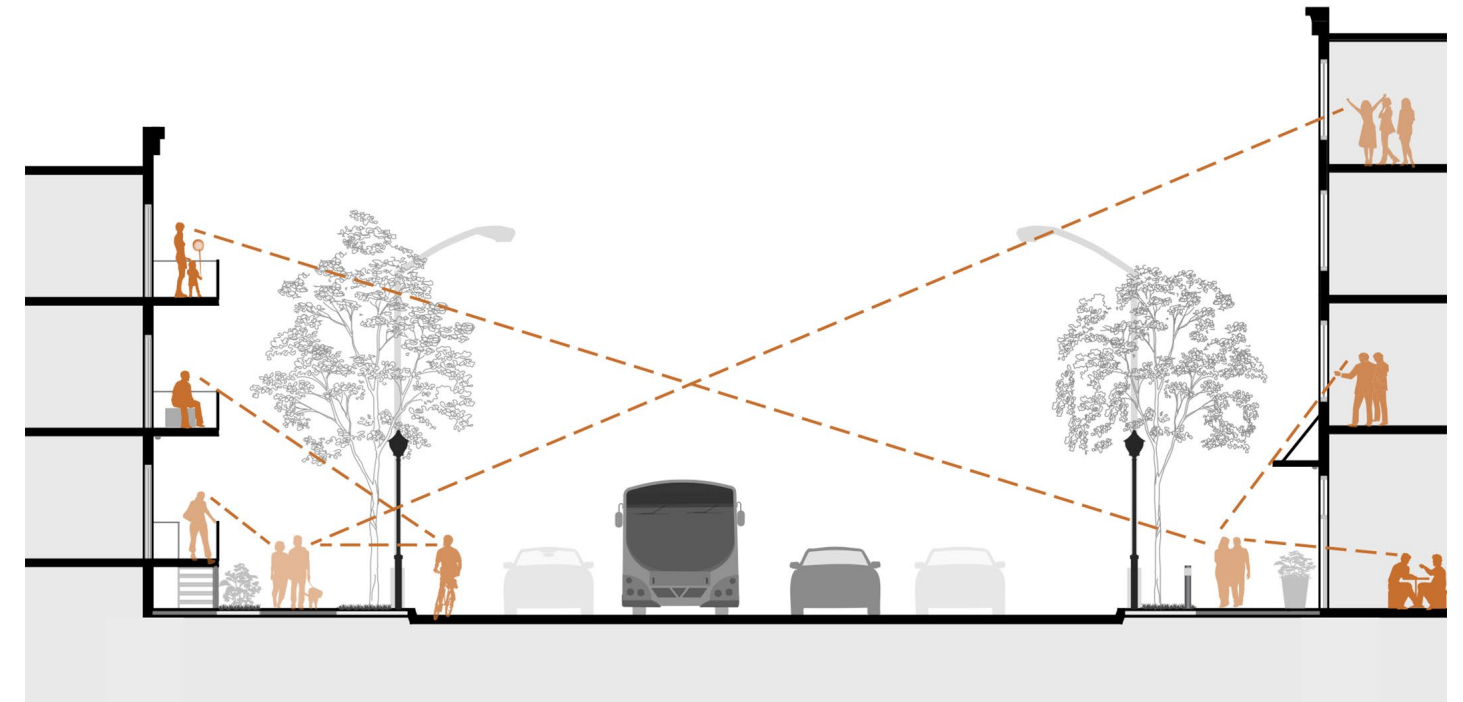


Figure 27. CPTED

**Activity support** involves the placement of activities where the individuals engaged can become part of the natural surveillance system. Activities can be placed such that:

- they discourage potential offenders through increased natural surveillance, the perception of safety for normal users, and the perception of risk for offenders and
- they are in safer locations with controlled access and away from the view of potential offenders.

**Property maintenance** contributes to territoriality by projecting ownership. As sites in disrepair provide a rationalization for activity by criminals, proper maintenance may be encouraged by:

- providing a standard of maintenance document that describes the proper maintenance of the Property, the fixtures, and the buildings,
- locating lighting in such a way that bulbs can be easily replaced, and
- maintaining landscape at prescribed standards so that the placement and growth of shrubs and vegetation do not interfere with sight lines or light sources.



# 06

## CONCLUSION

### 6.1 Conclusion

With the subject site being recognized as a priority area for the long-term residential growth of the Township of Severn, the proposed development envisions a golf-centred residential community to support the Township's anticipated growth and development.

The design rationale for the proposed development is outlined in this Urban Design Brief in support of the Draft Plan of Subdivision for 1151 Hurlwood Lane and is guided by applicable policy framework, such as those articulated in the County of Simcoe Official Plan (2023), the Council-adopted Township of Severn Official Plan (2022), and the Council-adopted South of Division Road Secondary Plan (2022). The merits of the proposal envisioned as the Hawk Ridge Golf Community supplement the Township's goals and objectives with regard to the development of the priority area, particularly through the introduction of new residential uses and a world-class golf experience connected by natural heritage.



**Submitted to:**  
Township of Severn  
Planning and Development  
1024 Hurlwood Lane  
Severn, ON  
L3V 0Y6

**Prepared by:**  
Urbantypology

Urbantypology Inc.  
Unit 10 - 163 Sterling Road  
Toronto, ON  
M6R 2B2

**Prepared by:**  
Jeff Mingay

Jeff Mingay  
Golf Course Architect  
832 Dovercourt Road  
Toronto, ON  
M6H 2X3

**Prepared by:**

**BIGLIERI GROUP** 

The Biglieri Group  
2472 Kingston Road  
Scarborough, ON  
M1N 1V3

**Prepared for:**



LIV Communities  
1005 Skyview Drive #301  
Burlington, ON  
L7P 5B1