



Urban Design Guidelines

2080 Whitfield Road, Township of Scugog
May, 2025

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1 INTRODUCTION

A decorative graphic consisting of seven dark blue squares arranged in a stepped pattern to the right of the word 'INTRODUCTION'. The squares are arranged in three rows: the bottom row has three squares, the middle row has two squares, and the top row has one square.

1.1. INTENT

The Biglieri Group has been retained by Honey Heights Development Ltd. ("Fourteen Estates") to prepare the Urban Design Guidelines for a residential development for the lands located at 2080 Whitfield Road ("Subject Site") in the Port Perry Urban Area in the Township of Scugog. The Subject Site is located on the south side of Whitfield Road, east of Simcoe Street.

The Subject Site is approximately 19.8 hectares in size divided into two parcels by Indian Way. The lands are currently vacant with the east parcel previously used for agricultural purposes.

This Urban Design Guidelines builds upon the Planning Rationale Report and demonstrates how the proposed development meets design guidelines and principles set out by the Township of Scugog. The goal of this report is to ensure that the proposed development fosters high quality and sustainable urban design.

1.2. DOCUMENT STRUCTURE

This document is organized into three sections:

- Section 1 - The Policy Context and Site Analysis (Policies, location and community context);
- Section 2 - Vision and Design Principles;
- Section 3 - The Design Concept that is responsive to the policy context and site analysis

2

POLICY CONTEXT & SITE ANALYSIS



2.1. Study Area Description

2.1.1 Site Location

The Subject Site is located on the south side of Whitfield Road and is approximately 19.8 hectares in size and is municipally known as 2080 Whitfield Road in Port Perry. The site is legally described as:

Part of Lot 21 & 22, Concession 8, former Township of Reach, Parts 2-6, Plan 40R-22323, save and except for Part 1, Plan 40R-23363

The Subject Site is comprised of Two parcels are divided by Indian Way. The lands are currently vacant with the east parcel previously used for agricultural purposes.

The Subject Site topography slopes down from a high point of 272.21 metres above sea level (ASL) on the southeast portion of the east parcel to 262.2 metres ASL approximately midway along the Whitfield Road frontage of the west parcel.

Examination of the Subject Site larger context reveals the factors that will influence the proposed residential building and shape the proposed built form:

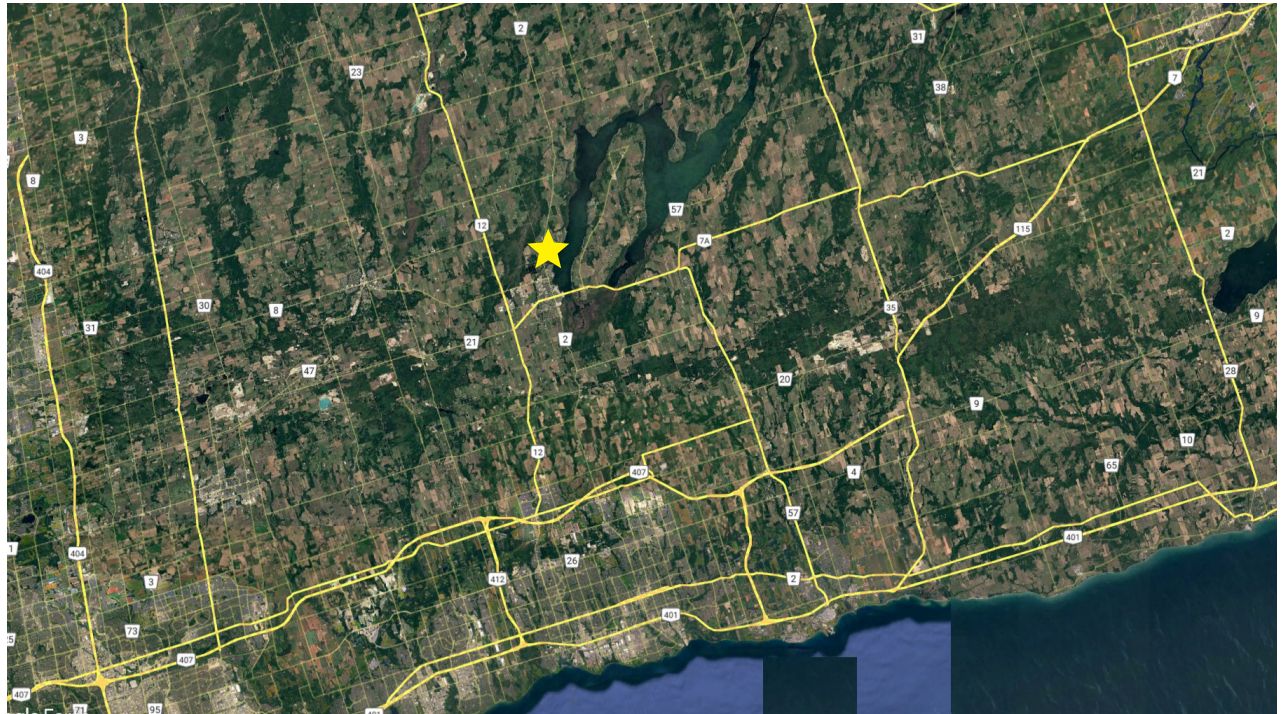


Figure 1. Site Location

2.1.2 Site Context

The Subject Site is located on the south side of Whitfield Road and is bisected by Indian Way dividing the site into two parcels. The Subject Site is rectangular in shape and is surrounded by a agricultural uses to the north and west and single-detached rural estate housing to the south and east. A detailed summary of the uses surrounding the Subject Site is included below:



Figure 2. Site Context

North: Aerial



NORTH

North of Whitfield Road are agricultural uses.

SOUTH

South of the Subject Site are Single-detached estate dwellings.

EAST

East of the Subject Site are Single-detached estate dwellings.

WEST

West of the Subject Site are Agricultural Lands cultivated with cash crops.

North: Streetview



East: Aerial



East: Streetview



South: Aerial



South: Streetview



West: Aerial



West: Streetview



Figure 3. Surrounding Context: North and South
(Google Earth)

Figure 4. Surrounding Context: East and West
(Google Earth)

2.2. Study Area Inventory

2.2.1 Public Service Facilities

The Subject Site is within proximity of numerous public service facilities, such as schools, hospitals, and parks. Many of these facilities would be easily accessible to future residents of the proposed development. A breakdown of the public service facilities available to the Subject Site is detailed below:

Education:

- RH Cornish Public School is situated approximately 5.6 kilometres away from the Subject Site.
- Port Perry High School is approximately 5.4 kilometres from the Subject Site.

Health and Wellness:

- Lakeridge Health Hospital is 5.2 kilometres southwest of the Subject Site.

Parks and Recreation:

- The Site is 5.4 kilometres northeast from Joe Fowler Memorial Park and Palmer Park along Lake Scugog.

Community Services:

- Township of Scugog Fire Station is approximately 5.4 kilometres away from the Subject Site.
- The Site is also 5.6 kilometres northeast from Service Ontario at 72 Water Street, Port Perry.

2.2.4 Transportation Network

Road Network

The Subject Site fronts onto Whitfield Road, a local road in the Township. Whitfield Road intersects with Simcoe Street, a Type A Arterial Road in the Township's transportation network. Simcoe Street is approximately 580 metres west of the Subject Site and provides regional connectivity and extends to major highways, offering access to key destinations within the area. Indian Way, which bisects the Subject Site, is an oversized Local Road with a right-of-way width of 23.0 metres. The right-of-way reduces to 20.0 metres south of the Subject Site where it terminates at Clyde Court.

Public Transportation Network

Durham Region Transit operates Route 905C through Port Perry that connects south to the Whitby GO Train Station and West to Uxbridge. The closest stop to the Subject Site is approximately 4 kilometres away at Reach Street and Simcoe Street. Route 905C operates seven days a week with 90-minute frequencies.

Active Transportation Network

Simcoe Street is identified on the Durham Regional Cycling Plan (2021) with proposed Buffered Paved Shoulder on the Primary Cycling Network. There are no sidewalks or paved shoulders on Whitfield Road adjacent to the Subject Site

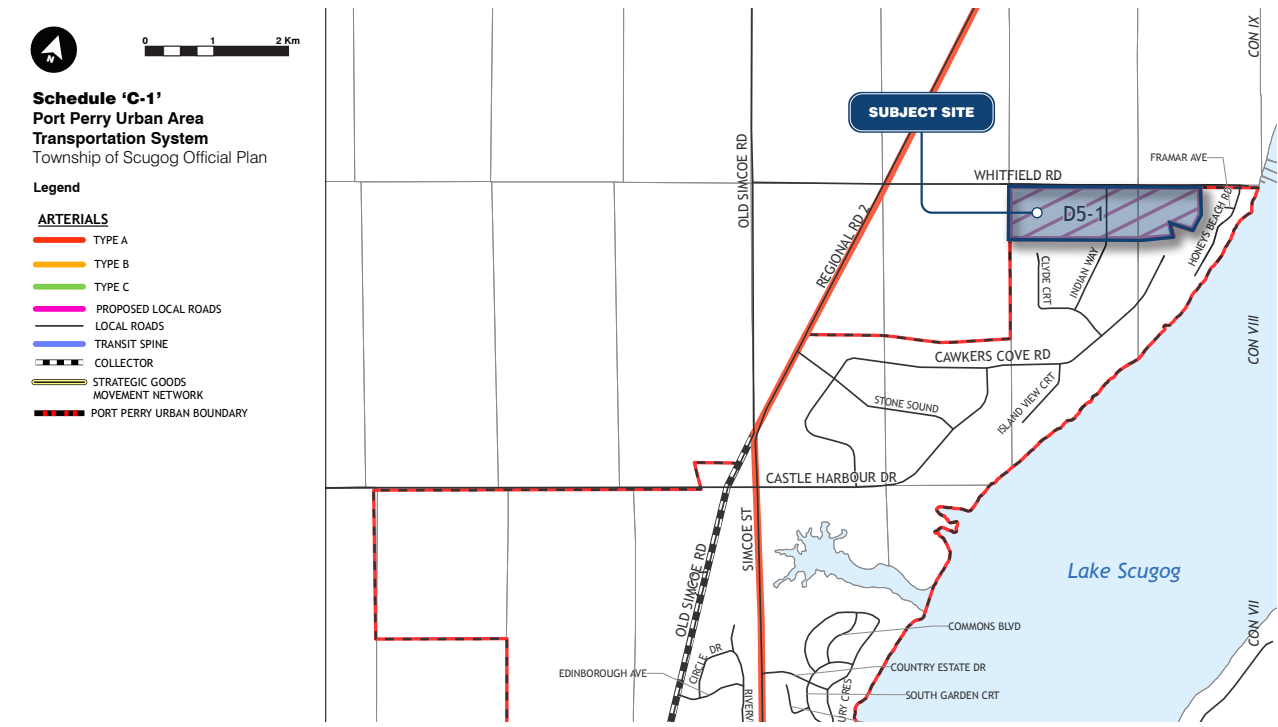


Figure 5. Scugog Official Plan: Schedule C-1 Transportation System

2.3. Planning Policy Enforcement

This Urban Design Guideline provides an overview of the in-effect planning policy framework that guides development in the Township of Scugog and Port Perry. This includes provincial, regional and municipal policy documents, as well as accompanying design guidelines. This section highlights applicable policies and discusses how the proposed development responds to each applicable policy section.

This section will detail how the proposed development engages with policies from the following documents:

- Provincial Planning Statement (2024);
- The Durham Regional Official Plan (September 2024 Consolidation);
- The Township of Scugog Official Plan (2017); and
- The Township of Scugog Zoning By-Law 14-14.

2.3.1 Provincial Planning Statement (2024) (“PPS”)

Policy	Response
2.1.6. Planning authorities should support the achievement of complete communities by: (a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; (b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and (c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.	2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating intensification of underutilized commercial sites, promoting densities with efficiently use resources, and requiring transit-supporting development in proximity to transit corridors. The proposed residential development is consistent with the PPS’s housing and land use policies. The proposed residential development will: • Provide estate residential dwellings that will add to the range of housing options; and • Minimize land consumption and climate change impacts.

2.3.2. The Durham Regional Official Plan, Envision Durham (2024)

Policy	Response
The new Durham Regional Official Plan ('ROP') was approved by the Minister of Municipal Affairs and Housing on September 3, 2024, which was the culmination of work completed through Envision Durham, the Municipal Comprehensive Review (MCR) process. The Subject Site is designated as Community Area (Figure 9) on Map 1 - Regional Structure-Urban & Rural Systems.	The proposed development will contribute to increasing the Region's housing supply; by adding 26 residential lots on a currently underutilized site within the Region's Urban Area.
It is the policy of the Council to: 3.1.4 Support opportunities to increase the supply of housing in Urban Areas to reflect market demand through intensification, considering the adequacy of municipal services and the physical potential of the housing stock. 3.1.10 Support the creation of new residential units on vacant or underdeveloped lands through infilling in Urban Areas. Community Areas are intended to offer a complete living environment for Durham's Residents. It is the policy of the Council to: 5.4.2 Plan Community Areas for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses such as commercial, retail (including major retail), personal service uses, home businesses, recreational uses, public service facilities, institutional uses and office uses, provided such uses are appropriately located and compatible with their surroundings.	



Map ‘1’
Regional Structure
Urban & Regional Structure
Durham Official Plan

Legend

Urban System

- Urban Area Boundary
- 2051 Urban Expansion Areas
- Rural Regional Centres
- Community Areas
- Employment Areas
- Delineated Built Boundary
- Former Hamlet Areas

Greenlands System

- Major Open Space Areas
- Waterfront Areas
- Oak Ridges Moraine
- Greenbelt Boundary (excluding Urban River Valleys)

Rural System

- Hamlets
- Country Residential Subdivision
- Rural Employment Areas
- Shoreline Residential
- Prime Agricultural Areas

Infrastructure

- Municipal Service

Special Areas

- Special Study Areas
- Specific Policy Areas



Figure 6. Durham Official Plan: Map 1. Regional Structure

2.3.3. The Township of Scugog Official Plan (2017)

Policy

The Township of Scugog Official Plan (“OP”) provides direction for growth and development in the Township of Scugog. Its goals, objectives and policies are intended to guide the decisions of public authorities and private interests in order to maintain the Township as a liveable and attractive community.

The OP establishes key directions on which the Plan is based including:

- Growth Management;
- Natural Heritage and Resource Management;
- Agriculture;
- Housing;
- Culture;
- Infrastructure;
- Economic Development; and
- Sustainability.

On December 2, 2024, the Region of Durham removed Deferral D5-1 and ultimately approved the Subject Site being designated Greenfield Area within the Port Perry Urban Area and a Residential and Open Space in the Official Plan.

Section 3.18 contains policies relating to Urban Design Guidelines. These guidelines are intended to apply to the entire Port Perry Urban Area in which the Subject Site is located. The following policies pertaining to Urban Design are relevant to the Subject Site:

- Street trees shall be provided in all designations and shall be aligned parallel to the street and spaced at regular intervals. Tree species should be indigenous to the Township of Scugog and capable of growing to an appropriate height for the location;
- New street lighting in all designations should be dark sky compliant;
- The use of sustainable design methods responding to such issues as climate change, energy conservation, ecological integrity and bio-diversity, water conservation and waste reduction will be encouraged;
- Energy efficient design and orientation which maximizes the use of alternative or renewable energy such as solar and wind energy and the mitigating effects of vegetation will be encouraged wherever possible;
- Natural features will be a consideration in the establishment of urban design. Watercourses, valleylands, significant trees, woodlots, wetlands and other ecological features and functions will be protected. Healthy established trees will be incorporated into new development. Development plans shall provide enough space to protect the trees and their roots during construction;
- Cultural heritage features will provide context for new development and should be protected and enhanced where possible;
- New development will be compatible with and complementary to existing buildings with respect to historic architecture and design, siting, height, and scale;
- All new development and redevelopment shall be accessible to persons of all ages and physical abilities in accordance with legislative standards;

Response

The Proposed Development will include a variety of elements which pertain to the Urban Design Policies of section 3.18. Given the nature of the proposal, most of these guidelines will be demonstrated during detailed design.

However, the proposed development will seek to include indigenous species of street trees. Proposed buildings may include sustainable design methods to address climate change. Buildings will be designed and oriented to capitalize on sun and wind. Natural features on the Subject Site will be preserved and building development will not encroach within any vegetative protection zones.

Proposed new buildings on the Subject Site will follow existing legislative standards for accessibility for persons of all ages and physical ability.

Section 4.1.6 contains Urban Design Guidelines Policies for residential developments in the Port Perry Urban Area. These guidelines aim to ensure new development in the area reflect the unique and well defined historic character of the community and the culture of a small town. The following policies are relevant to the Subject Site:

Residential neighbourhoods shall be developed in accordance with the following urban design principles:

- Grid streets shall be utilized wherever possible, providing multiple use for walking, cycling and motor vehicle use. Streets will be designed as high quality urban environments which encourage social interaction and provide routes and connections to neighbourhood facilities.
- Historical buildings will be rehabilitated in accordance with the architectural style of the building;
- Architectural control may be imposed for large scale residential development. Architectural design guidelines will be prepared to ensure that there is a variety of housing types and styles and avoid replication of similar housing designs;
- Lots that have high public exposure, such as corner lots or lots located adjacent to active public open space, should also have significant architectural elements. The building design on these lots shall have enhanced architectural treatments on public facing façades;
- Houses will be designed to have a consistent setback to provide human scale to the street. House designs should be encouraged to incorporate features such as prominent entrances and porches to give a social element to the streetscape and to allow for views along the street;
- Entry features such as porches and porticos and/or other architectural elements shall be incorporated into the front elevation of the dwelling to reduce the visual dominance of front-facing garages;
- Driveways should be no wider than the garages they serve;
- Street furniture elements such as lighting, signage, parking meters, cycle parking facilities, newspaper boxes, utilities, and garbage facilities shall be designed and placed within a consistent and integrated system of form, pattern, shape, colour, and texture to avoid clutter and facilitate readability;
- The Zoning By-law may limit the amount of parking permitted in the front yard to preserve the residential and open space appearance of the lot;
- Street lighting in residential neighbourhoods should be minimal and dark sky compliant. The height of street lights should be limited to reflect a pedestrian scale; and,
- Development along Arterial roads will be designed to provide a high quality urban environment with views of housing, street trees and landscape elements. Reverse lotting and acoustical fencing is generally not permitted.

- Detailed Urban Design or Architectural Control Guidelines are typically required for large scale developments, while a scoped Urban Design Brief may be required for small scale developments. The need for and scope of the document will be determined by the Township during a pre-consultation meeting with the applicant. The main purpose of the Design Guidelines or Design Brief is to illustrate the proposed design vision for a new development project in the Township of Scugog and describe how it will be integrated with its surroundings. The document shall demonstrate in a written and graphic manner how the development proposal meets the urban design principles set out in the Township's Secondary Plan. These documents will be used by Township Staff to evaluate the various elements of the development applications to encourage high quality, well-designed and attractive projects.

Guidelines and Briefs will typically consist of the following components:

- Location and description of the subject property, including a study of the local built form context;
- How the design relates to its site and greater surrounding area context;
- Proposed design vision for the new development including a description of built form and related design principles;
- A plan that identifies main structuring elements of the development, connections with surrounding uses, views in and out of the site, cultural and/or natural heritage features, lot and block patterns, priority lot locations, such as: gateway lots, corner lots, view terminus lots, lots requiring enhanced rear or flanking façade treatment;
- Treatment of the public realm, including vehicular and pedestrian circulation, linkages to open space system an relationship with built form in the private realm;
- Streetscape / landscape / open space / stormwater management design criteria;

- Sustainability and CPTED measures;
- Heritage preservation initiatives;
- Architectural character and image;
- Relationship to the existing street character;
- Treatment of priority lot buildings;
- Building siting, massing and articulation criteria;
- Model repetition and variety of façade treatments within the streetscape;
- Principles for design of building elevations, entrances,
- porches, roofs, windows and doors;
- Treatment of garages and driveways;
- Building materials and colours;
- Placement of utilities and servicing elements;
- Signage and lighting;
- Fences and garden walls visible to the public realm;
- Sustainable Design initiatives; and,
- Implementation and approval process clearly identifying the roles of the Control Architect, the Township and the developer and the builder.

Response

As illustrated in this document, the Proposed Development is using the existing road network and layout. No historical buildings exist on the Subject Site.

Houses will be situated on the site with consistent setbacks where appropriate. However, several buildings will have increased frontyard setbacks as a result of the Minimum Distance Separation (MDS) from the existing livestock facility situated north of the Subject Site. The front elevations of the buildings will be designed to address the street and the visual dominance of front-facing garages will be minimized.

This Urban Design Guideline document contains information regarding the existing context of the Subject Site and illustrates how the design relates to the surrounding context. Built form information has been provided as have artist renderings (figure 11) which illustrate the potential architectural character and treatment of the proposed buildings. Open space, natural features and stormwater management facilities have been identified on the Subject Site (figure 9).



Schedule 'A-1'
Port Perry Urban Area
Land Use
Township of Scugog Official Plan

- Legend**
- RESIDENTIAL
 - HAZARD LANDS
 - OPEN SPACE
 - FLOODLINE
 - PORT PERRY URBAN AREA BOUNDARY

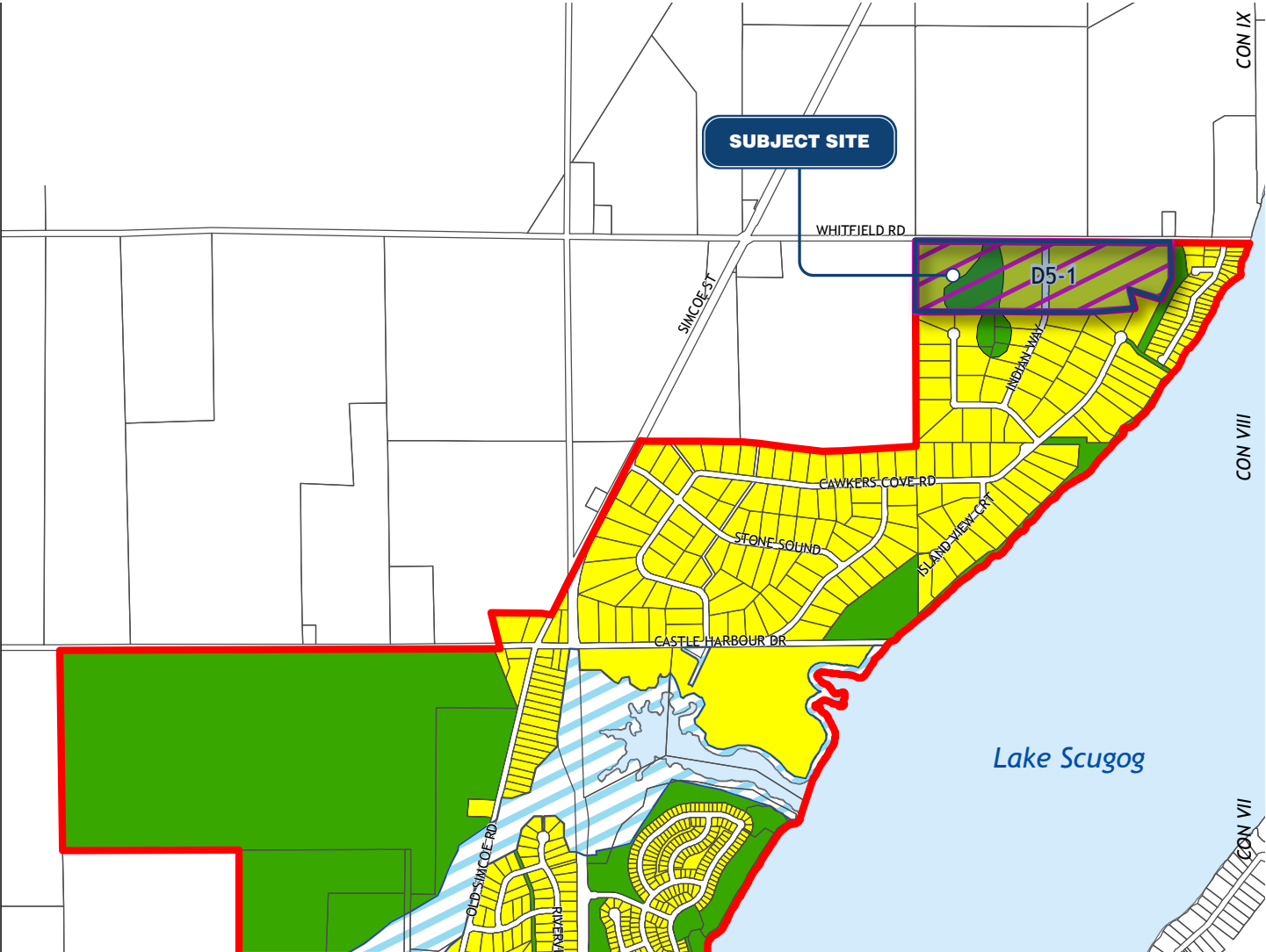


Figure 7. Scugog Official Plan: Schedule A-1 Land Use

2.3.6. Township of Scugog Zoning By-Law (14-14)

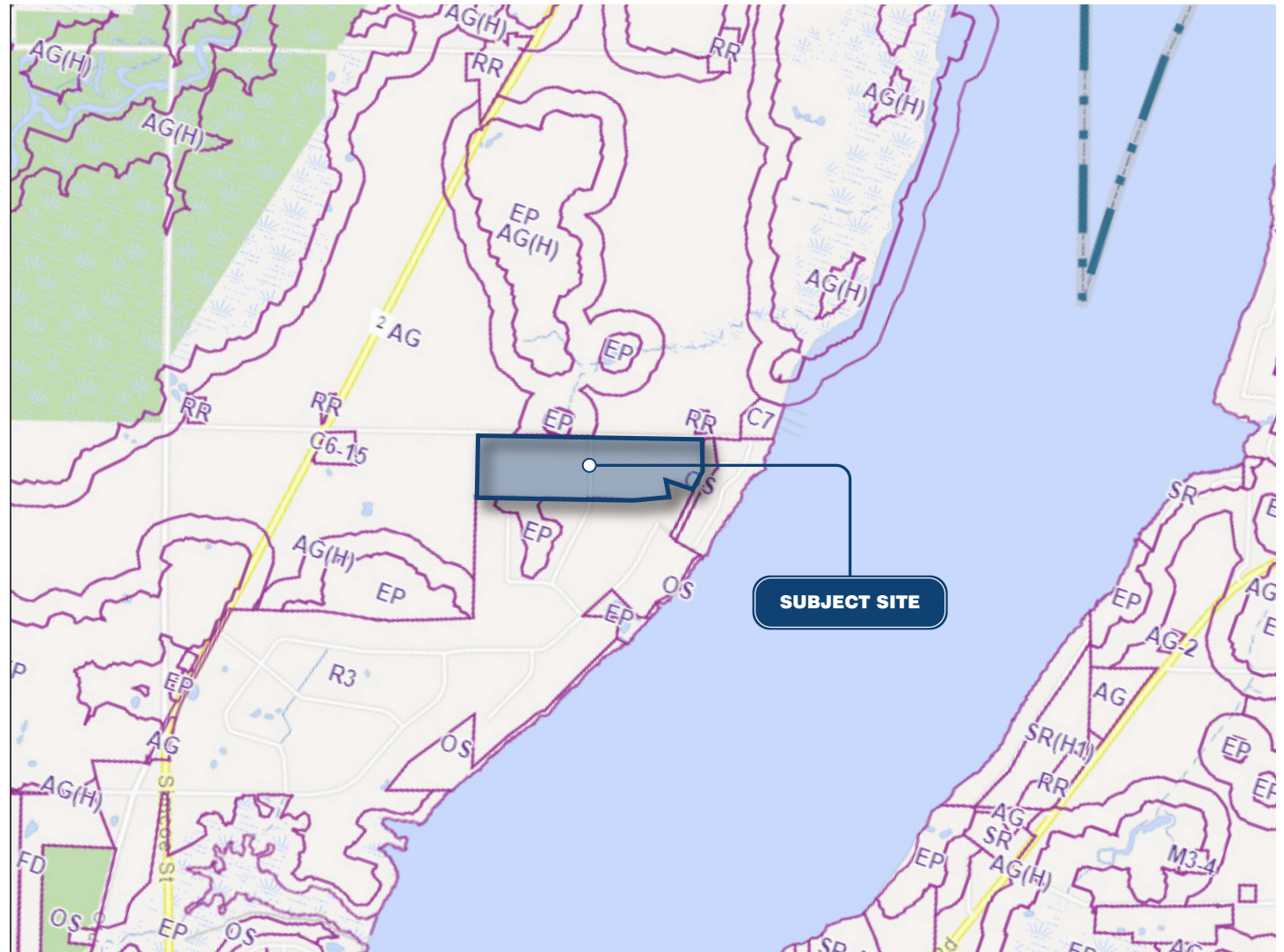
Policy

The Subject Site is currently zoned Agricultural (AG) zone in Township of Scugog Zoning By-law 14-14. The permitted uses of the Agricultural (AG) zone include:

- Agricultural Uses;
- Dwelling:
 - Converted;
 - Single detached;
 - Dwelling unit;
 - Secondary dwelling unit;
- Group Home;
- Home industry;
- Home Occupation;
- Outside Storage (only permitted where ancillary to a permitted non-residential use);
- Private Home Daycare;
- Public Park and Public Utility;

Response

A Zoning By-law Amendment ("ZBA") is required in order to implement the proposed development. The draft Zoning By-law Amendment is included in Appendix 2 of the Planning Rationale Report..



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3 THE PROPOSAL



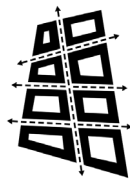
3.1. DESIGN PRINCIPLES

The urban design vision for the proposed development is to create an innovative and sustainable building and landscape design. Contemporary building solutions will combine with traditional and contemporary architectural styles to maintain the character and image of the community while contributing to a more sustainable future.

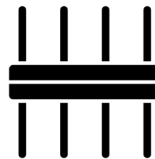
The following guidelines provide an outline of design initiatives specific to informing the proposal and conceptual design of development for the subject site. The supporting urban design principles have been summarized and outlined below for the subject site proposal.

The urban design goals and vision will help promote and preserve the existing established community character through the use of complementary building designs strategies. The guiding design principle is to draw on the balance between existing and new, low- and medium-density dwellings.

The detailed design principles are analyzed as per the following:



SITE DESIGN



CIRCULATION & ACCESS



ARCHITECTURAL STYLE

3.2. Site Design

The proposed development consists of a 26-lot subdivision, comprised of residential lots with a minimum size of 0.48 hectares (1.19 acres) and a minimum frontage of 36.5 metres (120 feet).

Each lot is intended to be serviced by individual private well water and septic systems. Each lot will be occupied by 2-storey single-detached and bungalow estate residential dwellings.

The proposed development includes a stormwater management pond (Block 27) and a drainage block (Block 28) to facilitate water flow. These measures are designed to ensure the development integrates well with the local environment and minimizes any potential flooding risks. (Figure 9).

Just east of the Subject Site, separating it from the existing single-family homes fronting onto Honey's Beach is an Open Space. The topography of this Open Space slopes down considerably towards these existing single-family homes. An existing Natural Feature is present at the centre of the western parcel surrounding Block 28.

LEGEND

-  Subject Site
-  Existing Barn
-  Minimum Distance Separation (MDS)
-  Potential House Location (outside of MDS)
-  Open Space
-  Natural Feature
-  Existing Drainage Clock
-  Stormwater Management Facility

3.3. Circulation & Access

The proposed development relies on existing roads for circulation, access and connection to the surrounding area. Whitfield Road and Indian Way are existing Local Roads (Figure 5). Lots 1 to 7 and 16 to 26 will be accessed from Whitfield Road while Lots 8 to 15 will be accessed from Indian Way. Driveway locations within each parcel will be developed in future stage of the design process.

LEGEND

-  Subject Site
-  Existing Local Roads
-  Potential Driveway Entrances

3.4. Architectural Style

The proposed single-detached and bungalow estate dwellings will be designed using contemporary building and architectural methods and materials. The proposed architectural style and materials will be compatible with the surrounding context and be reflective of estate dwellings within the community.

Primary entrances will address the street and appropriate building setbacks will be incorporated. Buildings will not be situated within the Minimum Distance Separation (MDS) of the existing livestock facility situated north of the Subject Site. As a result of the MDS some buildings will have generous frontyard setbacks. Driveway access will be clearly defined along the street edge.



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FIGURE 11: ARTISTS RENDERING

CONCLUSION

The proposed development conforms with the Township's Urban Design Guidelines and reinforces the commitment to create a sustainable community in township of Scugog. Additional attention and enhancements will be made to ensure Architectural excellence is incorporated into the design of each house. Consideration of building location will be made to ensure no building is placed within the Minimum Distance Separation (MDS) from the existing barn north of the Subject Site. The established community character will be expanded and enhanced through complementary building designs strategies.

