



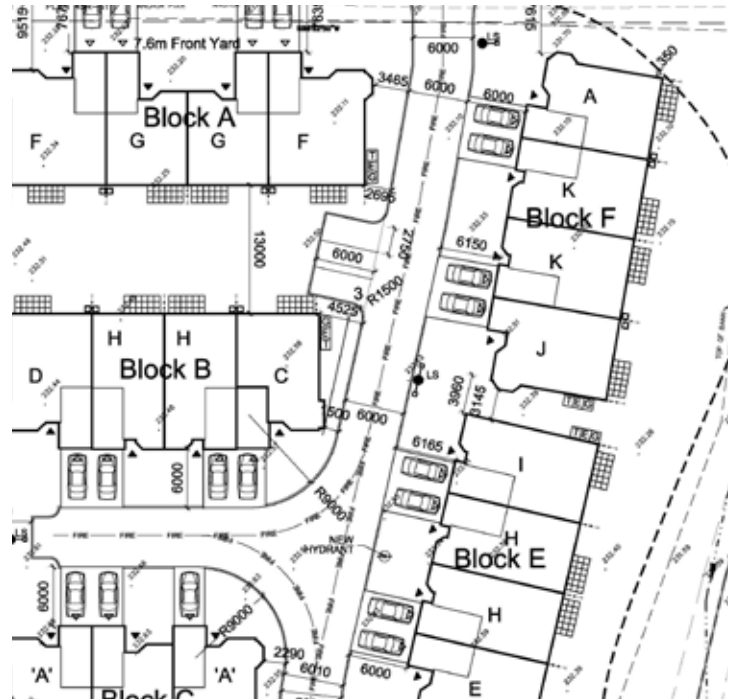
LAKEFIELD HOMES

LOCATION: SMITH-ENNISMORE-LAKEFIELD, ON
 CLIENT: SAFE HARBOUR DEVELOPMENTS INC.
 TYPE: RESIDENTIAL COMMUNITY PLANNING
 DATE: 2009 TO PRESENT
 ARCHITECT: MICHAEL SPAZIANI ARCHITECTS INC.

This vacant property is located in the heart of a residential area in the Village of Lakefield. MHBC coordinated the submission of applications for Zoning By-law Amendment, Site Plan Approval, Draft Plan of Condominium and Part Lot Control. The proposal is to develop the property for 24 medium density residential townhouses and a seniors' retirement residence development with 92 retirement suites.

The proposed development provides for a mix of housing types and an increase in density in a predominately low density residential area. The seniors' retirement residence uses a step-back design to establish a smooth transition in building height resulting in a high level of land use compatibility with the adjacent low density residential uses.

Natural vegetation plantings and buffers have been provided along the limits of the regional floodlines to preserve and protect the existing watercourse to the east. These buffers also contribute for the provision of screening from the adjacent residential uses to the east and south.



MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 WWW.MHBCPLAN.COM

