



# Western Annex Lands

## 141 Peter Street

### Urban Design Brief

Second Submission

CAIVAN

prepared by  
**NAK**   
design strategies

February 2023



Figure 1 Stewart Park, Perth, Ontario

---

PREPARED FOR

**CAIVAN**

CAIVAN (PERTH GC) LIMITED

3713 Borrisokane Road  
Nepean, Ontario K2J 4J4  
t | 613.518.1864

CAIVAN.COM

PREPARED BY

**NAK** ■  
design strategies

NAK DESIGN STRATEGIES

250 Besserer Street, Suite 100  
Ottawa, Ontario K1N 6B3  
t | 613.237.2345

NAKDESIGNSTRATEGIES.COM

# Contents

---

Scope & Intent	1
Perth Context	2
Site Context	4
Site Analysis	6
Vision & Design Principles	8
Community Structure	10
The Community Plan	12
Built Form Design	14
Street Hierarchy	20
Active Mobility	26
Parks	28
Open Space Features	32
The Clubhouse	34
Conclusions	37



Figure 2 Code's Mill, Perth, Ontario



Figure 3 Overhead View of Perth, Ontario (John McQuarrie, Perth: Spirit of Place)

## Scope & Intent

The purpose of this Urban Design Brief (UDB) is to provide inspiration and a description of the design for the development of a portion of the Western Annex Lands. The vision and design presented in this document reflect the objectives from the Town of Perth's Official Plan, the Town of Perth Municipal Transportation Master Plan, the Infrastructure Master Plan, and the Town of Perth, Township of Drummond/North Elmsley, Township of Lanark Highlands, and Tay Valley Township Recreation Master Plan.

This UDB will discuss and illustrate the following aspects:

- **Perth Context**
- **Site Context**
- **Site Analysis**
- **Vision & Design Principles**
- **Community Structure**
- **The Community Plan**
- **Built Form Design**
- **Street Hierarchy**
- **Active Mobility**
- **Parks**
- **Open Space Features**
- **The Clubhouse**
- **Conclusions**

The text and images presented in the design sections of this UDB are conceptual; their purpose is to provide a representation of the vision and appearance of the Western Annex Lands.

# 2.0

## Perth Context

The Town of Perth is located on the Tay River in Eastern Ontario, 83 kilometres southwest of Ottawa, as shown in **Figure 5**. Established in 1816 as a military settlement, Perth became home to many Scottish and Irish settlers, and was named for the town and river in Scotland.

**Perth has a rich history and distinct small town Canadian atmosphere, with a significant collection of historic limestone buildings and a focus on maintaining its heritage character.** The expanding post-secondary presence created by Algonquin College’s Perth Campus, the well-maintained, historic downtown, and growing tourism economy, attract visitors and residents from Kingston to Ottawa, via Highway 15 and Highway 7.

The Town’s population is expected to expand from 6,469 (Statistics Canada Census, 2021) to 8,085 persons by the year 2038 (2017/2018 Comprehensive Review) due to Perth’s proximity to the Ottawa and Kingston markets, anticipating a possible draw for retirees. There is also potential to attract commuters to the Ottawa area due to the quality of life and character that Perth offers.

The New Residential Area, within which a portion of the Western Annex Lands are located, is the result of a consolidated effort by the Town to generate sustained population growth that supports the historic core area. The intended land use pattern will be predominantly residential and will also seek to retain and support redevelopment of existing land uses, particularly the Perth Golf Course (Official Plan, 2019).



Figure 4 Historic Downtown Perth (John McQuarrie, Perth: Spirit of Place)

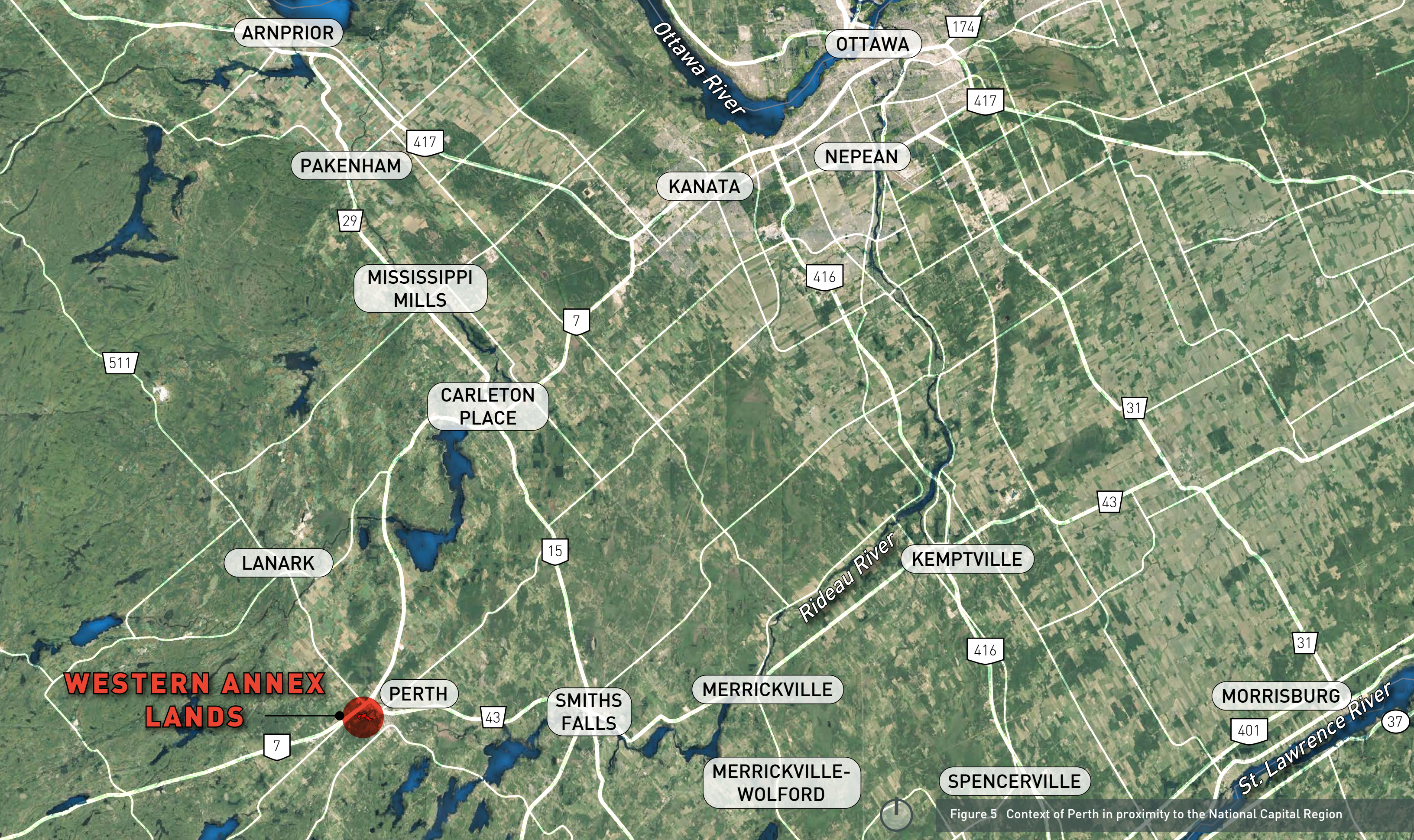


Figure 5 Context of Perth in proximity to the National Capital Region

# 3.0

## Site Context

The Western Annex Lands are located west of the Tay River, along the western limits of the Town of Perth, as shown in **Figure 11**. Its entrance is approximately 800 metres, or a 10-minute walk, from Gore Street and Perth's historic downtown - a vibrant mixed use area bordered by historic homes and waterways, forming a key component of the Town's unique character.

**“Perth has been long recognized, both provincially and nationally, as a heritage community that values its built heritage resources and cultural heritage landscapes as key contributors to the community's sense of place. Its architectural elements, designed landscapes, and natural heritage features combine visual appeal with practical function”** (Official Plan, section 6.4.1).

Many of Perth's early settlers were stone masons of Scottish descent who left the artifacts of their expert work in the many stone buildings lining the downtown core. The Town contains some of the oldest brick houses in Canada, 200 years worth of building styles, and several important historic sites, all from which inspiration can be drawn when envisioning the new golf course community.

The Tay River runs north of the Western Annex Lands, splitting into two main channels as it flows through the downtown, recombining before it leaves Perth and continues to the Rideau River. Its picturesque views and proximity to town present opportunities to further develop the river corridor as a greenbelt area providing for active/passive recreation (Official Plan, section 9.12.5.4), and directly connecting this trail system to the proposed golf course community. The Rideau Trail, which runs from Ottawa to Kingston, follows the route of the historic Rideau Canal, right through the heart of Perth, with opportunities for additional trail connections to the site.





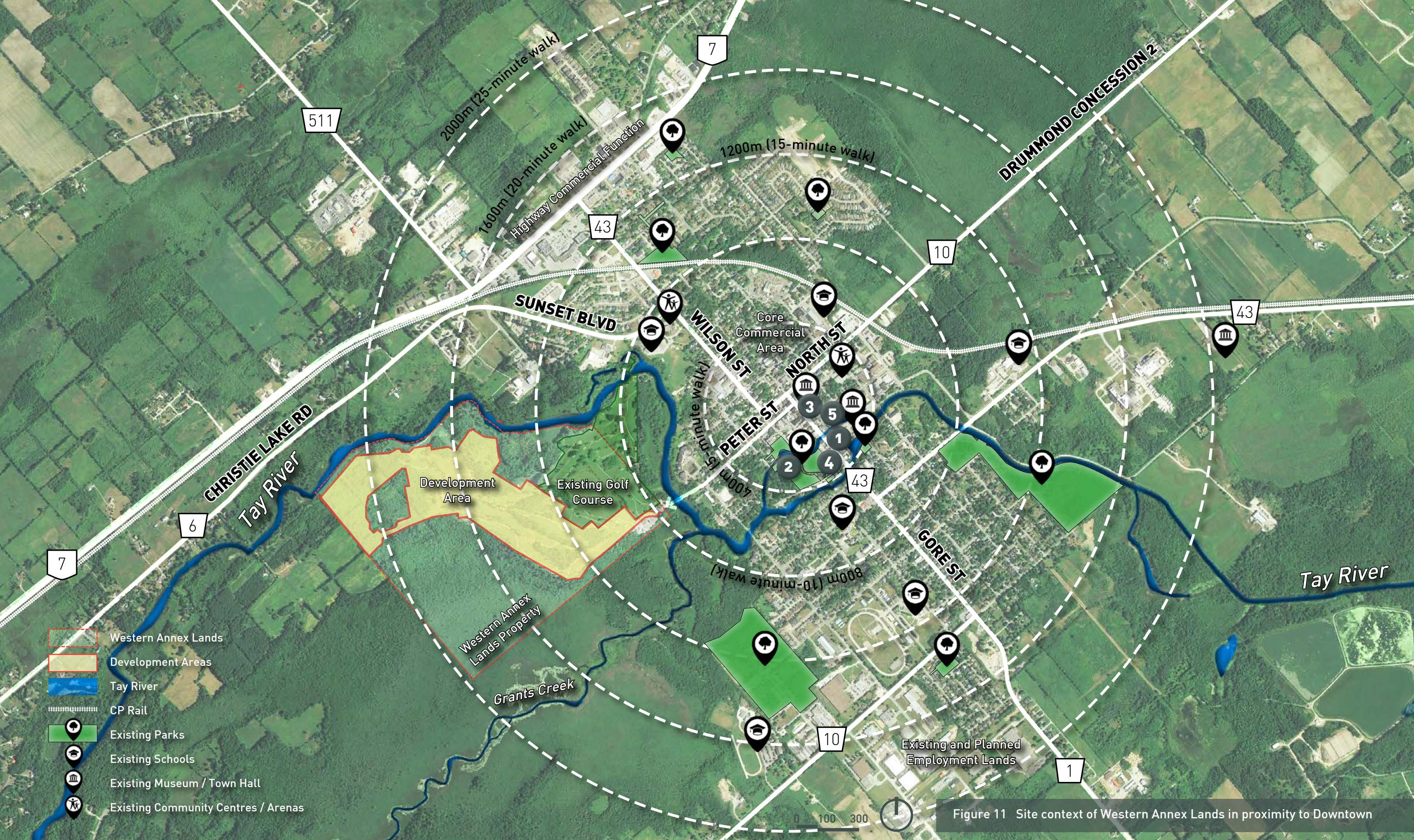


Figure 11 Site context of Western Annex Lands in proximity to Downtown

# 4.0

## Site Analysis

**The Perth Golf Course, located at 141 Peter Street, first opened in 1890.**

It is currently a private golf course providing an 18-hole layout with practice facilities, a clubhouse, and other smaller accessory buildings.

Within the Town of Perth Official Plan, the Western Annex Lands are designated Parks and Open Space, Residential Area, and Future Development Area. The Golf Course Lands are located within the Urban Settlement Boundary. The property is surrounded by natural areas, woodlands, wetlands, and the Tay River, as shown in **Figure 17**.

The Western Annex Lands property is a total of 122 hectares (300 acres) in size. The lands not designated as natural features are made up of a distinct development area, dictated by the floodplain constraints, with a total net development area of 41.36 hectares (102.20 acres). A parcel preserving the front 9-holes of the golf course, is tucked into the crook of the Tay River, at the development's northeastern edge. Golf holes #3, #8, and #9 have been identified as the original holes and the historical aspect of these holes will be considered in the development and course redesign.

Currently, the access to the golf course is via a two-lane bridge where Peter Street crosses the Tay River. This bridge also carries the municipal drinking and wastewater services for the golf course. An additional bridge will be built beside the existing Peter Street crossing which will provide access to historic downtown Perth and Highway 7 via Wilson Street.

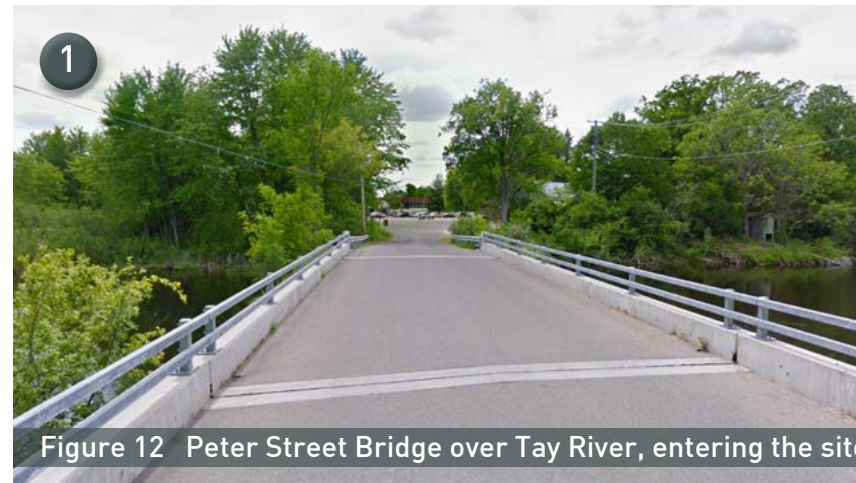


Figure 12 Peter Street Bridge over Tay River, entering the site



Figure 13 View of Tay River from Peter Street Bridge



Figure 14 Aerial view of the Perth Golf Course 6th green



Figure 15 View from Perth Golf Course



Figure 16 View from Perth Golf Course

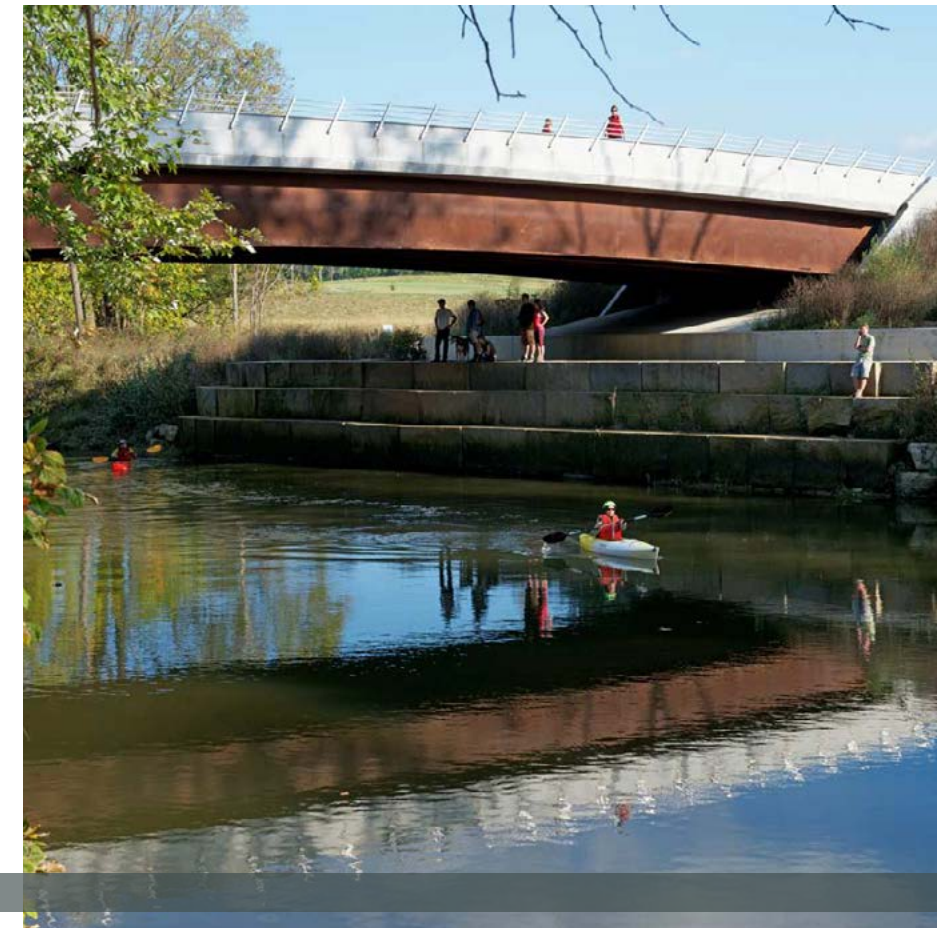


Figure 17 Western Annex Lands Development Site Analysis

# 5.0

## Vision & Design Principles

**Caivan's Western Annex Lands Community will be a livable and healthy community, inspired by the Town's rich heritage character and providing a diversity of attractive housing options. Pedestrian connections to established trail networks and the downtown core will be integrated with the natural heritage features of the Tay River corridor.**



## Community Design Inspired by Perth's Heritage Attributes

Reflect Perth's valued heritage resources through integration into the community design features and elements, conservation of natural features, and incorporation of signage and educational opportunities.



## Protection and Enhancement of Existing Natural Features

Protect, maintain, and enhance the Tay River corridor, environmentally significant wetland, and surrounding natural heritage features, incorporating views and visual connections into the community.



## Integrated and Connected Open Space and Trail Network

Provide an integrated system of trails and open spaces for all ages and abilities that encourages all-season use, and connects the community to natural features, the preserved golf course, the existing trail system, and the historic downtown.



## Attractive and Respectful Built Form Diversity

Encourage a high standard of design that provides an inspiring reflection of the heritage character of Perth, contributing to sense of place, pride of ownership, and housing choice to meet current and future community needs.



# 6.0

## Community Structure

The structuring elements for the Western Annex Lands development will serve as the main building components for delineating the residential blocks, establishing the street and open space network, and providing strategic integration with the adjoining retained golf course and adjacent natural areas.

The development area is designed with a modified grid pattern, connected by both collector and local streets. Walkway blocks are incorporated to create pedestrian connections throughout the community, towards the downtown, and into the surrounding natural areas, encouraging integration with nature, as demonstrated in **Figure 20**.



Figure 19 Community adjacent to natural area



Figure 18 Community adjacent to golf course

### LEGEND

- Development Lands
- Tay River
- Parks
- Stormwater Ponds
- Retained Golf Course
- Natural Areas
- Collector Streets
- Active Mobility (Conceptual)
- River Crossing
- Clubhouse

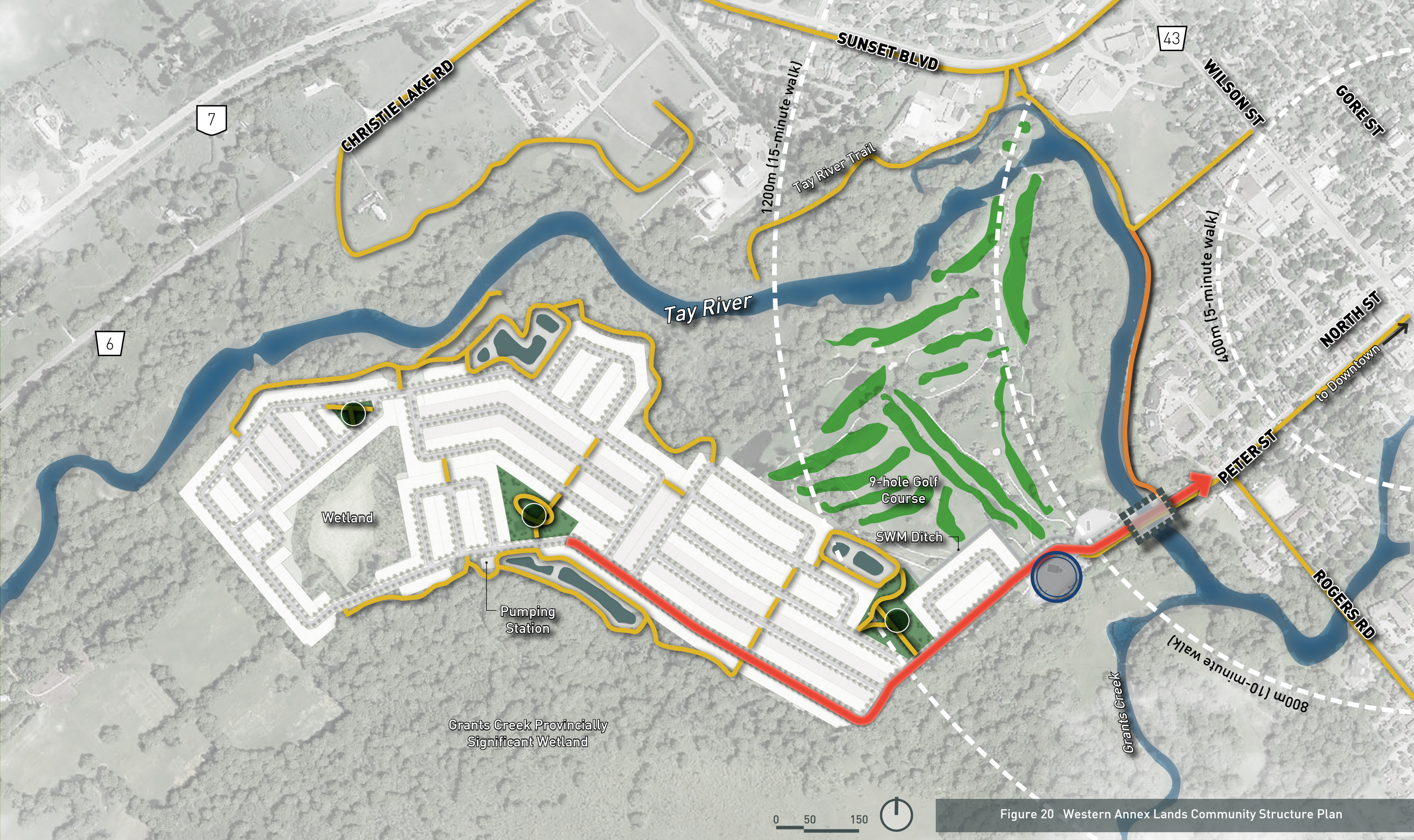


Figure 20 Western Annex Lands Community Structure Plan

# 7.0

## The Community Plan

The Western Annex Lands will be a new community, supporting the downtown core, as well as other existing and planned functions of the Town. This development will offer viewshed opportunities along the Peter Street bridge and throughout the community.

The plan consists of:

- Residential dwellings, including a mix of single detached and townhouses;
- A definable entrance at the community gateway;
- Walkway / vista blocks that create view corridors and provide additional opportunities for active transportation connections;
- Three (3) neighbourhood parks; and
- Three (3) stormwater management ponds and buffers abutting the wetlands and natural areas, complementing the open space system.

Conveniently located within proximity to Perth's historic downtown and surrounded by various forms of open space, the Western Annex Lands will be embedded with active mobility and recreational opportunities, enabling a network of community connections. Park spaces will be located within the development area to ensure all residents have access to an open space within 400 metres or a 5-minute walk, and stormwater management (SWM) ponds with pedestrian trail connections will be strategically placed at low points adjacent to the natural areas, as illustrated in **Figure 21**.

Overall, the Western Annex Lands development will not only provide high quality built form and extensive integration with the surrounding natural heritage features and trail network, but it will support and revitalize the downtown core.

### LEGEND

-  Proposed Single Detached Home
-  Proposed Townhomes
-  Parks
-  Stormwater Ponds
-  Retained Golf Course
-  Natural Areas





Figure 21 Western Annex Lands Community Master Plan

# 8.0

## Built Form Design

The built form within the Western Annex Lands will demonstrate Caivan’s unique architectural character and style, yet reflect similar typologies found within the Town of Perth.

### 8.1 OpenPlan™ Design

Select units within the Western Annex Lands will feature Caivan’s OpenPlan™ design, as exemplified in **Figure 22**. The OpenPlan™ design offers the following benefits:

- Streetscapes that appear less garage and car-dominated.
- Additional on-street parking frontage between driveways.
- Maximized windows on front and rear façades for greater natural light.
- Finished basements as a standard in all units, leading to more usable square footage.

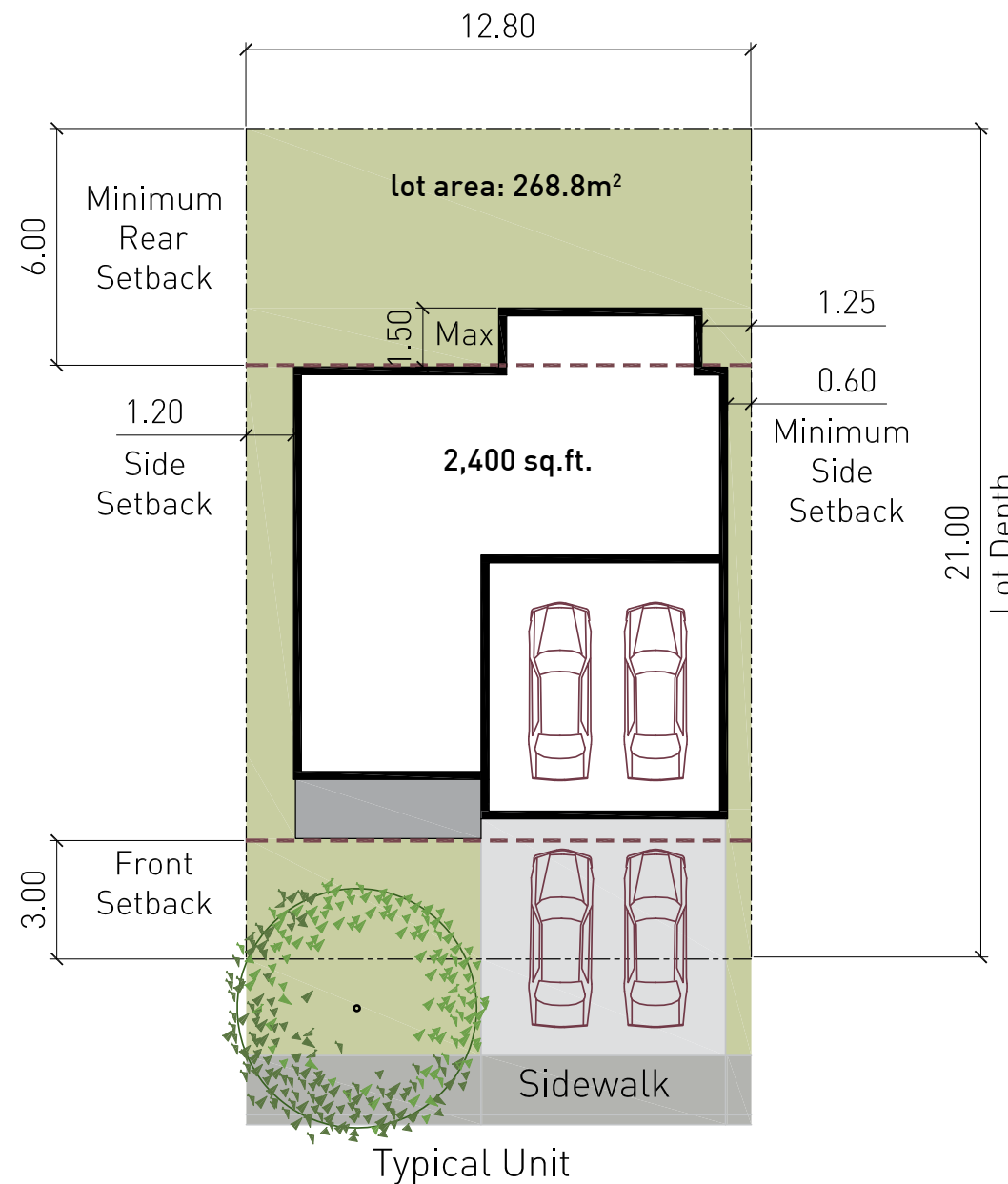


Figure 22 Caivan’s OpenPlan™ Lot Example

### 8.2 Built Form Typologies

The community will consist of a mix of single detached homes and townhomes, with a density of 39 units per hectare (uph), exclusive of roads, vistas, parks, and non-developable areas, demonstrated in the unit summary. The figures on the subsequent pages illustrate the varying built form typologies proposed within the Western Annex Lands development.

#### UNIT SUMMARY

Unit	Unit Count
24' Standard Townhomes	299
35' Single Detached	116
41' Single Detached Corner	65
42' Single Detached	231
50' Single Detached	228
<b>TOTAL UNITS</b>	<b>939</b>
<b>Residential Area</b>	<b>24.01 ha</b>
<b>DENSITY*</b>	<b>39 uph</b>

\*Density is exclusive of roads, vistas, parks, and non-developable areas

## 24' Standard Townhomes

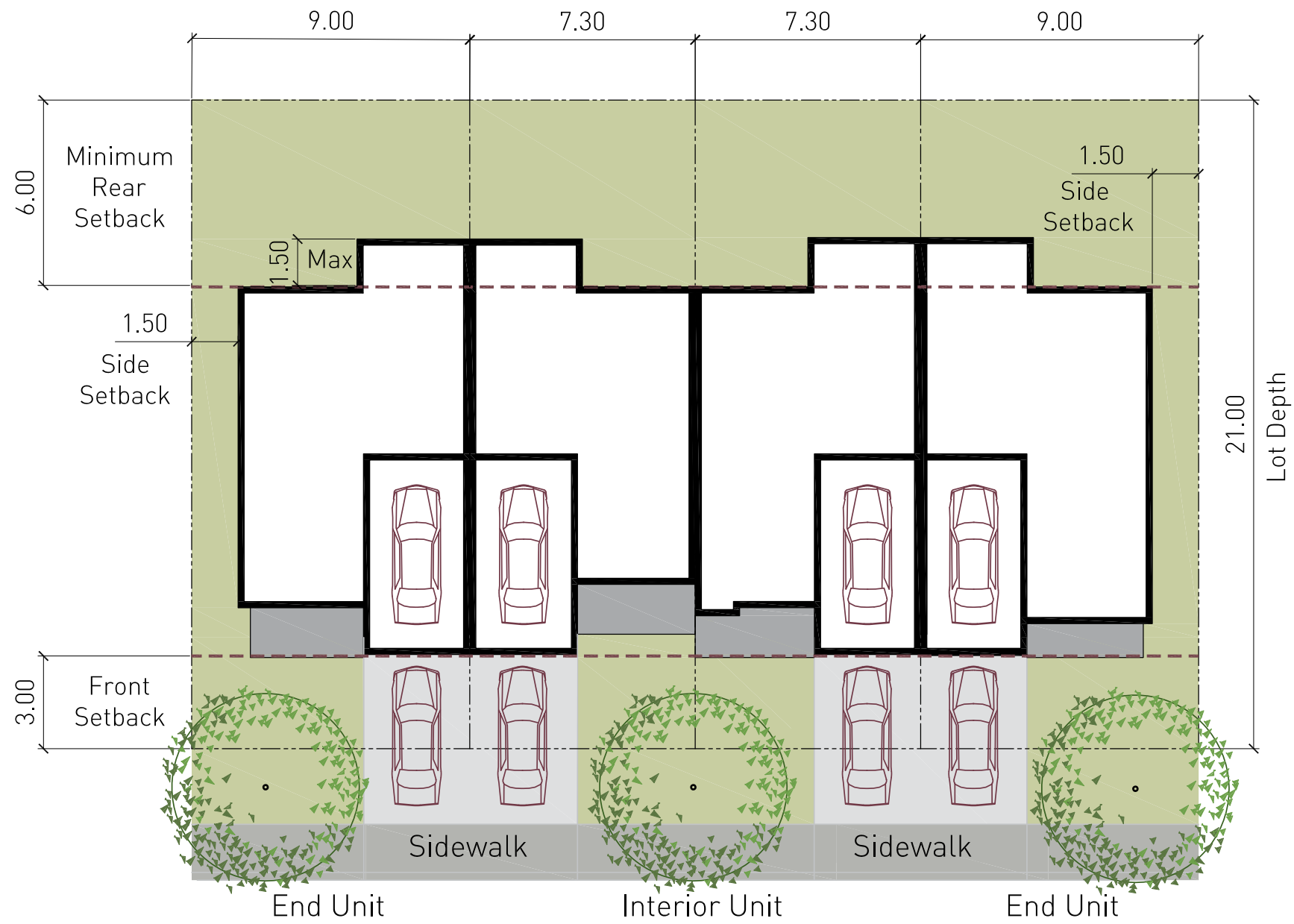


Figure 23 24' Standard Townhome Lotting Standard and Measurements



Figure 24 24' Standard Townhome Elevation Sample

## 35' Single Detached



Figure 25 35' Single Detached Elevation Sample

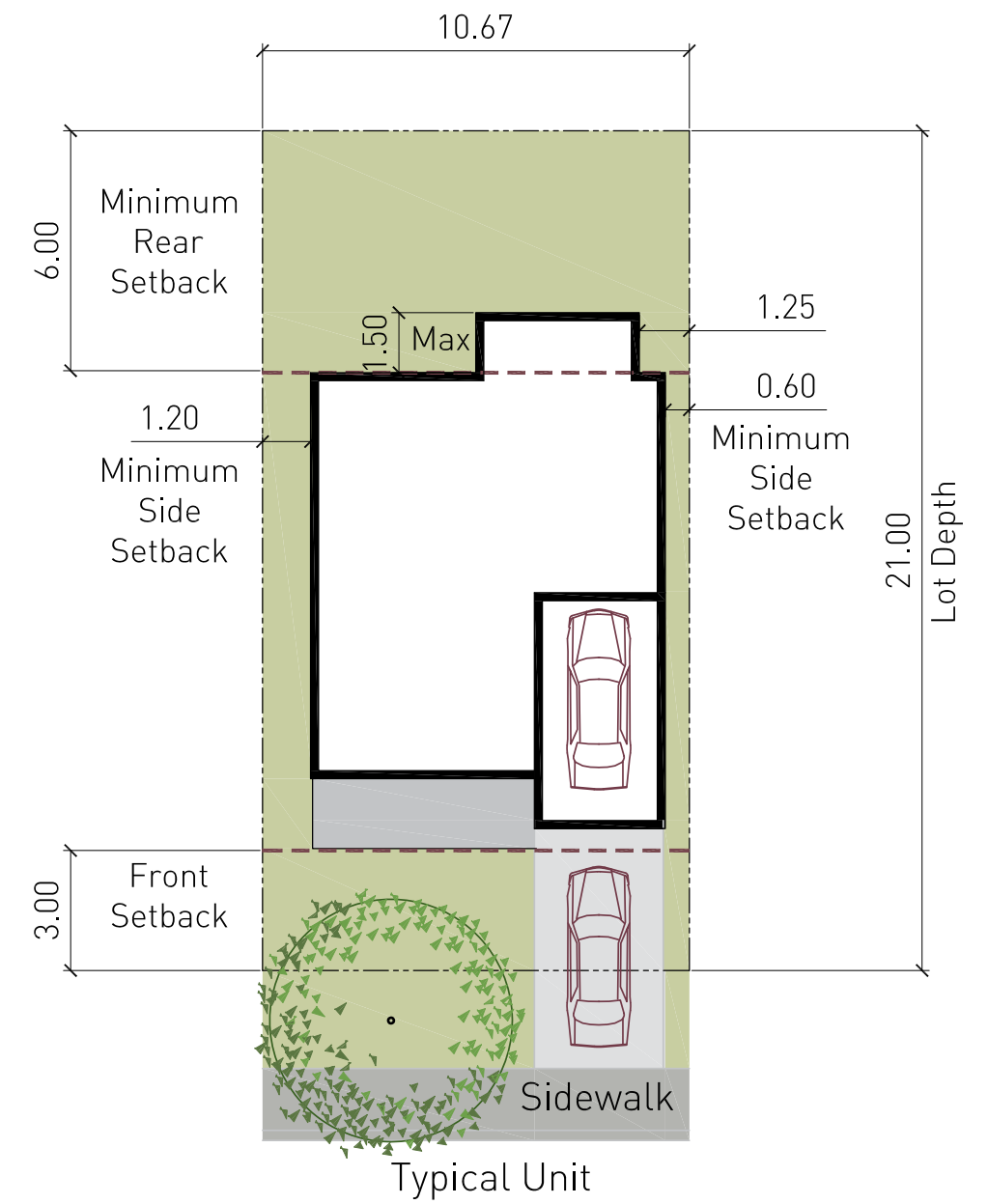


Figure 26 35' Single Detached Lotting Standard and Measurements

# 41' Single Detached Corner Unit

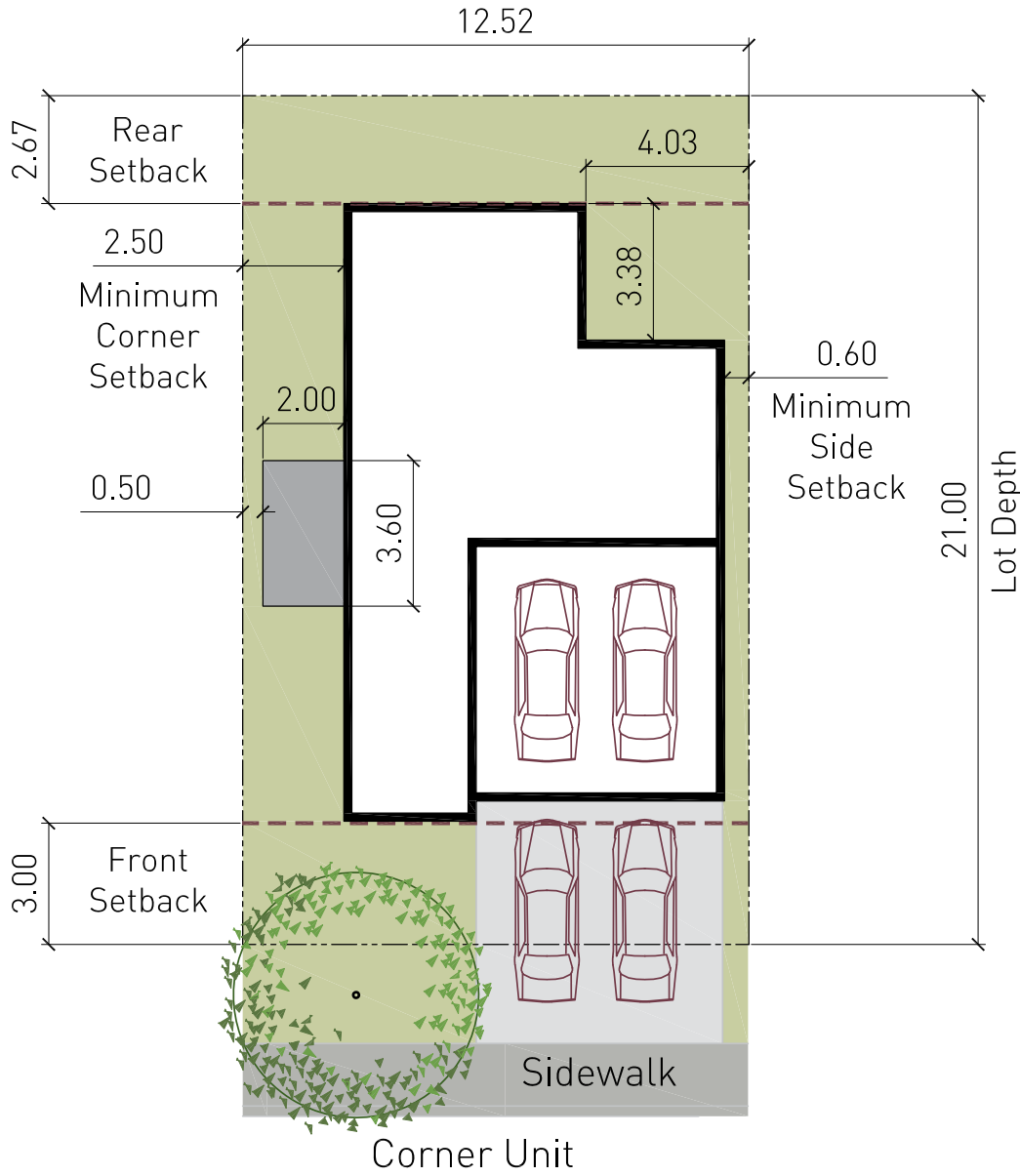


Figure 27 41' Single Detached Lotting Standard and Measurements

Dwellings on corner lots and at community gateway entrances typically have the highest degree of public visibility within the streetscape and are important in portraying the image, character, and quality of the neighbourhood. Streetscape quality is enhanced with the rear yard bump out, additional windows, and architectural articulation.



Figure 28 41' Single Detached Elevation Sample

## 42' Single Detached



Figure 30 42' Single Detached Elevation Sample

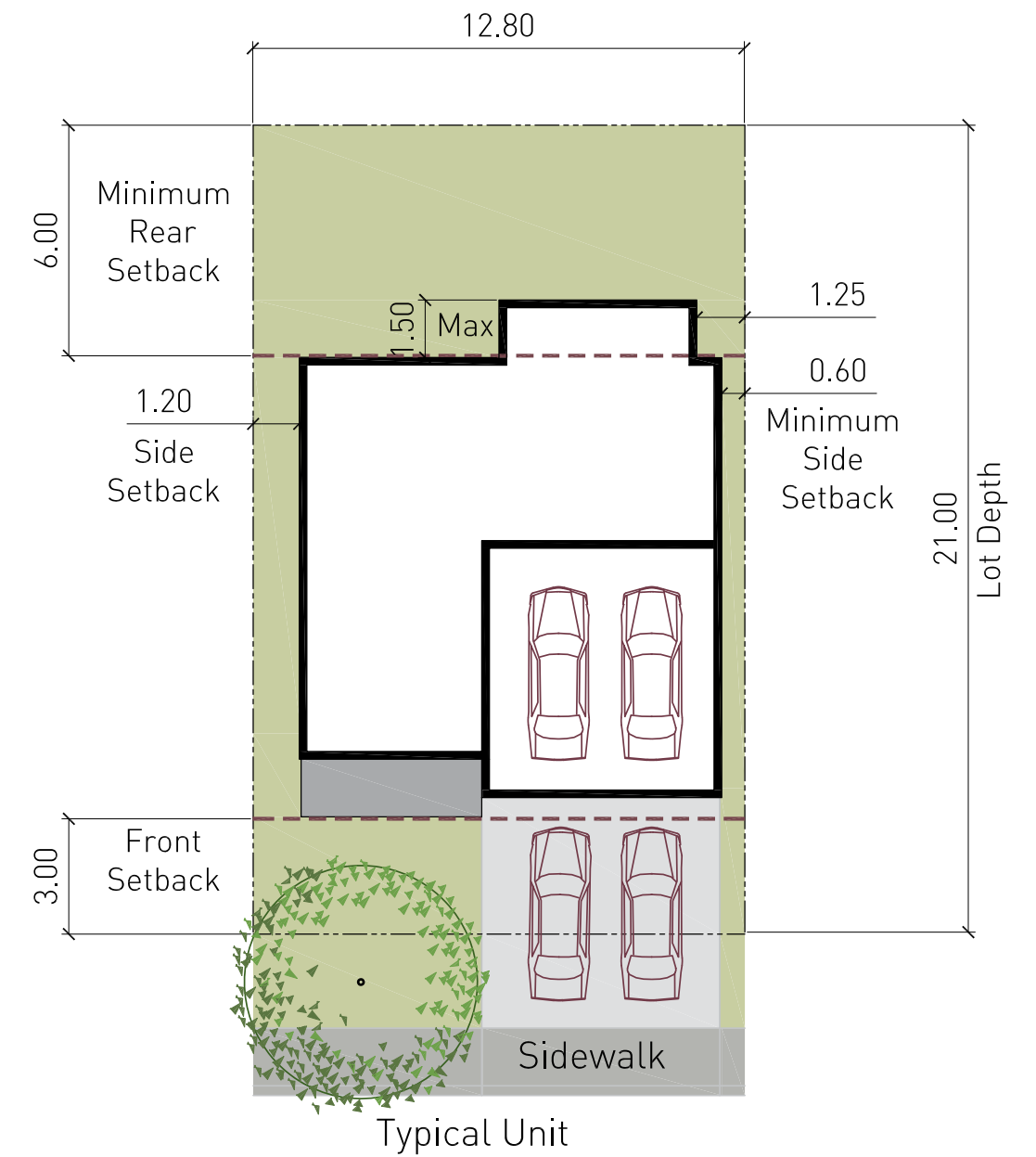


Figure 29 42' Single Detached Lotting Standard and Measurements

## 50' Single Detached

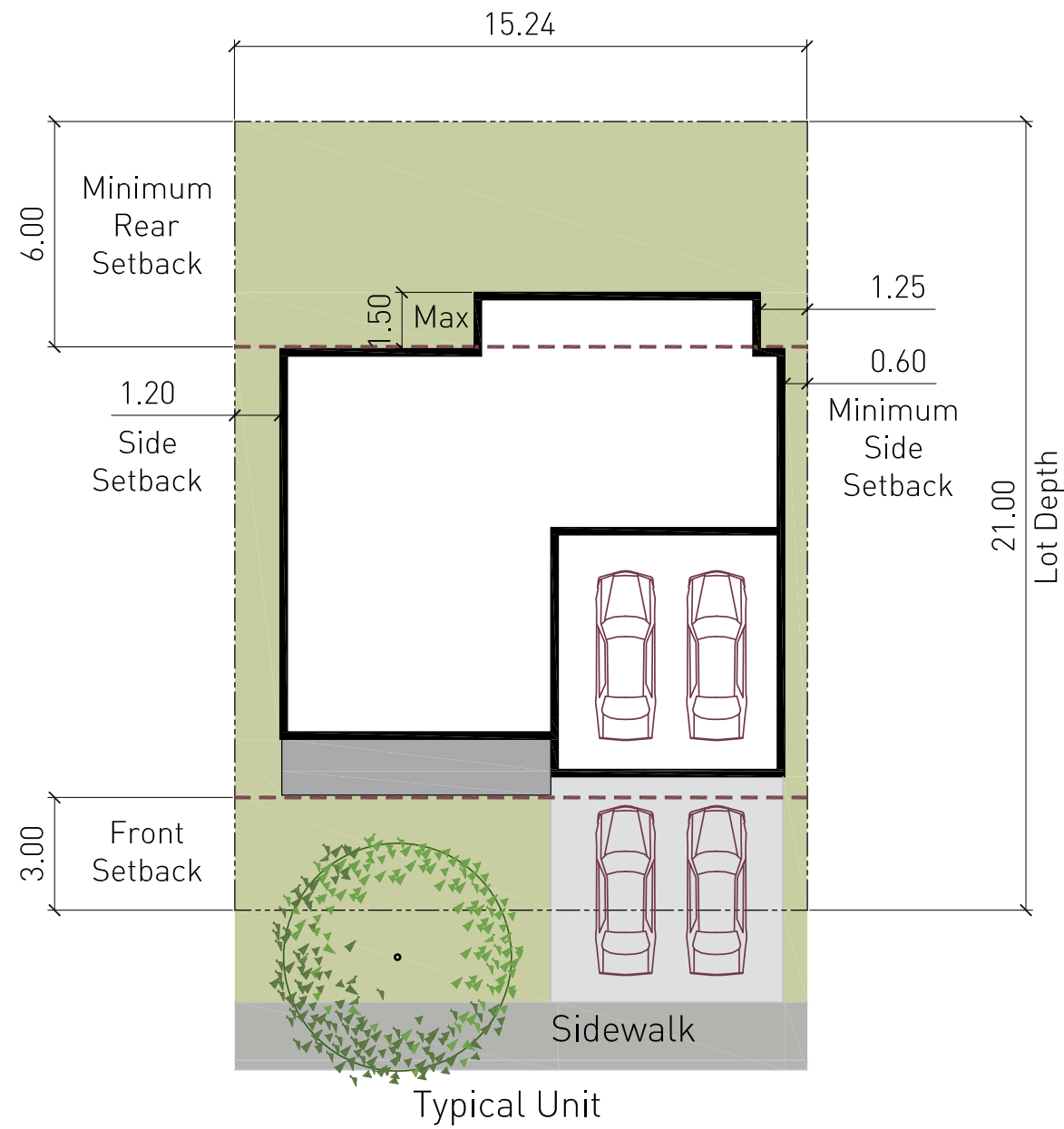


Figure 31 50' Single Detached Lotting Standard and Measurements



Figure 32 50' Single Detached Elevation Sample

# 9.0

## Street Hierarchy

A defined hierarchy of streets builds upon the framework formed by the retained golf course, floodplain, and other natural areas to create a road structure for the Western Annex Lands community. This network provides for the movement of pedestrians, cyclists, and vehicles, serves as a common space for social interaction, and establishes the initial visible impression of the community. The character of these streets will be defined by their transportation function and the type of adjacent land uses. Specific design features, such as axial vistas along streets, are unusual features that are distinct to Perth and important elements of its character that may be reflected in the new community.

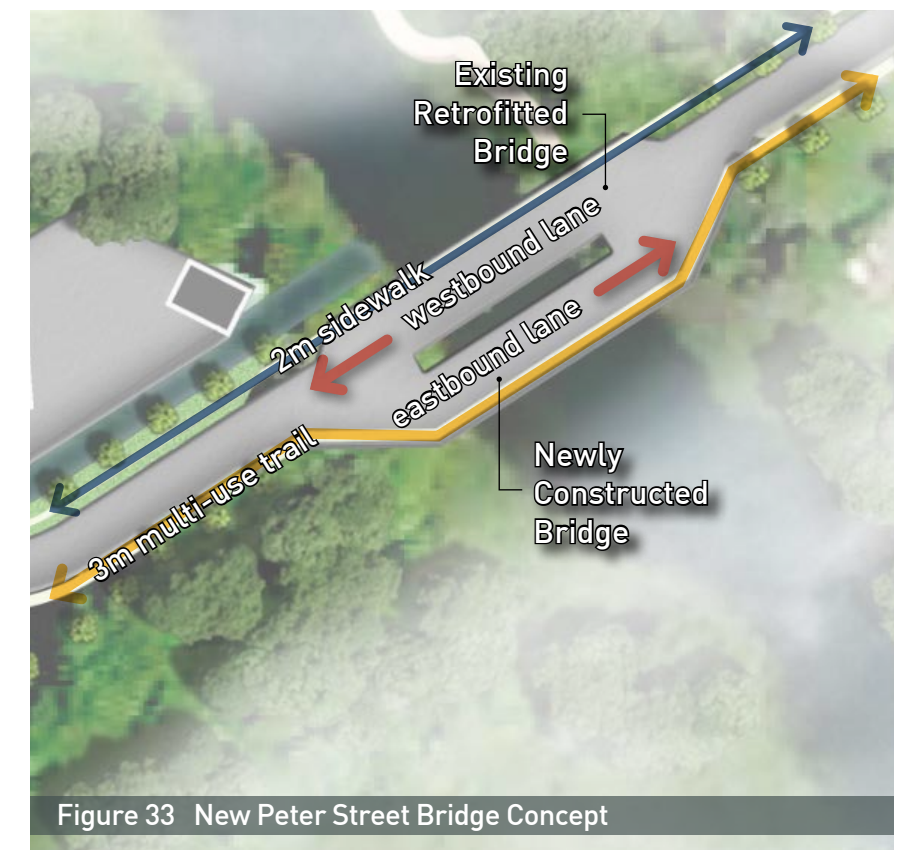
The proposed street hierarchy, demonstrated in **Figure 34**, consists of the following typologies from the Town of Perth Official Plan:

- Collector Street (23.0m)
- Local Street (18.5m)
- Local Street (16.75m)

The figures on the subsequent pages illustrate the varying street right-of-way cross-sections within the Western Annex Lands community.

### 9.1 Site Access & Egress

The existing Peter Street bridge is proposed to be retrofitted with a new bridge deck for westbound traffic and a sidewalk. A newly constructed bridge, which will run parallel to the existing bridge, will be constructed for eastbound traffic and a multi-use trail. Refer to **Figure 33** for a schematic of the twinned bridge.



#### LEGEND

- Proposed Residential Development
- ➔ 23.0m Collector Streets
- ▬ 18.5m Local Streets
- ▬ 16.75m Local Streets



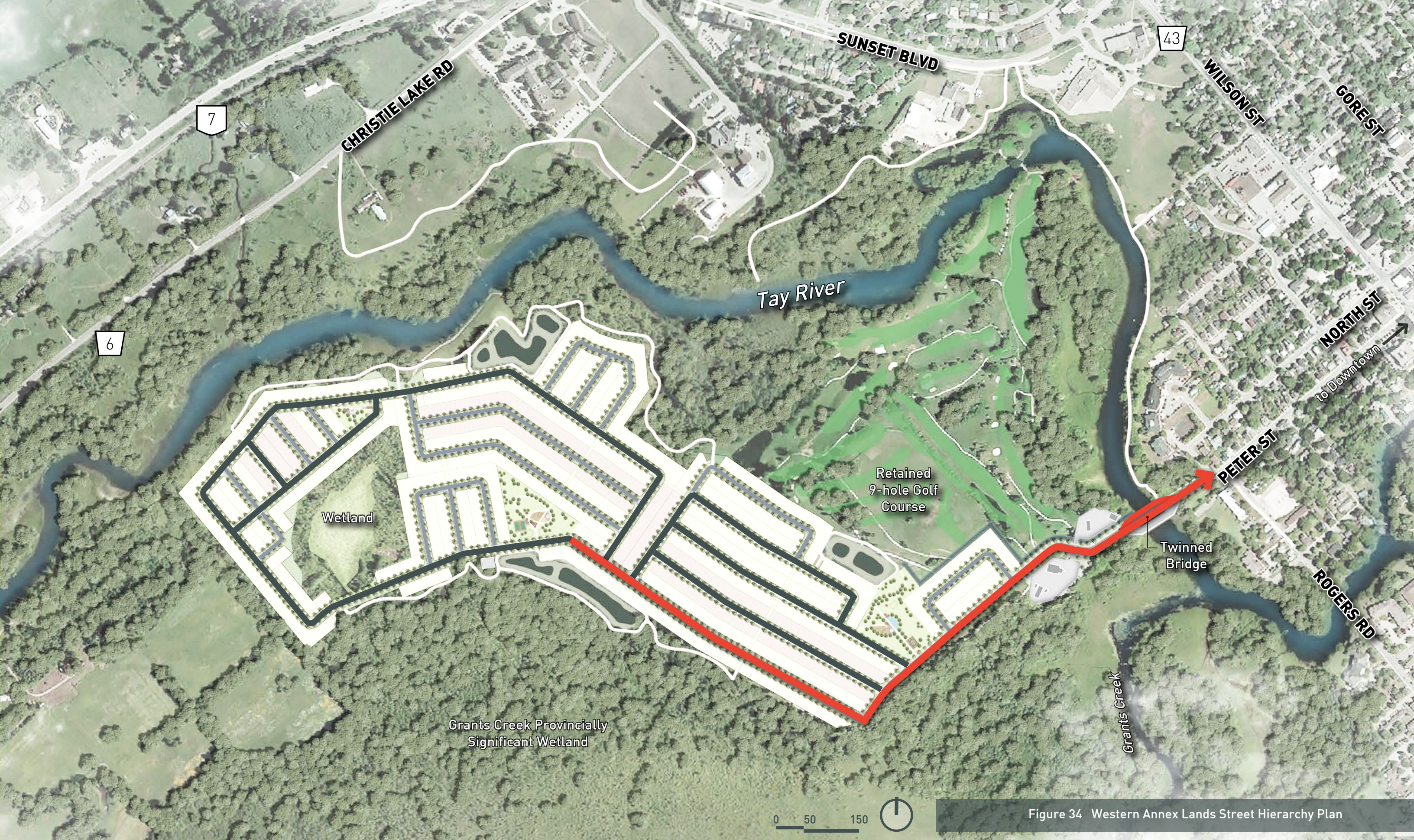


Figure 34 Western Annex Lands Street Hierarchy Plan

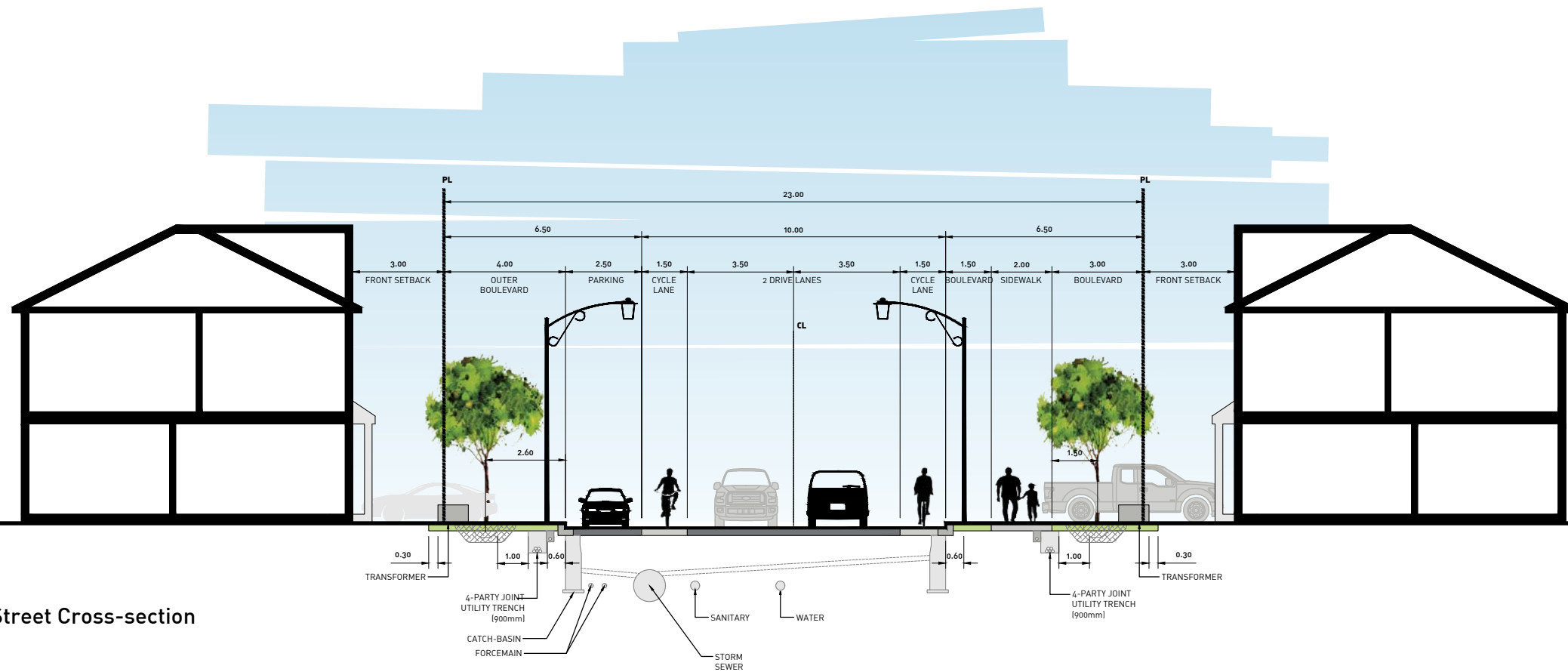


Figure 35 23.0m Collector Street Cross-section

## 9.2 Collector Streets

Collector streets serve as primary entrance and inter-community circulation routes. The collector street within the Western Annex Lands plan functions as the main spine of the community, connecting the development to town via the Peter Street crossing of the Tay River. The 23.0m cross-section includes a 2.0m sidewalk on one side, one drive lane in each direction, on-street parking on one side, and cycle lanes and street trees in grass boulevard on both sides of the street.

## 9.3 Local Streets

Local streets are intended to provide a comfortable pedestrian experience with relatively low levels of local vehicular traffic. The local street network shall facilitate logical and safe neighbourhood connections through a modified-grid configuration. On the local streets with sidewalks, the streetscape will prioritize pedestrians over vehicles and will be embedded with hard and soft landscape features to enhance comfort and experience.

The Western Annex Lands community contains two local street types -

**18.5m Local Streets** - These routes will connect pedestrians from the collector road and community open spaces to areas throughout the community. The 18.5m cross-section includes a 1.8m sidewalk on one side, one drive lane in each direction, on-street parking on one side, and street trees in grass boulevard on both sides of the street.

**16.75m Local Streets** - The 16.75m cross-section does not require sidewalks, allowing for intimate public space; it provides one drive lane in each direction, on-street parking on one side, and street trees in grass boulevard on both sides of the street.

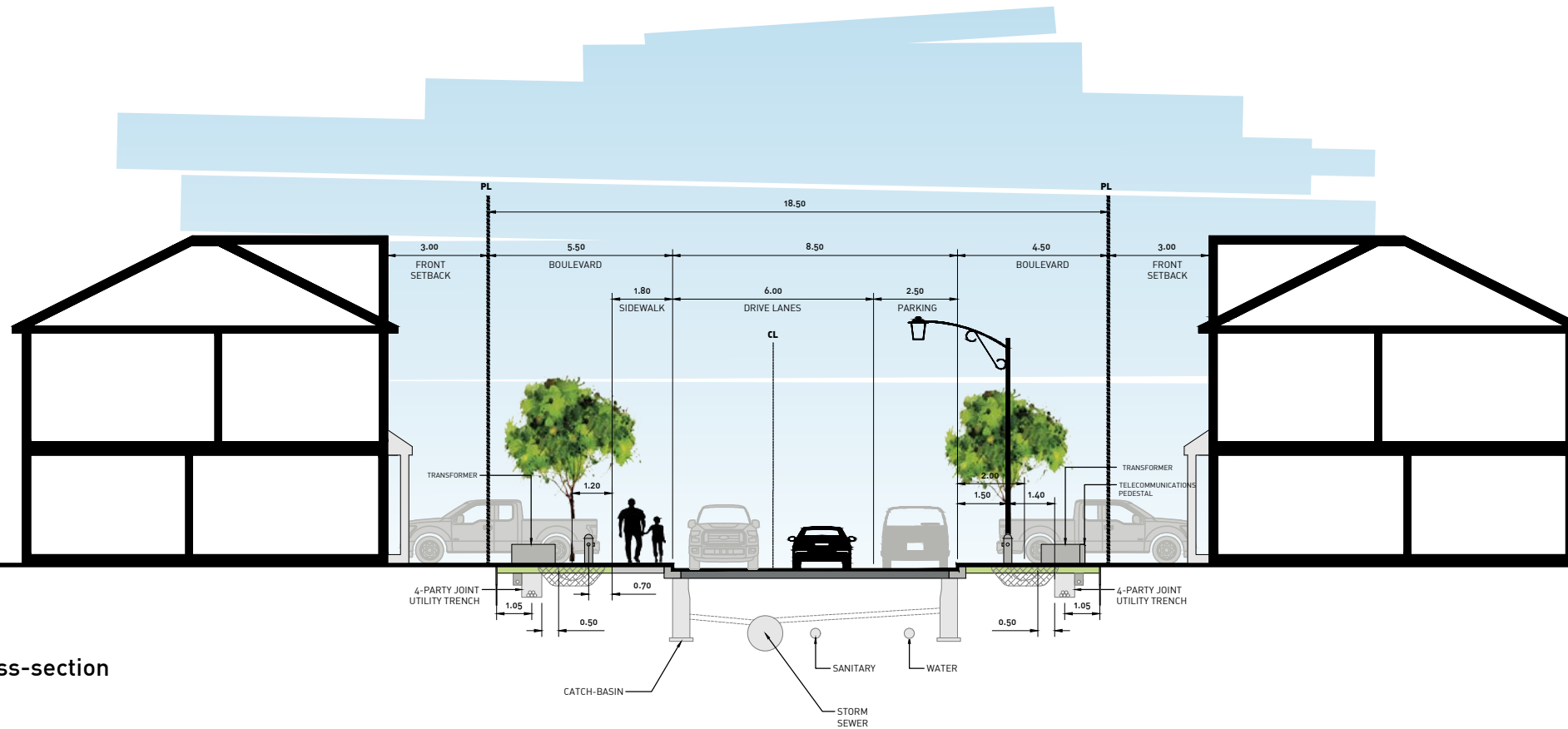


Figure 36 18.5m Local Street Cross-section

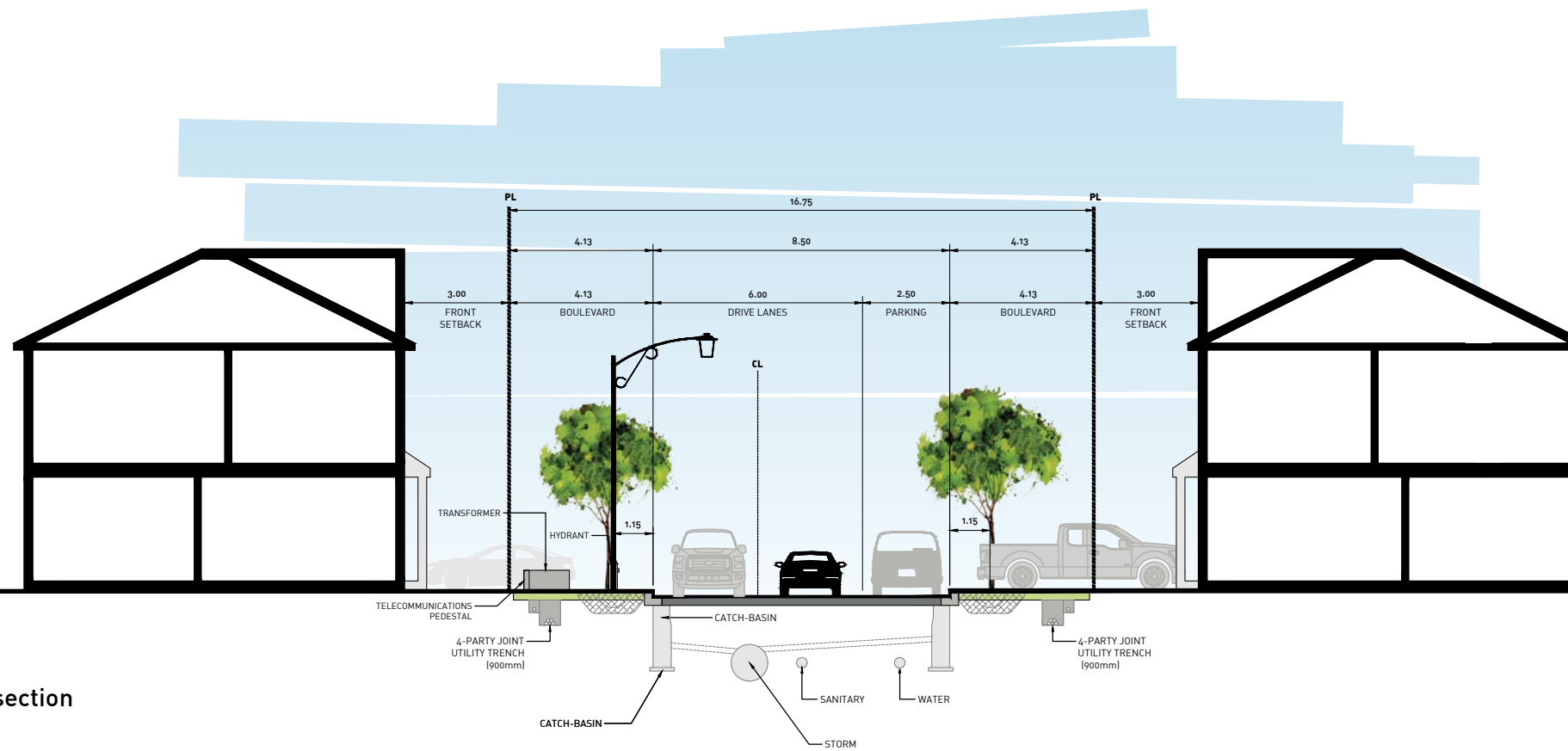


Figure 37 16.75m Local Street Cross-section

## 9.4 Recommended Street Trees

Recommended street trees within the Western Annex Lands community include the following:

- Burr Oak, *Quercus macrocarpa*
- Bitternut Hickory, *Carya cordiformis*
- Common Hackberry, *Celtis occidentalis*
- Ginkgo, *Ginkgo biloba*
- Pin Oak, *Quercus palustris*
- Ironwood, *Ostrya virginiana*
- Serviceberry, *Amelanchier canadensis*
- Basswood, *Tilia americana*
- Littleleaf Linden, *Tilia cordata*
- Thornless Honeylocust, *Gleditsia tricanthos* var. *inermis*
- Sugar Maple, *Acer saccharum*
- Red Oak, *Quercus rubra*

### ESTIMATED CANOPY COVERAGE MATURITY

Size of Tree	Large
Average Mature Spread	15m
Quantity of Trees	1500
Est. Canopy Coverage	36%



Figure 38 Canopy Coverage Demonstration Plan

## 9.5 On-Street Parking

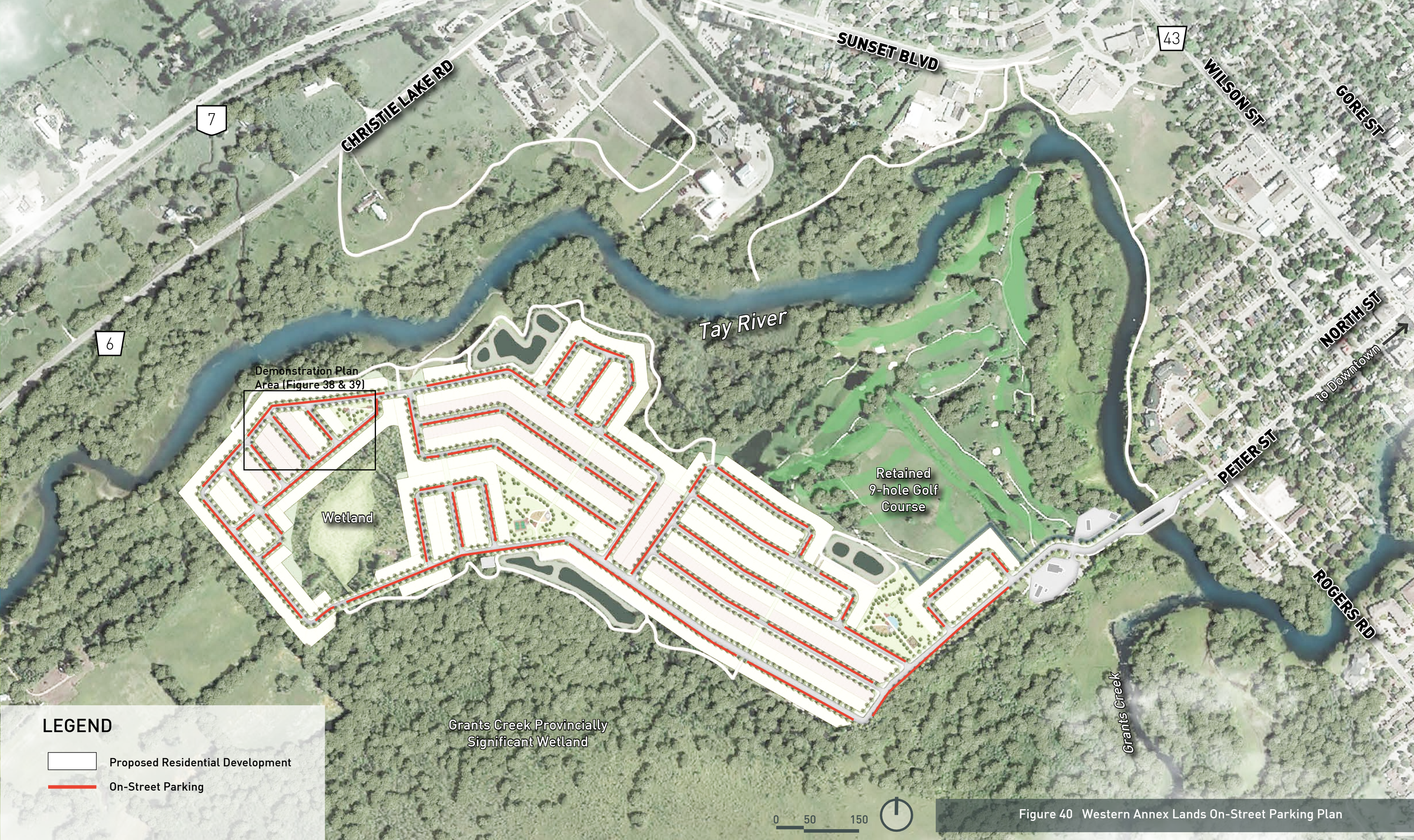
On-street parking can be provided on all local and collector streets throughout the Western Annex Lands community to accommodate parking. On-street parking will be one-sided only to create safe streets. The ability to accommodate on-street parking exists through the community. Refer to **Figure 40** for a community-wide on-street parking plan.

### OpenPlan™ Designs

In creating a community with increased lot widths, Caivan's OpenPlan™ designs will allow for increased on-street parking opportunities between separated or paired driveways, on all local and collector streets, as demonstrated in **Figure 39**, which shows a sample area.



Figure 39 On-Street Parking Demonstration Plan

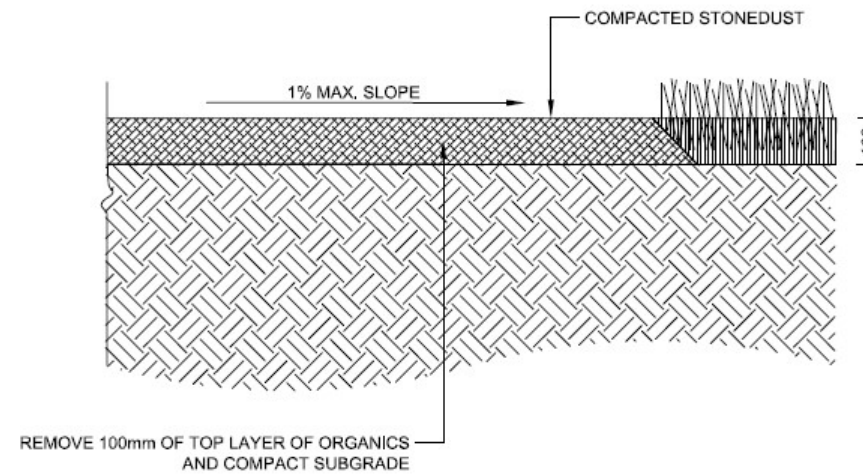


# 10.0

## Active Mobility

Due to its compact built-form, origin/destination approach, network of connectivity, and established trail connections, the Town of Perth is generally a walkable community. There are also several regional cycling trails that connect to Perth, including the Rideau Trail that extends from Ottawa to Kingston along the route of the historic Rideau Canal, as well as various Perth Area Cycling Routes that provide connections to other local towns and municipalities.

The establishment of a comprehensive trail and cycling network for the Western Annex Lands is key to creating a healthy and active community. It is critical to leverage the existing Perth trail network and introduce a comprehensive system of linkages within the golf course community that will provide educational opportunities and important active/passive recreation connections to the Tay River corridor, the golf course, the downtown, the Rideau Trail, and beyond. The proposed Western Annex Lands active mobility network will comprise sidewalks, pedestrian pathways, multi-use trails, and bike routes, as demonstrated in **Figure 44**.



**NOTES:**  
 1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.  
 2. DO NOT DISTURB ROOTS OF ADJACENT TREES.

**Figure 42** Detail example of natural stone dust trail



**Figure 43** A multi-use trail integrated along a river corridor

A multi-use trail will be built within the 30m wetland buffer, ensuring minimal impact on the wetland, as shown in **Figure 41**, with a surface detail shown in **Figure 42**.



**Figure 41** Multi-use Trail within 30m Wetland Buffer (Section A-A)



Figure 44 Western Annex Lands Active Mobility Plan

# 11.0

## Parks

The design of the Western Annex Lands will include a mix of parks (0.22 hectares to 1.11 hectares), illustrated in **Figure 45**, that will be key features of the community. The park dedication requirement was based on 5% of net developable land, as per the Town of Perth's park bylaw. The parks will provide pedestrian links, create a variety of active and passive recreation and leisure opportunities that appeal to a diversity of ages and abilities, and should be located such that there is a park or trail within a convenient 5-minute walk of each dwelling.

In order to ensure safe connections, these parks will be accessible through the community's active mobility and street network, providing terminating view opportunities, where possible.

In collaboration with the Town, the parks and open spaces were strategically placed to connect to the natural areas, establishing important views and vistas of the Tay River and other natural heritage features surrounding the community. The southernmost park will also provide a gateway into the community from Peter Street, exhibiting transitional vegetation and wayfinding features.

### 11.1 Design Guidelines

- Municipal parks shall be strategically placed within a 5-minute walking radius (400-metres) of all residential units, shall be easily accessible by various modes and users (walking, biking, and vehicles), connected by a series of sidewalks, multi-use trails, and streets.
- All parks shall be designed to offer a variety of year-round passive and active recreational opportunities, with the ability to accommodate small and large groups, and offer spaces, amenities, and activities for a variety of user groups and demographics.
- Landscape elements, such as shade structures, fencing, and planting shall be consistent with the established community character and theme.
- Park features and elements shall be sited to ensure visibility from surrounding streets and homes, and to promote a sense of safety and put eyes on the park.
- Parks shall be designed with frontage on public roads to make a visible contribution to the neighbourhood, while appearing open and accessible.
- Trees and sidewalks shall be provided along the edges of the parks to complement the treatment across the street.
- Street, lot patterns, and building orientations shall frame and enhance the presence of all parks, where possible.

### LEGEND





-  Proposed Residential Development
-  Parks
-  Open Space Views / Access
-  400m / 5min walk radius





Figure 45 Western Annex Lands Parks Plan

## 11.2 Park Features

In collaboration with the Town, the parks were designed to offer the following potential features, depending on their size, as conceptually demonstrated in **Figures 52 to 54**:

- Formal entries, shade structures, seating, and decorative paving;
- Open grass areas with opportunities for unstructured play and flexible programming;
- Multi-use path(s) with connections to the street and pedestrian networks;
- Walking loops;
- Playground facilities (e.g., swings, junior/senior play structures, spring/spinning toys, splash pads, etc.);
- Formal planting layout;
- Community garden;
- Puddle rink; and
- Sports and game courts.





Figure 52 PARK 1 (0.22 HA)

- 1 Trail head
- 2 Open Space
- 3 Umbrella Tables
- 4 Concrete Ping Pong Table
- 5 Park Signage
- 6 Seating & Waste Receptacle



Figure 53 PARK 2 (0.92 HA)

- 1 Playground
- 2 Sand Play Area
- 3 Multi-use Court
- 4 Open Space
- 5 Trail Connection
- 6 Shade Structure
- 7 Circuit Walking Loop
- 8 Signage & Waste Receptacle

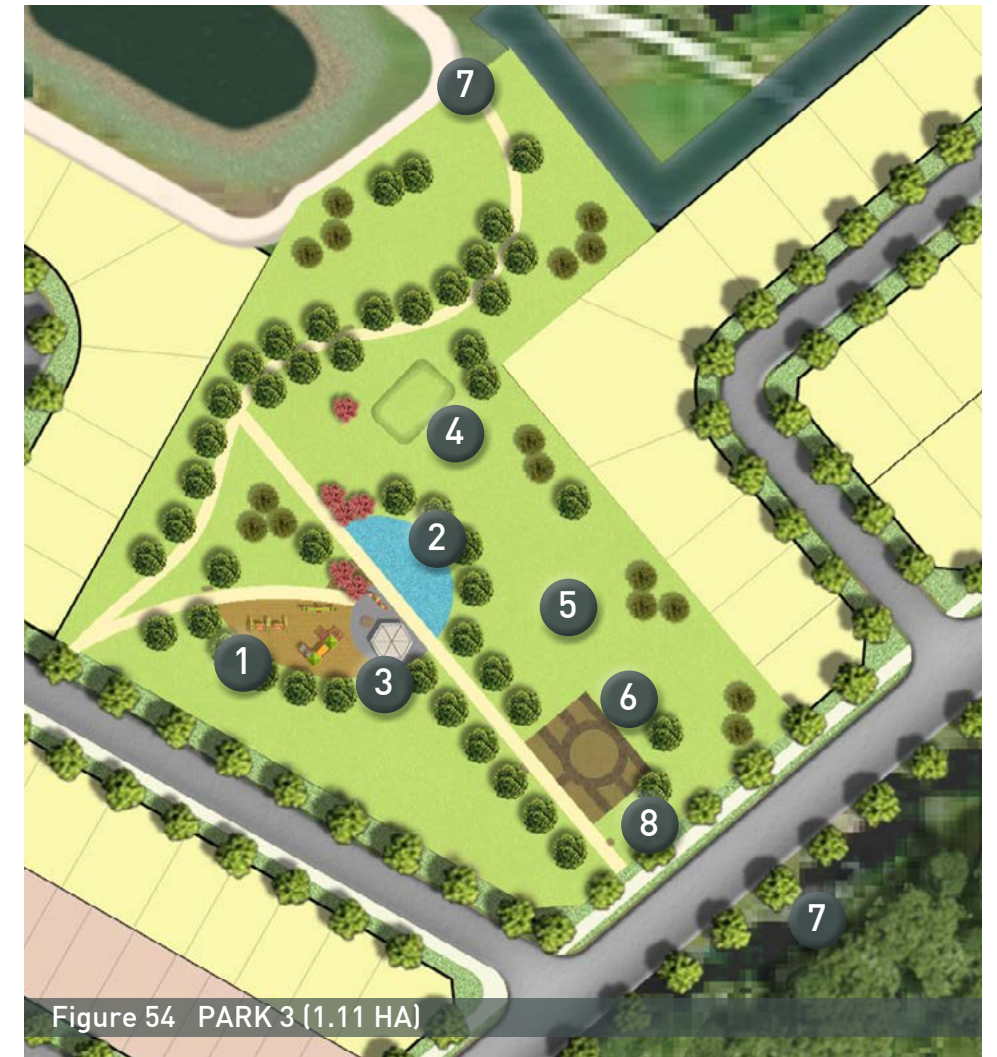


Figure 54 PARK 3 (1.11 HA)

- 1 Playground
- 2 Splash Pad
- 3 Shade Structure
- 4 Puddle Rink
- 5 Open Space
- 6 Community Garden with Stone Dust Paths
- 7 Trail Connection
- 8 Waste Receptacle



# 12.0

## Open Space Features

The various open space features to be proposed within the Western Annex Lands community present an opportunity to reflect Perth's valued natural and heritage resources through their integration into landscape elements, the incorporation of signage into the extensive trail network, and the preservation of significant views.

### 12.1 Landscape Features

Landscape features shall be integrated throughout the Western Annex Lands community as a defining character element. There is an opportunity to reflect Perth's local heritage through the incorporation of heritage materials, such as stone, into landscape elements, which may include:

- Gateway features;
- Shade structures;
- Lookouts;
- Landscape walls; and
- Trailhead kiosks or markers, etc.

### 12.2 Trail Elements

To encourage use and safety, and to reflect Perth's natural and built heritage, the designated trails within the Western Annex Lands may incorporate the following elements:

- Special elements at trail entrances, which may include gateway markers, signage information kiosk, landscaping, seating, waste receptacles, bike racks, community mailboxes, decorative paving, and interpretive signage;

- Signage information displaying the trail network, encouraging trail users to stay on the designated path to avoid damage to adjacent sensitive environments, educating trail users on the purpose and importance of the natural system, as well as inform users of the winter maintenance expectation; and
- Opportunities to commemorate notable aspects of Perth in a unique marker or signage form, and further integrated throughout the Western Annex Lands community as a defining character element.

### 12.3 Views

The Tay River and surrounding natural features will provide attractive views from various vantage points within the Western Annex Lands community. Viewsheds are defined as publicly accessible viewing opportunities either along a road right-of-way, a trail network, or an open space block (park, SWM pond, wetland). Capitalizing on the presence of the Tay River and other natural areas, strategic view opportunities shall be integrated into the community through various means:

- Streets should be oriented to maximize views towards open space features, including the use of some single-loaded roads;
- Access points should be provided to natural features by introducing pedestrian amenities, such as trail networks, seating areas, lookouts, and bridge crossings; and
- Built form should be located, oriented, and designed to maintain, emphasize, or complement views of the parks, SWM ponds, and natural areas.



Figure 55 Shade structures incorporating local heritage materials

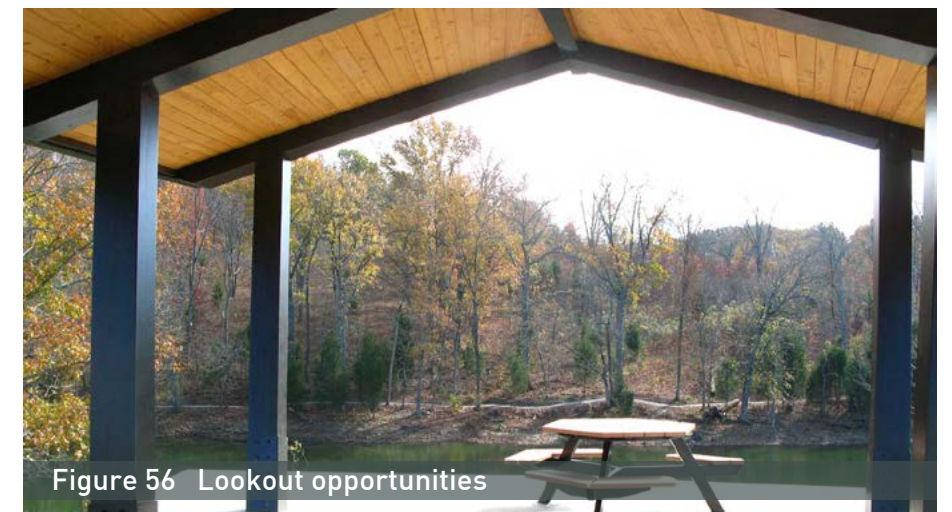


Figure 56 Lookout opportunities



Figure 57 Dwellings backing onto a stormwater management pond

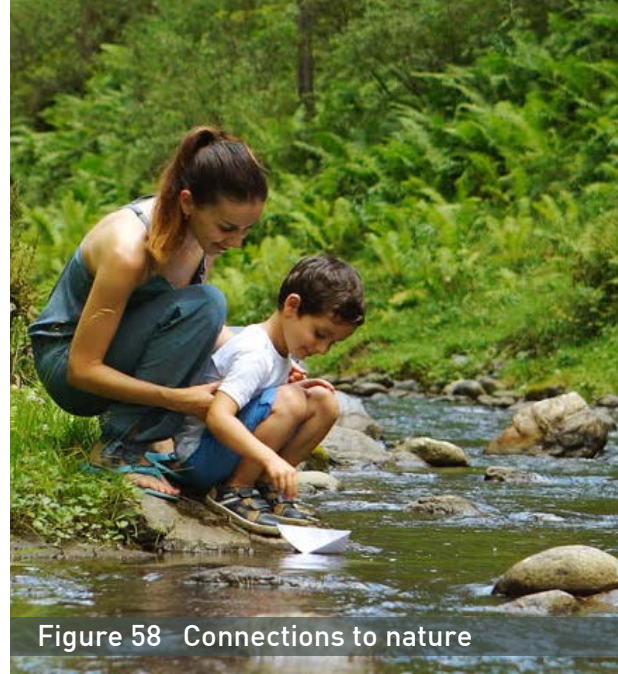


Figure 58 Connections to nature

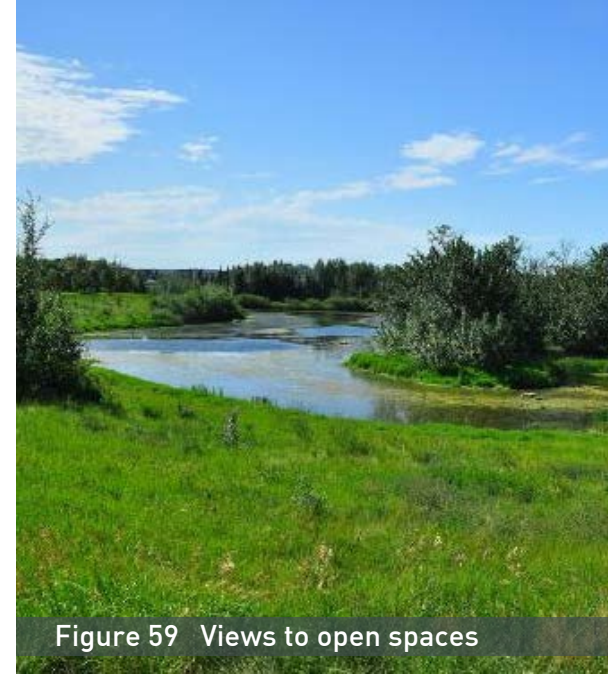


Figure 59 Views to open spaces



Figure 60 Multi-use trail through open space



Figure 61 Info along trail

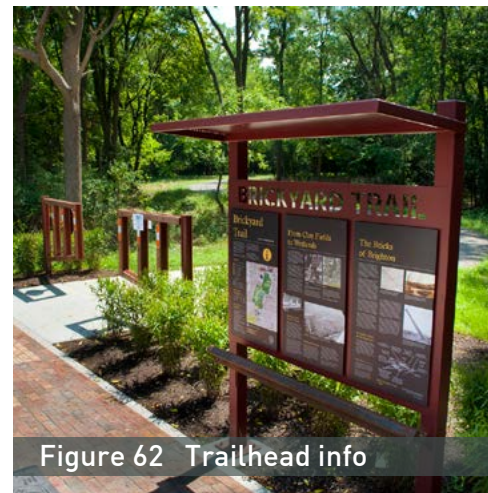


Figure 62 Trailhead info

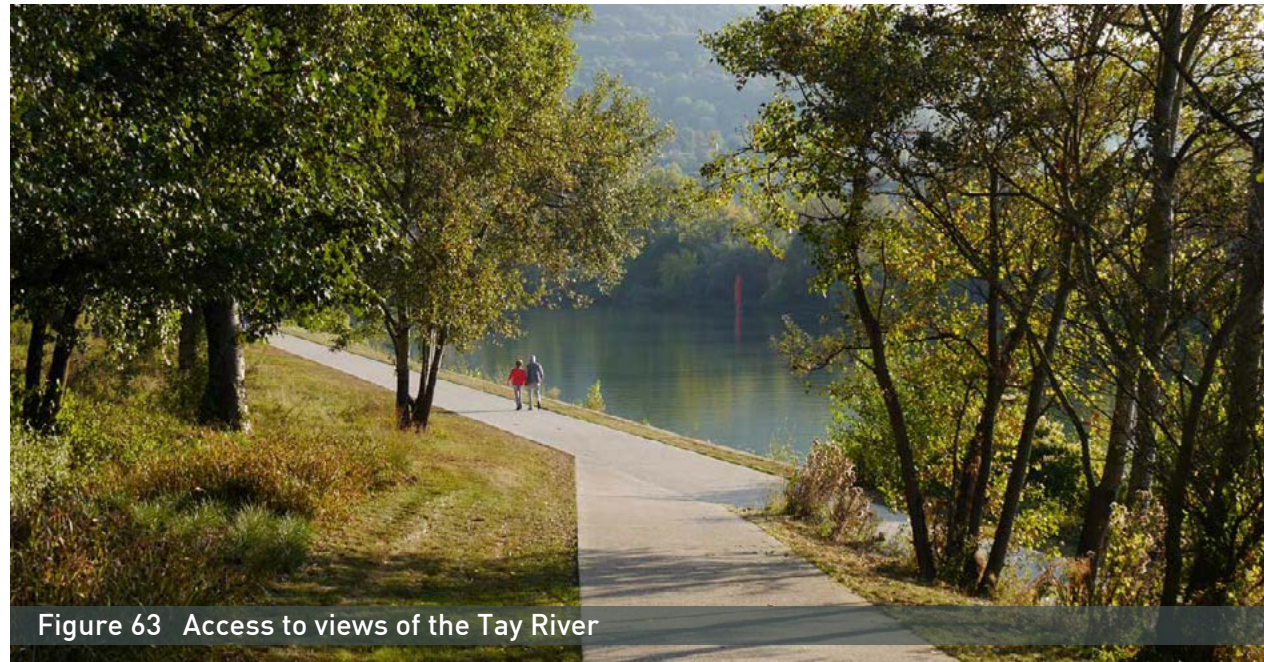


Figure 63 Access to views of the Tay River



Figure 64 Multi-use trail along Tay River



Figure 65 Landscape wall reflecting local heritage



Figure 66 Recreational use of multi-use trail through natural areas



Figure 67 Dwellings backing onto natural area

# 13.0

## The Clubhouse

The Perth Golf Course clubhouse will provide a gateway into the Western Annex Lands golf course community, as shown in **Figure 72**. There is an opportunity to re-imagine the purpose and function of the clubhouse and golf course maintenance compound. It may incorporate flexible community/meeting room spaces and restaurant with a patio.



Figure 71 Commemorative Display



Figure 68 Clubhouse Restaurant with Patio

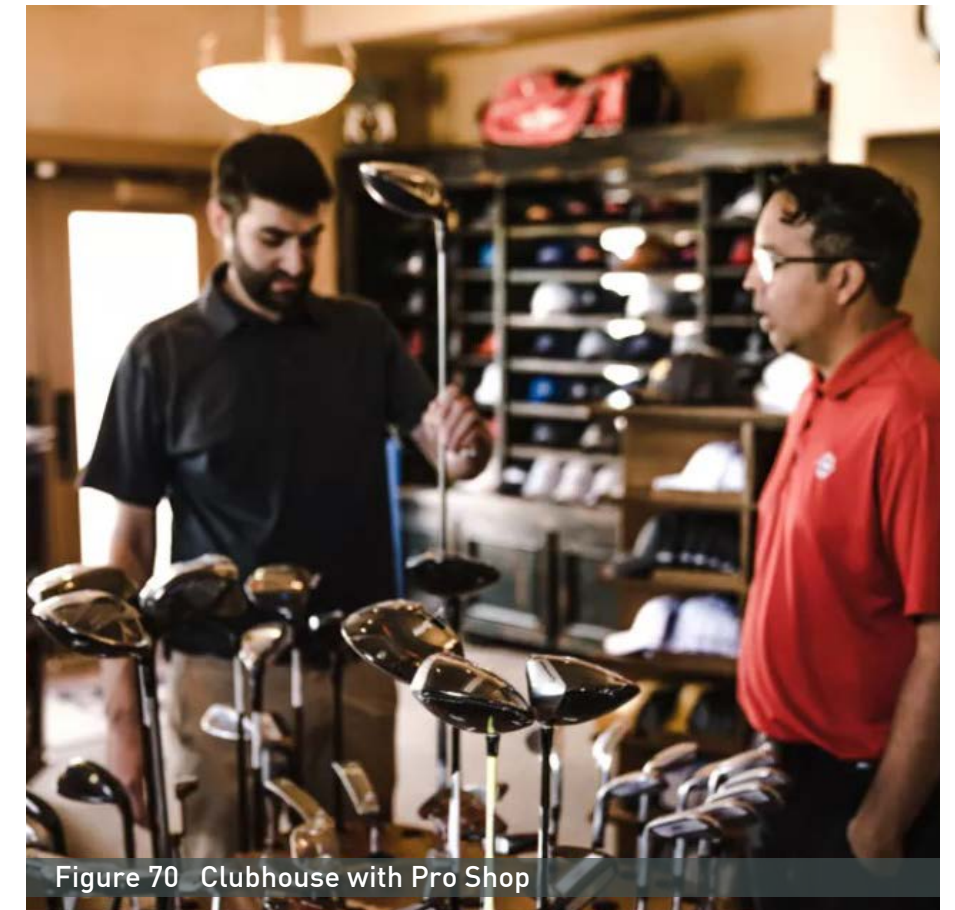


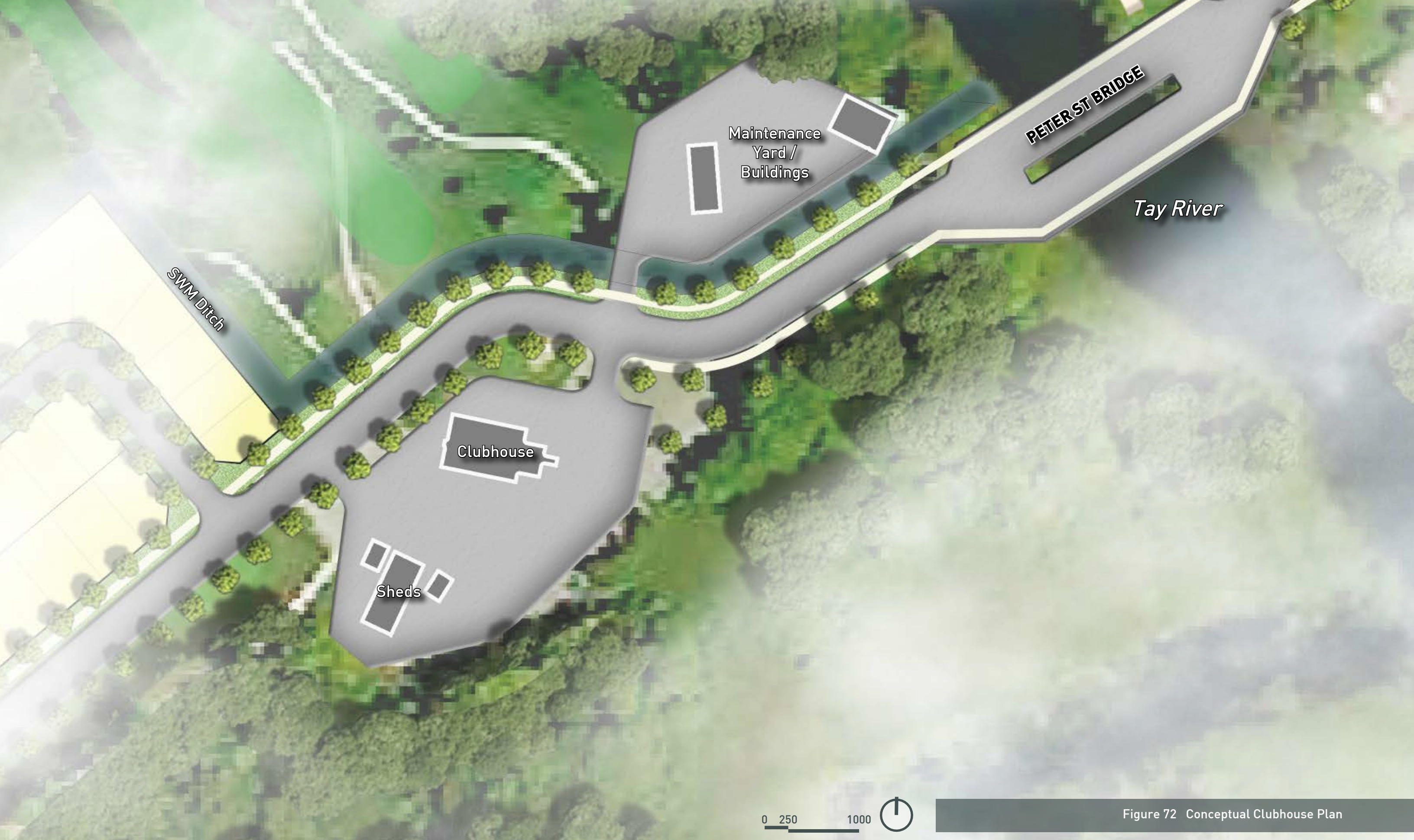
Figure 70 Clubhouse with Pro Shop



Figure 69 Flexible Community / Meeting Room

### LEGEND

- Proposed Residential Development
- Stormwater Management
- Environmental Protection Area
- Retained Golf Holes / Driving Range
- Clubhouse / Maintenance Buildings



SWM Ditch

Maintenance  
Yard /  
Buildings

PETER ST BRIDGE

Tay River

Clubhouse

Sheds

0 250 1000



Figure 72 Conceptual Clubhouse Plan



Figure 73 Perth, Ontario (John McQuarrie, Perth: Spirit of Place)



## Conclusions

This UDB provides the vision and design direction for the development of the Western Annex Lands. The community will respect the heritage character of the Town of Perth, while providing opportunities to experience and engage with the rich natural heritage features that surround the property. The design objectives presented in this document, and listed below, will help support and guide the Western Annex Lands community vision to:

- Reflect Perth's valued heritage resources through integration into the community design features and elements, conservation of natural features, and incorporation of signage and educational opportunities;
- Protect, maintain, and enhance the Tay River corridor, environmentally significant wetland, and surrounding natural heritage features, incorporating views and visual connections into the community;
- Provide an integrated system of trails and open spaces for all ages and abilities that encourages all-season use, and connects the community to natural features, the preserved golf course, the existing trails, and the historic downtown; and
- Encourage a high standard of design that provides an inspiring reflection of the heritage character of Perth, contributing to sense of place, pride of ownership, and housing choice to meet current and future community needs.

Overall, the Western Annex Lands development conforms with the design objectives from current Town of Perth policies and plans. It respects the Town of Perth's heritage character, while providing high quality built form and extensive integration with the surrounding natural heritage features and trail network, and supporting the downtown core.



# CAIVAN

(PERTH GC) LIMITED

**NAK**   
design strategies