



City of Kawartha Lakes
September 7, 2021

Flato Developments – Lindsay Community Vision

FLATO®
BUILDING COMMUNITIES
IN KAWARTHA LAKES

FLATO'S HISTORY OF COMMUNITY BUILDING



Riverwalk Meadows in Markham, Ontario

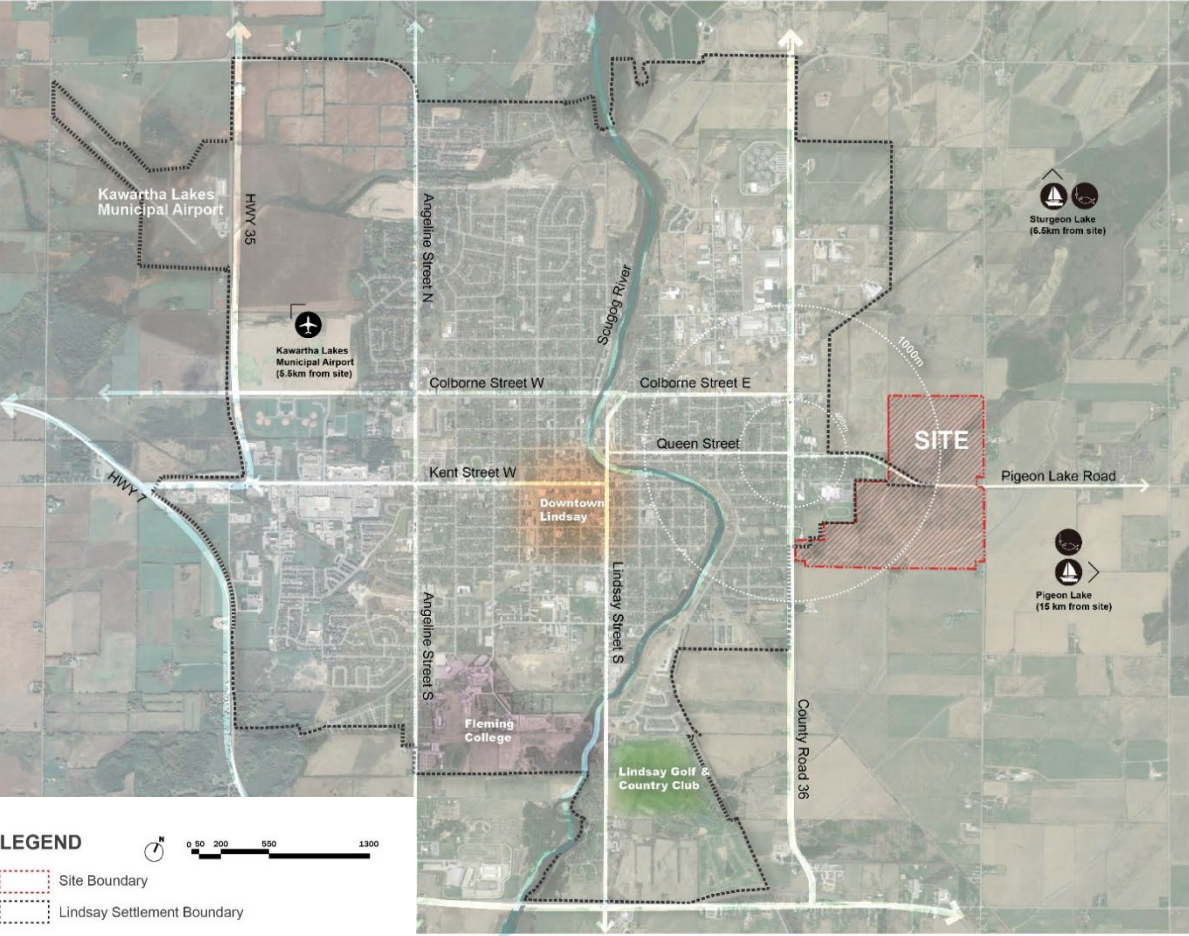


Alloa Greens in Brampton, Ontario

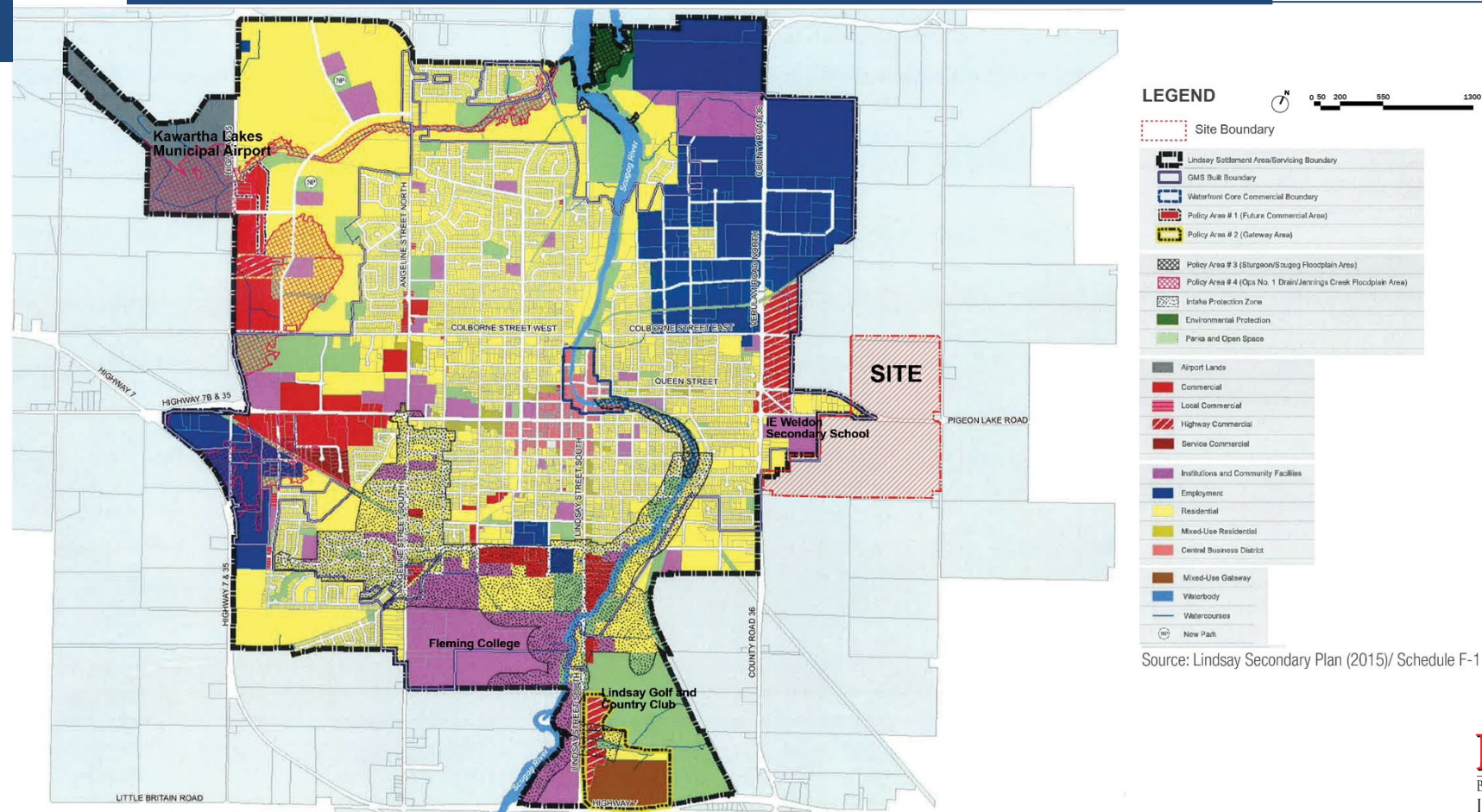


Edgewood Suites, currently under construction, rental apartments offering independent living for seniors in Dundalk, Ontario

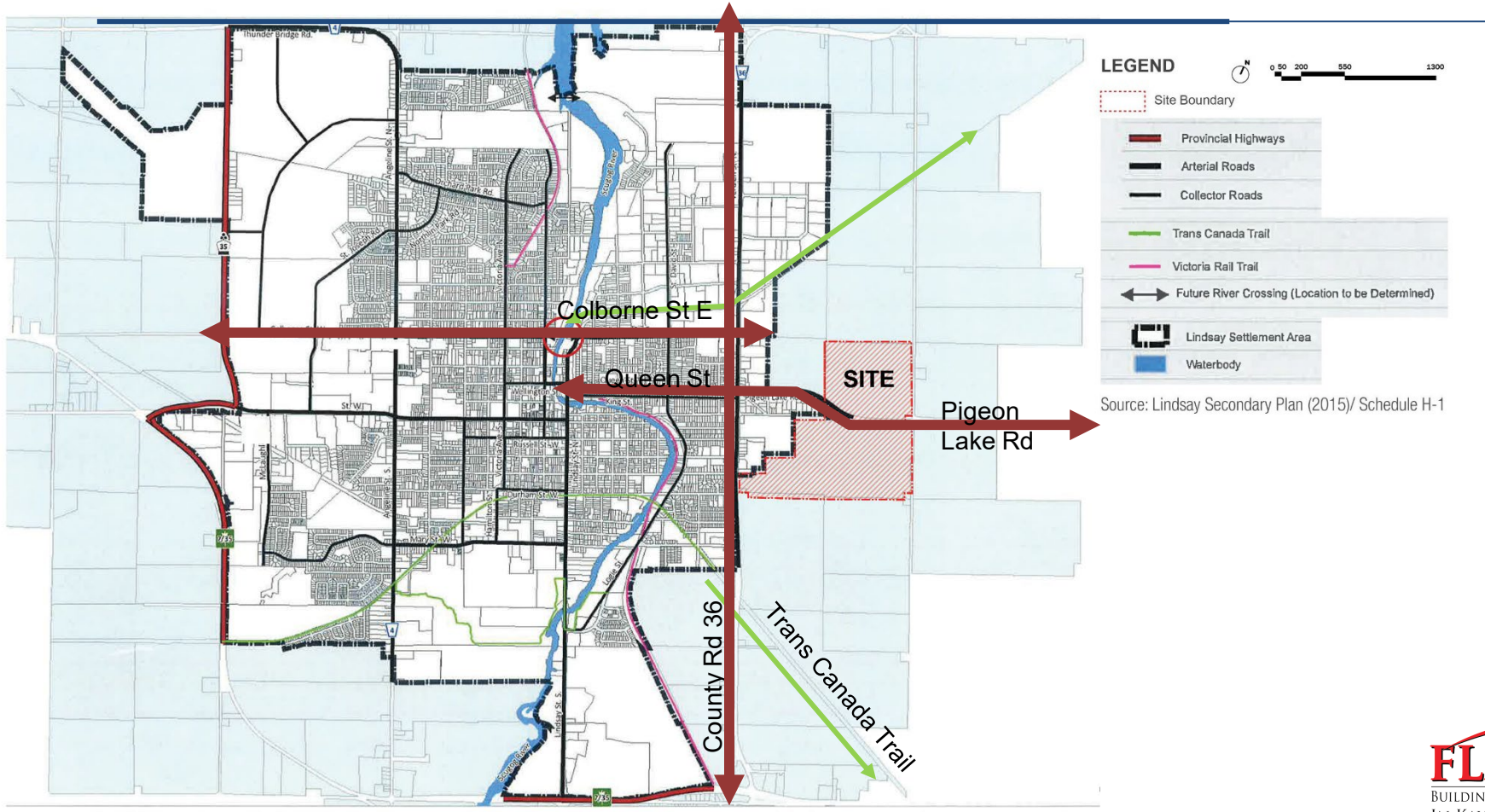
SUBJECT LANDS



PLANNING CONTEXT



TRANSPORTATION CONTEXT

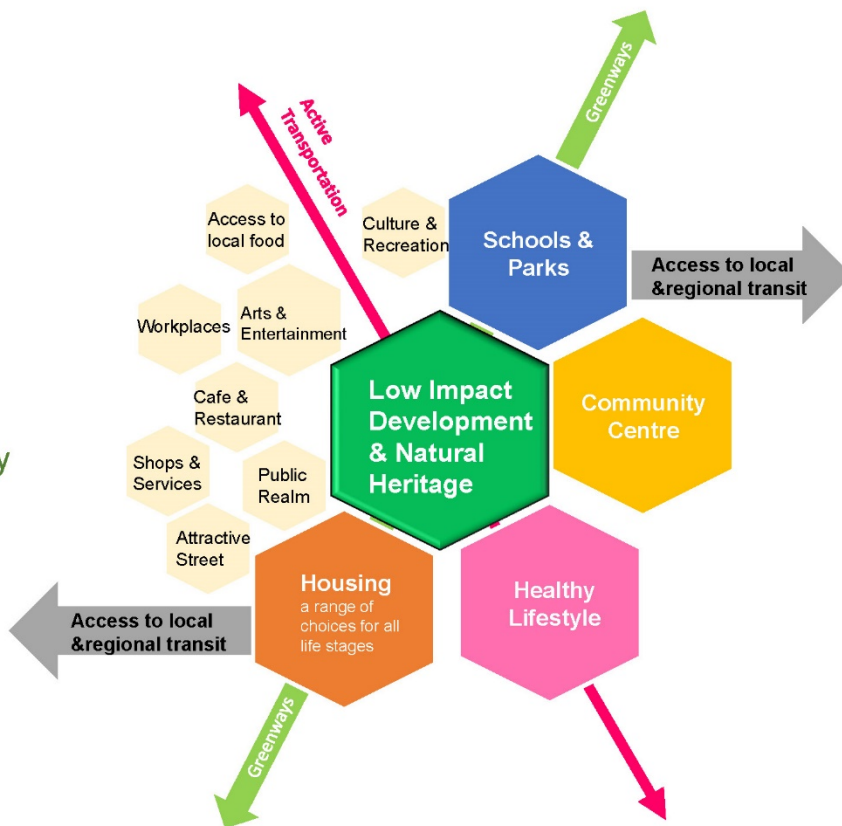


URBAN DESIGN PRINCIPLES

VISION

PRINCIPLES

- A Strong Sense of Community
- A Low Impact Development Community
- An Age Friendly & Economical Community
- A Walkable Community
- A Community Connected to Nature



URBAN DESIGN PRINCIPLES

A WALKABLE COMMUNITY

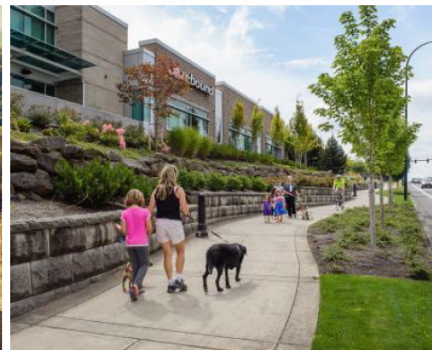
Sustainable & Active Transportation Choices

Provide enhanced pedestrian and cycling infrastructure, with improved access to transit.



Pedestrian Oriented Street Network

Establish a series of community destinations to encourage and support pedestrian activities.



Inclusive & Friendly Environment

Apply active design principles with crime prevention through environmental design and eco-friendly design.

URBAN DESIGN PRINCIPLES

A COMMUNITY CONNECTED TO NATURE

Well Connected With Nature

Protect and imply appropriate use of the natural hazard land and properly integrate with the rest of the community; Provide connection to forest, lakes and regional trail system.



Green Space

Well designed public parks and open space that bring people together.



Active & Passive Recreation

Healthy outdoor activities for all seasons.

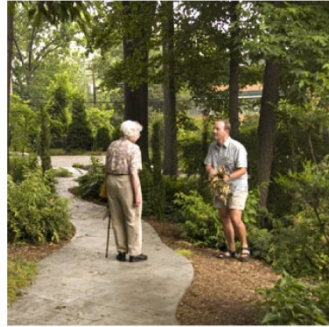
Community Agriculture

Offer community members opportunities for both personal use and commercial growing.

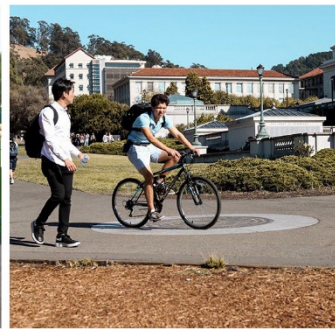
URBAN DESIGN PRINCIPLES

AN AGE FRIENDLY & ECONOMICAL COMMUNITY

Age friendly outdoor spaces & buildings Provide accessible and well-maintained sidewalks, pathways; Building design to support accessibility.



Housing Affordability A healthy housing system with diversity of housing choices for all stages of life (reasonable home prices, rent, co-share, co-ownership, etc.)



URBAN DESIGN PRINCIPLES

A STRONG SENSE OF COMMUNITY

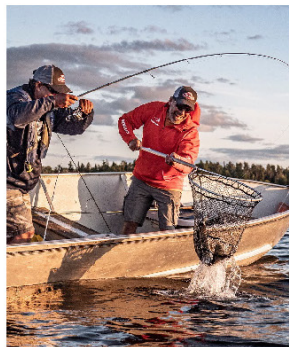
Mix of Uses Provide opportunities for live, work, learn, shopping and recreation.

Offer right mix of residential, retail, offices, education, library, recreations, etc.,

Strong Connectivity with Established Neighbourhood
Enhanced street network connection for all transportation modes.

Year-round Activities For All Generations Fulfill social life with facilities such as community centre, playgrounds, parks, pedestrian and bike trails, community gardens, fishing, boating, snow mobile riding, hiking, etc.,

Attractive Public Realm Support and engage social interaction and community programs.



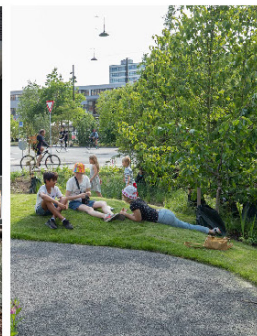
URBAN DESIGN PRINCIPLES

A LOW IMPACT DEVELOPMENT COMMUNITY

Sustainable & Active Transportation Choices Well connected to local transit, walkable street grid, reduced logistic needs.

Reduction of Carbon Footprint Through advanced building design and use of renewable energy sources and materials.

Climate Resiliency Implement green infrastructure such as green roof, tree planting, bio retentions, storm-water planters, rain garden, curb extensions, permeable paving, etc.,

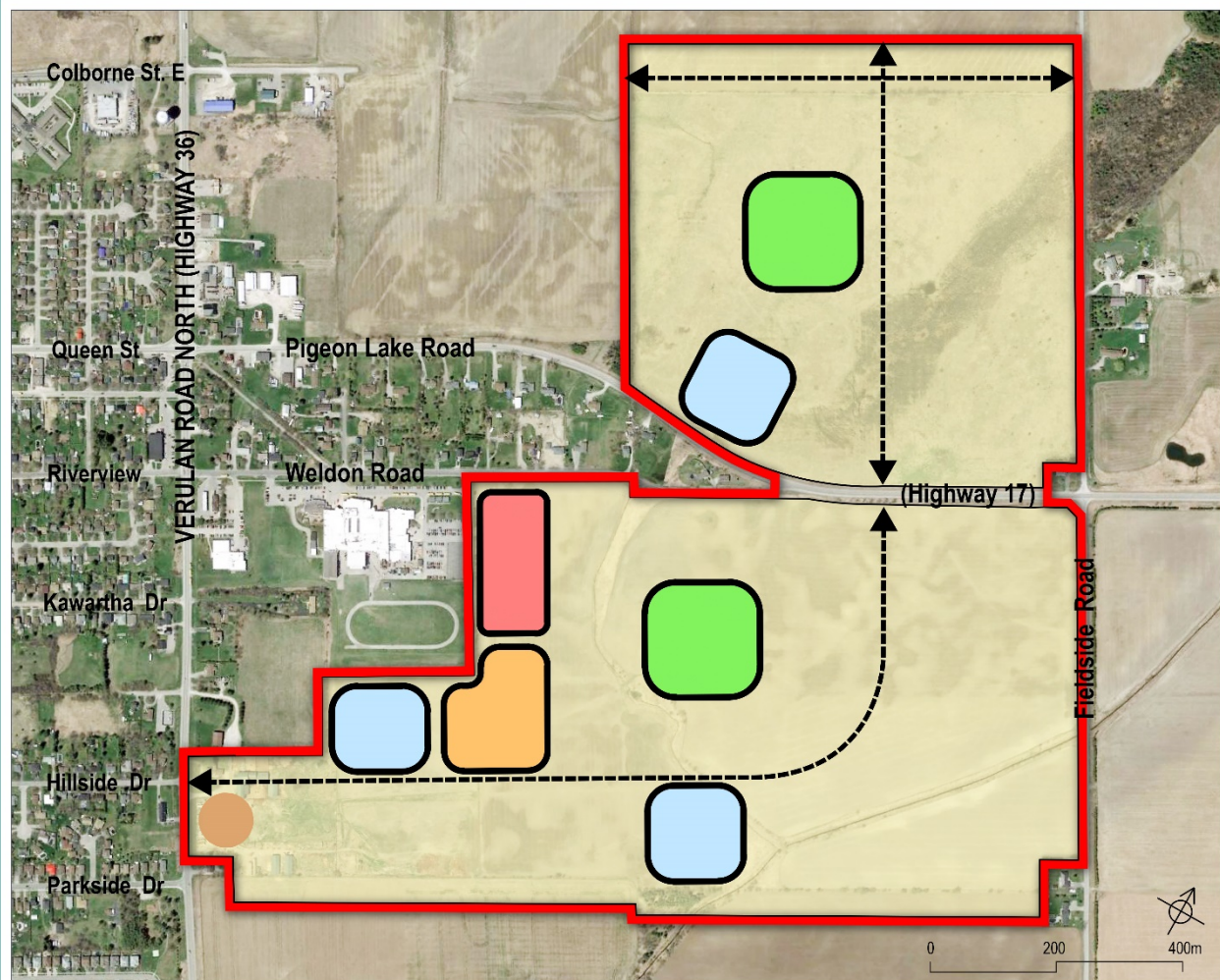


CONCEPTUAL COMMUNITY VISION

FLATO's vision in East Lindsay includes a mixed-use community, with options for live, work, shop and play. This vision will enhance the community in East Lindsay around I. E. Weldon Secondary and provide beautiful, and affordable options for people to call home, with a variety of housing choices, including purpose-built rentals and seniors' residences.

FLATO is listening to the community's needs. We are planning a community space that will offer increased access to services that you input on. In addition to building new amenities to support the community like grocery and live-work spaces.

Proposed area for a complete mixed-use community that will include a diversity of housing options such as purpose-built rentals and seniors residential living, as well as a park, commercial space and a community space.



FLATO IN KAWARTHA LAKES: Conceptual Vision for a Thriving Community in Lindsay

City of Kawartha Lakes

- | | |
|---|--|
| Subject Lands - 112.0 Ha. | Park |
| Residential Neighbourhood | Stormwater Management |
| Mid-Rise Residential | Purposed Built Rental |
| Institutional / Recreation | Potential Collector Road |

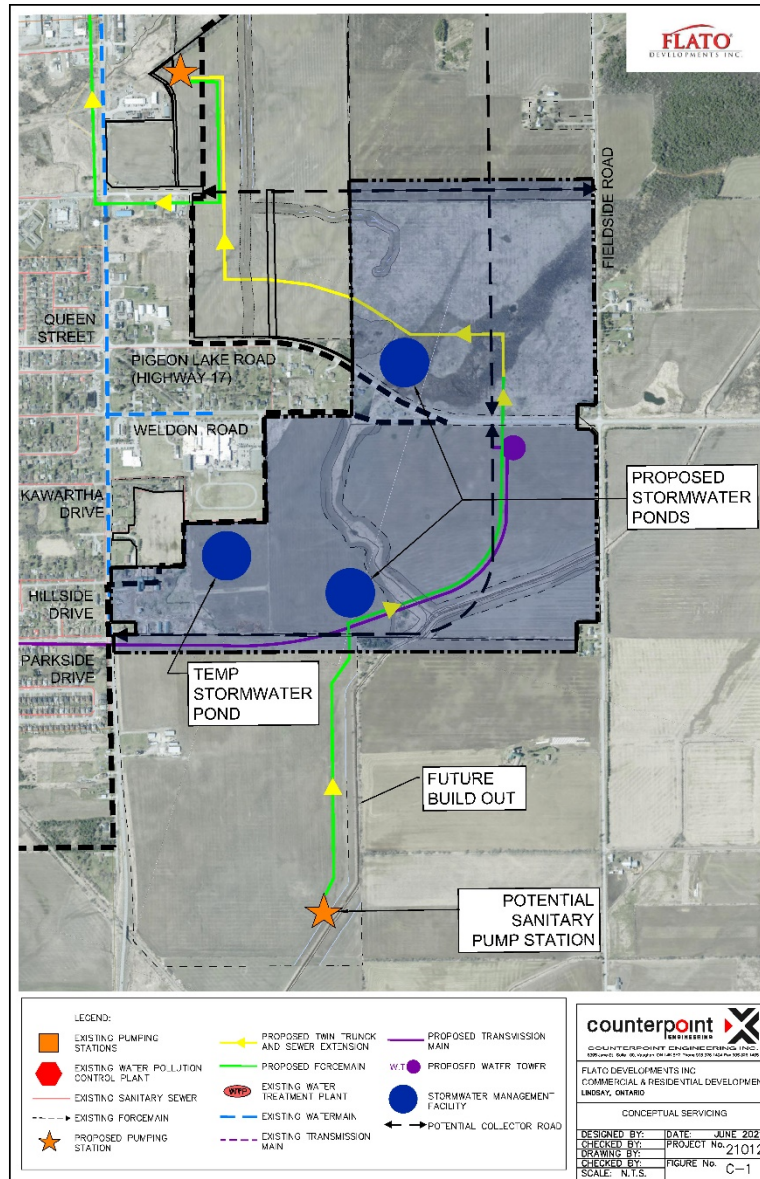
Conceptual Vision has been developed prior to any technical work or analysis and is subject to change.

DRAFT
FOR DISCUSSION PURPOSES ONLY

FLATO
DEVELOPMENTS INC.

Date: August 26, 2021 Job No: 20/2952

CONCEPTUAL COMMUNITY VISION





QUESTIONS?