



## **The Piedmont**

### **Introduction**

Welcome to the unveiling of an exciting municipal development proposal that aims to redefine residential living within the Town of Torbay. This proposed project, “The Piedmont,” a thoughtfully designed apartment complex, stands to be a testament to innovative urban planning, meeting the rising demand for housing while harmonizing seamlessly with the surrounding natural landscape.

### **Project Overview**

Our proposal entails the creation of a 45-unit apartment complex, a carefully curated community consisting of five distinct buildings, each accommodating nine 2-bedroom and 2-bathroom units. The thoughtful incorporation of patios for each unit ensures residents can enjoy the beauty of the river valley that will serve as the backdrop for this development. We wanted to avoid these homes having an “apartment building feel,” hence the residential exterior design elements, individual entrances, and the complete removal of interior common space/hallways.

### **Residential Configuration**

The emphasis of this development is on providing quality living spaces that cater to the needs of a diverse community. With 2 bedrooms and 2 bathrooms in each unit, the design ensures both comfort and functionality. The addition of private patios not only extends the living space but also connects residents with the natural outdoor environment, enhancing the overall living experience.

## **Ample parking and Accessibility**

Understanding the importance of convenience, the development prioritizes ample parking to ensure residents and their guests have stress-free access to their homes. The thoughtful integration of parking facilities contributes to a smooth flow of traffic within the development, enhancing the overall accessibility and ease of living. With 1/3 of the homes being accessible from grade level, the increasing demand for stair-free retiree living has been incorporated.

## **Market Need and Community Integration**

This project site was initially considered for a typical infill-style subdivision development. Given the difficulty of the grades presented, it became evident that the site required a housing design that could make the best use of the sloping site. This development has been strategically conceived to address the market need for the “Missing Middle.” By providing 2-bedroom homes and working with a graded site, the proposal offers an entry point for individuals and families seeking housing solutions that bridge the gap between single-family homes and high-density apartments. The design not only meets the current demand but also considers the long-term needs of the community.

Furthermore, the development aims to foster a sense of community by allowing residents to enter the Town of Torbay pre home ownership and provides a viable option for Seniors to stay within the Town of Torbay post home ownership. This not only provides an affordable and attractive living option, but also lays the foundation for a thriving, interconnected neighborhood.

## **Sustainable Growth**

Aligned with our commitment to sustainable development, this proposal incorporates eco-friendly design elements, landscaping and energy-efficient features. The development not only enhances the quality of life for its residents but also contributes positively to the environmental sustainability of the community.

In conclusion, this municipal development proposal is more than just a collection of buildings; it represents a vision for a vibrant, inclusive, and sustainable Torbay. By addressing the housing needs of the “Missing Middle” and fostering a sense of belonging, this project aims to become an integral part of our community fabric, allowing residents to not only enter, but also stay in Torbay, ensuring a brighter future for all.