

Clarify this cladding material as wood depiction is likely not realistic - especially sloping window sills

Signage controls should be in place on the plaza size - controlling size, face lit (not rear lit), encourage perpendicular blade signs and channel metal letter signs

Multiple retail entrances should be located on west side (not shown on plans) - this would be positive for plaza animation, spill out cafe uses etc.

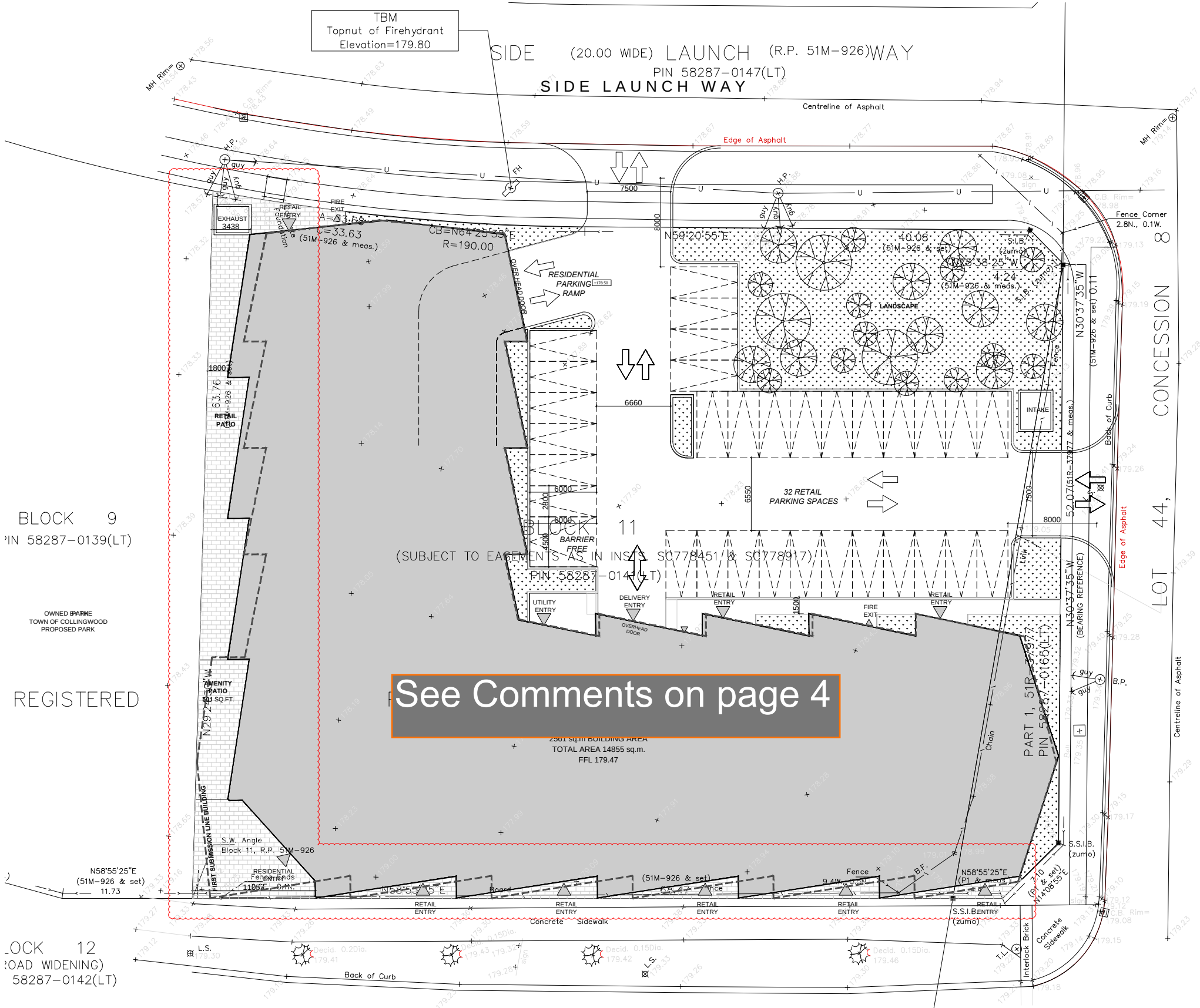
Canopy here? for snow/rain protection - note sloping surfaces above



Examples: Blade Sign and Channel Metal Letter Signs

Signage controls should be in place on the street side - controlling size, face lit (not rear lit), encourage perpendicular blade signs and channel metal letter signs





SITE STATISTICS AND ZONING REQUIREMENTS:			
PROPERTY LEGAL	31 HURON STREET, TOWN OF COLLINGWOOD		
ZONING	IN PROCESS OF BEING REZONED TO SITE SPECIFIC ZONING (C1-X) IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD ZONING BYLAW 2010-40.		
DESCRIPTION			
AREA	TOTAL	%COVERAGE	
BUILDING AREA (GROUND FLOOR)	2561 sq.m.	55%	
ASPHALT PARKING & DRIVEWAY AREAS	1109 sq.m.	24%	
SEWERIALS & OTHER HARD SURFACES	489 sq.m.	9%	
LANDSCAPES OPEN SPACE	612 sq.m.	13%	
TOTAL LOT AREA	4690 sq.m.	1.158 ACRES	
LAND USE	MIXED USE, RESIDENTIAL AND COMMERCIAL		
ZONING	IN PROCESS OF BEING REZONED TO SITE SPECIFIC ZONING IN ACCORDANCE TO THE TOWN OF COLLINGWOOD ZONING BY-LAW		
BUILDING SETBACKS	REQUIRED	PROVIDED	
FRONT YARD (HERITAGE DRIVE)	0m	0m	
REAR YARD	7.5m	1.8m + 12m	
EXTERIOR SIDE YARD SET BACK	0m	0m	
PARKING & BICYCLES	REQUIRED	PROVIDED	
COMMERCIAL (3 spaces per 100sq.m.)	45	50	
VISITOR (0.25 space per unit)	33	37	
RESIDENTIAL (1 space per unit)	130	150	
BARRIER FREE (2% of total required spaces)	4	4	
DELIVERY SPACE	15	15	
BICYCLES	15	15	
*32 COMMERCIAL PARKING SPACES PROVIDED AT GRADE 89 PAD PUBLIC PARKING SPACES PROVIDED ON P1 (COMBINED 13 REQUIRED VISITOR COMMERCIAL SPACES, 13 SURPLUS COMMERCIAL SPACES AND 3 REQUIRED VISITOR PARKING SPACES)			
BUILDING HEIGHT	BUILDING HEIGHT PROPOSED 6 STOREY BUILDING 26.0m FROM GROUND FLOOR TO TOP OF PEAKED ROOF 18.75m FROM GROUND FLOOR TO BOTTOM OF PEAKED ROOF		

- GENERAL NOTES:
- THE "LIMITS OF CONSTRUCTION" SHALL BE ASSUMED TO BE THE PROPERTY LINE UNLESS OTHERWISE NOTED
 - FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW (FIRE ACCESS ROUTE TO BE MIN. 6m WIDE WITH A MIN. 12m CENTRELINE TURNING RADIUS AND MAX. 5% SLOPE)
 - COORD. W/ MECH. & SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL MECH. ELECT. INFO INDICATED ON ARCHITECTURAL SITE DWG. AT 1:15 FOR GENERAL REFERENCE & COORD. ONLY)
 - COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEV'S & DRAINAGE SLOPES
 - TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. W/ OFSD DETAILS & SPECS. FOR TYPICAL CURB TYPES SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
 - THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE FORWARDED TO THE MUNICIPALITY
 - ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 98-100% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE MUNICIPALITY WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED
 - APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE MUNICIPALITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY
 - SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, TO THE SATISFACTION OF THE MUNICIPALITY
 - PROJECT SIGN TO BE ERECTED @ BEGINNING OF PROJECT. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE
 - EARTH BERMS SHOWN ARE DIAGRAMMATIC ONLY. REFER TO GRADING PLAN FOR ACCURATE AND COMPLETE INFORMATION
 - PROVIDE HEAVY DUTY (ASPHALT @ ENTIRE TRUCK ACCESS ROUTE PROVIDE MEDIUM DUTY (MD) ASPHALT @ ALL OTHER DRIVEWAYS AND PARKING SPACES
- GENERAL NOTES - MUNICIPAL
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE MUNICIPALITY
 - STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN MUNICIPAL RIGHT OF WAY BY ANY CONTRACTOR
 - CONTRACTOR IS RESPONSIBLE FOR ALL SERVICING, UTILITIES, AND COSTS
 - STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES
 - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE FIRE DEPARTMENT AND AT THE EXPENSE OF THE CONTRACTOR
 - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES
 - THE MUNICIPAL APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMITS
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS
 - COMMITTEE OF ADJUSTMENT
 - ANY ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE MUNICIPALITY

- BEFORE STARTING WORK
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY, ARCHITECT & CONSULTANTS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION
 - THE POSITION OF THE POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACTOR TO VERIFY EXISTING CONDITIONS
 - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER
 - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF STREETCAR DEVELOPMENT INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE DEVELOPERS PERMISSION. THIS DRAWING SHOULD NOT BE USED TO CALCULATE AREAS. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND SUCH DIMENSIONS TO BE THEIR RESPONSIBILITY. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE BY LAW AND RELATED DOCUMENTS. DRAWING ERRORS AND OMISSIONS MUST BE IMMEDIATELY REPORTED TO THE DEVELOPER.

NO.	DATE	REVISION
01.	07 / 31 / 2020	ISSUED FOR SPA
02.	01 / 25 / 2021	ISSUED FOR SPA

STREETCAR™
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:
PROPOSED SITE PLAN

PROJECT:
31 HURON STREET
COLLINGWOOD

SCALE:
1:200

ISSUE DATE:
30 / 07 / 2020

D-001

		TOTAL GFA		GFA EXCLUSIONS*		RETAIL GFA		RESIDENTIAL GFA		1BD	2BD	3BD	4BD	TOTAL UNITS
		sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.					
M	Mezzanine	8,407	781.01	-	-	-	-	8,407	781.01	-	-	-	-	-
6	Residential / Amenity	22,519	2,092.02	2,194	203.82	-	-	22,519	2,092.02	7	11	5	-	23
5	Residential	22,494	2,089.69	2,311	214.69	-	-	22,494	2,089.69	8	18	-	-	26
4	Residential	22,483	2,088.67	2,347	218.04	-	-	22,483	2,088.67	9	18	-	-	27
3	Residential	22,483	2,088.67	2,347	218.04	-	-	22,483	2,088.67	9	18	-	-	27
2	Residential	22,483	2,088.67	2,347	218.04	-	-	22,483	2,088.67	9	18	-	-	27
GF	Lobby, Retail, Residential	27,563	2,560.60	8,280	769.21	16,052	1,491.23	11,511	1,069.37	-	-	-	-	0
TOTALS		148,432	13,789	19,826	1,842	16,052	1,491	132,380	12,298	42	83	5	-	130
*Storage, mechanical rooms, common halls, stairwells, washrooms and garages														
SUMMARY														
Total GFA (not including exclusions)		148,432	sq.ft.	13,789.33	sq.m.	SITE AREA		4,690.0		sq.m.				
Total Retail GFA		16,052	sq.ft.	1,491.23	sq.m.	FSI		2.9						
Total Residential GFA (not including exclusions)		132,380	sq.ft.	12,298.10	sq.m.									
Total Residenital Units					130	Bicycle Spaces (P1)				170				
Storage Lockers					75									
Total Indoor Amenity		3,878	sq.ft.	360.27	sq.m.	Commerical Parking Spaces (G)				32				
Total Outdoor Amenity		454	sq.ft.	42.18	sq.m.	Paid Commerical Parking (P1)				59		**		
Total Private Terrace/Balcony		12,360	sq.ft.	1,148.24	sq.m.	Residential Parking Spaces (P1, P2)				150				
Total Above Grade Mechanical/Electrical		4,256	sq.ft.	395.38	sq.m.	TOTAL PARKING SPACES				241				
**combined commerical and visitor parking														

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF STREETCAR DEVELOPMENT INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE DEVELOPERS PERMISSION. THIS DRAWING SHOULD NOT BE USED TO CALCULATE AREAS. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND SUCH DIMENSIONS TO BE THEIR RESPONSIBILITY. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE BY LAW AND RELATED DOCUMENTS. DRAWING ERRORS AND OMISSIONS MUST BE IMMEDIATELY REPORTED TO THE DEVELOPER.

NO.	DATE	REVISION
01	07 / 31 / 2020	ISSUED FOR SPA
02	01 / 25 / 2021	ISSUED FOR SPA

STREETCAR™

RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:
SITE STATISTICS

PROJECT:
31 HURON STREET
COLLINGWOOD

SCALE:
NTS

ISSUE DATE:
30 / 07 / 2020

D-002

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF STREETCAR DEVELOPMENT INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE DEVELOPERS PERMISSION. THIS DRAWING SHOULD NOT BE USED TO CALCULATE AREAS. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND SUCH DIMENSIONS TO BE THEIR RESPONSIBILITY. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE BY LAW AND RELATED DOCUMENTS. DRAWING ERRORS AND OMISSIONS MUST BE IMMEDIATELY REPORTED TO THE DEVELOPER.

NO.	DATE	REVISION
01.	07 / 31 / 2020	ISSUED FOR SPA
02.	01 / 25 / 2021	ISSUED FOR SPA

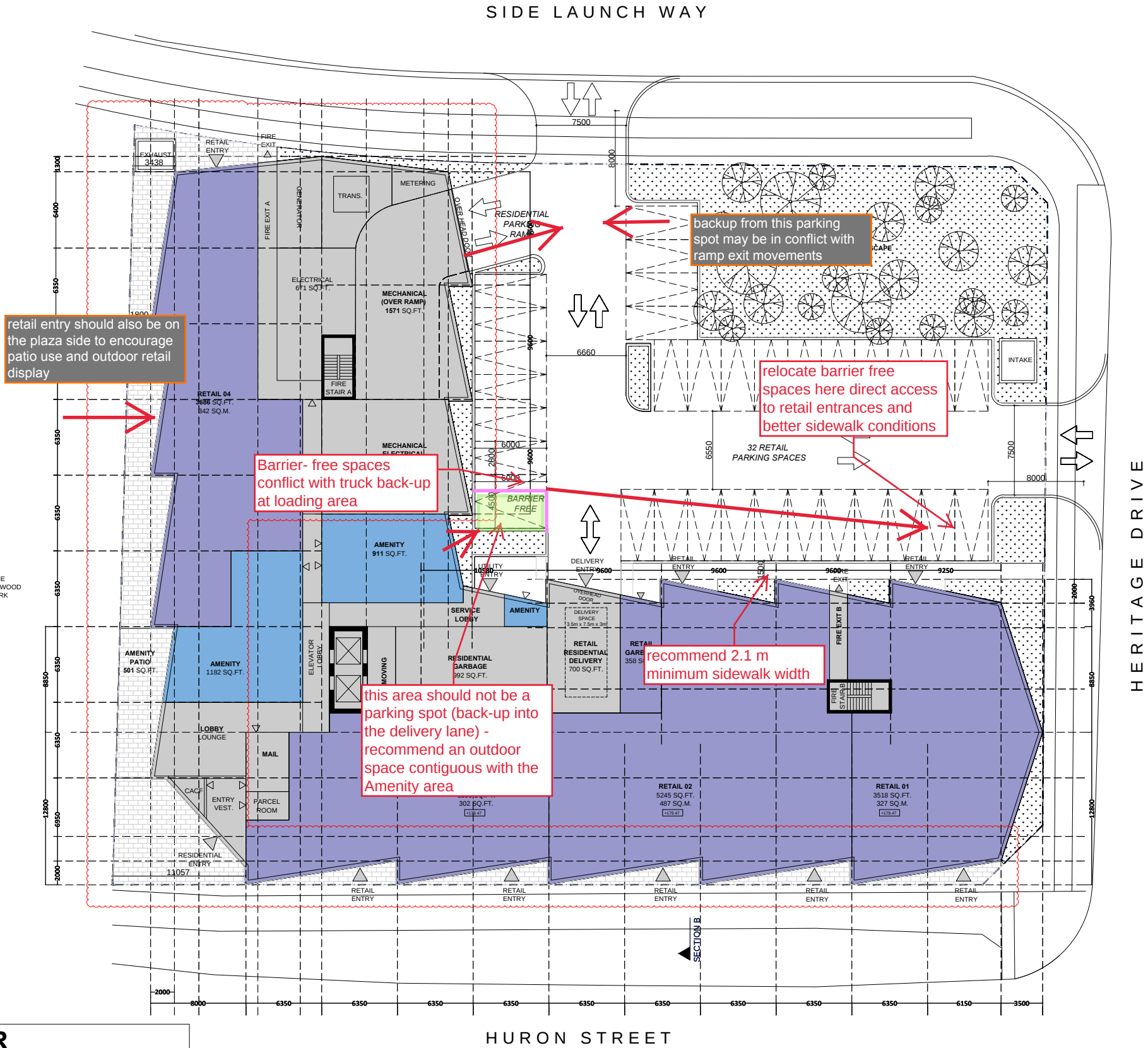
GROUND FLOOR

TOTAL GFA	27563 SQ.FT.
RETAIL GFA	16052 SQ.FT.
INDOOR AMENITY	2182 SQ.FT.
GFA EXCLUSIONS*	8280 SQ.FT.

*storage, mechanical rooms, common halls, stairwells, washrooms and garages

SUITES 0 UNITS

OWNED BY THE
TOWN OF COLLINGWOOD
PROPOSED PARK



STREETCAR™

RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:
PROPOSED GROUND FLOOR PLAN

PROJECT:
31 HURON STREET
COLLINGWOOD

SCALE:
1:200

ISSUE DATE:
30 / 07 / 2020

D-100