

Matrix Items 10, 11 and 12

## COMPLIANCE WITH COLLINGWOOD'S URBAN DESIGN MANUAL

### UDM SEC. 7 – BUILDINGS

A. Building Placement & Orientation ▪ Buildings will be sited with main front facades and building entrances facing and generally parallel with the adjacent roadway. ▪ All buildings will generally be sited close to the front setback line to create a defined street edge and an animated, pedestrian-friendly streetscape. ▪ Street walls have been defined through the placement and setbacks of buildings. ▪ Main entrances to buildings are visible and accessible from the adjacent street. ▪ Buildings are oriented and designed to create attractive public views.

B. Building Façade: Streetscape ▪ A variety of building types and facade treatments will be provided to ensure vibrant and visually cohesive streetscapes are achieved.

C. Corner Sites ▪ Corner buildings have been given enhanced design treatments (such as additional fenestration, wall articulation, porch treatments, building orientation, landscaping, etc.) to create visual interest and landmark architecture within the streetscape.

D. Building Groupings ▪ The proposed development includes a range of building types with a coherent architectural character, materials and colour palettes that are complementary to each other, as previously discussed. ▪ The buildings have been designed and grouped in a logical and functional manner to ensure appropriate relationships with other buildings and the public realm. ▪ Individual outdoor amenity spaces for dwellings have been arranged for privacy, access to sunlight and attractive views.

E. Context ▪ Buildings have been designed to suit the site's final phase of Pretty River Estates context. Building architecture incorporates ample use of porches, fenestration, façade articulation, interesting roof forms, variety of materials, landmark design features, etc. that will provide a coherent theme and unique sense of place within the community while providing a development pattern / built form that is compatible with and complementary to the character of neighbouring developments.

F. Height and Mass ▪ The townhouses range from 1-1/2 storeys to 2 storeys. The semi-detached are 2 storey.

G. Building Façade ▪ A themed approach has been employed to ensure the architectural character of the various built form types proposed results in an attractive, cohesive and high-quality development. ▪ The proposed architectural character is a continuance of the Pretty River Estates Architectural guidelines and meets the style requirements of the UDM. ▪ Building facades for each building type have been designed with animated façade treatments that will support lakeshore/mountainside recreational

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architectural theme for the development and provide visual interest. ▪ A coordinated application of high-quality building materials is proposed, including: masonry base with siding (board + batten and horizontal shiplap profiles) and a variety of accent elements (i.e. shakes, gable details, brackets, etc.). ▪ The generous use of fenestration, projections / recesses and porches will also Urban Design Report John G. Williams Limited, Architect 14 Blue Fairway (Ph. 5/6) Town of Collingwood contribute to an attractive streetscape. ▪ Façade treatments complement and support the prevailing mountainside recreational character established for Collingwood.

H. Articulation ▪ Townhouses (2-storey conventional and 1-1/2 storey bungalow) will also use a variety wall and roof form articulation together with variations in model designs to break up the massing of the buildings and provide architectural interest. ▪ Long, uninterrupted walls have been avoided in the design of all buildings.

I. Entrances ▪ Primary building entrances have been designed as focal features for each of the proposed building types and given architectural emphasis. ▪ All main entrances will be oriented and visible to the adjacent street. ▪ Weather protection (through the use of covered porches, canopies and overhangs) has been provided.

J. Fenestration ▪ Ample fenestration, that is architecturally compatible with the building design, has been incorporated into all proposed building forms to create attractive facades and provide overlook of public spaces. ▪ Windows will be high quality, low maintenance, energy efficient and vertically proportioned.

K. Blank Walls ▪ Blank walls exposed to public views have been avoided to ensure attractive views are maintained throughout the proposed development.

L. Mixed Use ▪ Not applicable.

M. Retail Facades ▪ Not applicable.

N. Roofs ▪ All townhouses and semi-detached will have pitched roof forms. The use of roof gables and other forms of roofline modulation has been incorporated into the design of each building to create visual interest and massing variation.

O. Façade Material ▪ The proposed façade materials incorporate a mix of stone and siding (vertical board + batten and horizontal shiplap profiles) together with accent materials such as shakes, gable timber posts and trim elements. ▪ These materials support the lakeshore/mountainside recreational architectural character proposed for The Townhomes of Pretty River.

P. Colour ▪ A variety of coordinated colour palettes that support lakeshore/mountainside recreational character will be provided to ensure a visually vibrant development.

Q. Priority Sites ▪ A Priority Lot Plan has been included in this report to identify the location of priority sites within the development. ▪ Buildings in priority locations will have enhanced architectural treatments that provide landmarks within the streetscape.

R. Heritage Adjacency ▪ Not applicable.

S. Residential Standards ▪ Buildings have been designed with a lakeshore/mountainside Recreation architectural in accordance with a future Urban Design Report John G. Williams Limited, Architect for the Townhomes of Pretty River. ▪ The design of facade treatments, materials, massing, fenestration, articulation and detailing comply with design guidelines and contribute to high quality building elevations that reinforce the lakeshore/mountainside architectural theme. ▪ Articulated roof forms will be provided to create varied and interesting streetscapes. ▪ Buildings will be designed to create a clear definition between public and private spaces. The use of covered front porches and landscaped front yards provides a clear transition between the public space of the sidewalk/street and the private space of the building. ▪ Main entrances will be visible from the street and ground-related. ▪ All attached garages will be incorporated into the main massing of the building and will be recessed or flush with the main entry feature (i.e covered porch). A variety of attached garage configurations are provided for the Townhouses. ▪ Visitor parking areas are equally distributed throughout the development. ▪ Visual interest will be provided within all streetscapes variations in building design and elevation treatments between differing models to avoid monotony and ensure variety. ▪ Appropriate transitions in building massing will be provided to provide a cohesive streetscape. ▪ Townhouse buildings will utilize differing building lengths in order to avoid monolithic buildings. The maximum length of a townhouse block will be 5 units (this occurs on one block only within the development). ▪ Private outdoor amenity space is provided for each of the unit types through provision of 30m<sup>2</sup>+ rear yards

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#### UDM SEC. 8 - ACTIVE TRANSPORTATION

A. Pedestrian Circulation ▪ Logical, direct and barrier-free pedestrian circulation will be accommodated throughout the proposed development ▪ A network of concrete sidewalks has been provided. ▪ Sidewalks are typically located on one side of the street. ▪ Sidewalks will be separated from vehicle lanes by use of concrete curbs. ▪ Pedestrian crossings will be provided in logical and safe locations and marked accordingly to minimize pedestrian / vehicular conflicts.

B. Enhanced Pedestrian Connection ▪ Pedestrian connectivity will be enhanced by employing a permeable street pattern that avoids excessive block lengths and provision of walkways in key locations

C. Pedestrian Amenities ▪ Seating areas will be provided within the central playground area and view corridor .

D. Street System ▪ Street blocks lengths have been kept short and walkways/sidewalks have been provided to provide an interconnected and easily navigable street/sidewalk network that will encourage active transportation.

E. Parking Areas ▪ Main parking areas have been located away from pedestrian routes and within enclosed private garages/driveways. Where visitor parking areas are provided, they occur as single rows and are broken up with landscape treatments to ensure they do not dominate the streetscape or pedestrian routes.

F. Trails ▪ A public linkage to the Collingwood Trailway system has been provided on two sides of the development.

G. Bicycle Circulation ▪ Bicycle circulation within the proposed development can be accommodated on the Collingwood Trailway system and the private road network.

H. Transit Circulation ▪ Not Applicable.

I. Wayfinding ▪ Directional / street signage and other wayfinding elements will be provided