

MEMO

to: Adam Farr, Director of Planning and Building Services, Town of Collingwood
Mark Bryan, Senior Planner, Town of Collingwood

from: Penny Lane White, Streetcar Developments Inc

date: January 26, 2021

re: 31 Huron St – Proposal Modifications

Streetcar Developments has submitted the following documents to address urban design considerations related to our 31 Huron Street application:

1. Architectural Rendering
2. Modified Site plan and Stats

Proposal Modifications

Streetcar has continued to refine its application since our submission at the end of July based upon feedback received. The following modifications are being contemplated for 31 Huron St and will be included in second approvals submission.

1. Increased building set back along West property line. Adding a minimum 1.8m setback from the future parklands on the west side of the site and the proposed building façade.
2. Additional setback at the southwest corner to increase visibility and access to the park from the east.
3. Ground floor commercial extended to west side of ground floor facing the park to increase ground floor animation.
4. Live/Work units on Ground floor removed to accommodate commercial, as per above. Total of 130 residential units to remain.
5. Outdoor metering unit and transformer in North East corner of site to be relocated within the building envelope. This allows landscape feature at the corner to be enhanced. This area can accommodate full depth planting and root development for larger shade trees, as it is located outside the below grade building footprint.
6. Increased total parking supply as per stats below.
7. Façade material on levels 2-6 revised to be a light coloured brick finish with a the metal sloped roof to remain.

Updated Stats:

	Current SPA Submission		Proposed Modifications	
SITE AREA				
	TOTAL AREA	COVERAGE %	TOTAL AREA	COVERAGE %
ASPHALT PARKING & DRIVEWAY AREAS	1118 sq.m.	24%	1109 sq.m.	24%
SIDEWALKS & OTHER HARD SURFACES	216 sq.m.	5%	409 sq.m.	9%
LANDSCAPES OPEN SPACE	757 sq.m.	16%	612 sq.m.	13%
BUILDING SETBACKS				
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
REAR YARD	7.5m	0m-5.17m	7.5m	1.8m - 11m
PARKING AND BICYCLES				
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
COMMERCIAL PARKING	32	32	45	58*
VISITOR PARKING	33	33	33	33*
RESIDENTIAL PARKING	130	139	130	150
BICYCLE SPACES	15	200	15	170
GFA				
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
TOTAL GFA	-	14854 sq.m.	-	13789 sq.m.
COMMERCIAL GFA	-	1055 sq.m.	-	1491 sq.m.
RESIDENTIAL GFA	-	13798 sq.m.	-	12298 sq.m.
TOTAL UNITS	-	130	-	130

*32 COMMERCIAL PARKING SPACES PROVIDED AT GRADE. 59 PAID PUBLIC PARKING SPACES PROVIDED ON P1. (COMBINED; 13 REQUIRED COMMERCIAL PARKING SPACES, 13 SURPLUS COMMERCIAL PARKING SPACES AND 33 REQUIRED VISITOR PARKING SPACES)