

Urban Design Report

50 SAUNDERS STREET

Collingwood, Ontario

Proposed Draft Plan of Subdivision and Zoning By-Law Amendment

Prepared For:

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Town File No.s D1201120 & D14120



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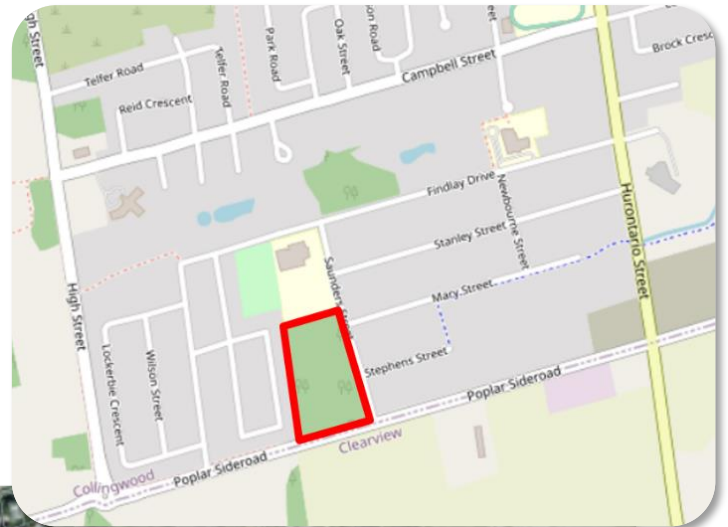
1. PURPOSE

1. The subject lands are situated within the urban boundary of the Town of Collingwood at the northwest corner of Poplar Side Road and Saunders Street. This 4ha parcel has full municipal services at the property line and represents one of the few remaining development parcels in the area. Overall, the immediate area is dominated by low density, single detached residential development serviced by nearby institutional and public parks uses.
2. The purpose of this Urban Design Report is to demonstrate how the proposed plan of subdivision acknowledges Town of Collingwood urban design standards through a series of development and design objectives. These objectives are further implemented through more detailed Architectural Design Guidelines. The Urban Design Report should be read in conjunction with the Architectural Design Guidelines.
3. The site layout represents a design that is appropriate for the area. The site orientation allows for a proposed internal public road having only two access points off Saunders Street. The subdivision lotting arrangement respects the adjacent subdivision to the west by providing similar sized lots backing onto the existing lots. In addition, the lotting arrangement proposes seven lots fronting directly onto Saunders in order to reinforce the residential nature of Saunders Street.
4. To satisfy Urban Design Report requirements in support of application D1201120 and D141120 for Draft Plan of Subdivision and the corresponding Zoning By-law Amendment.

2. SITE LOCATION AND CONTEXT

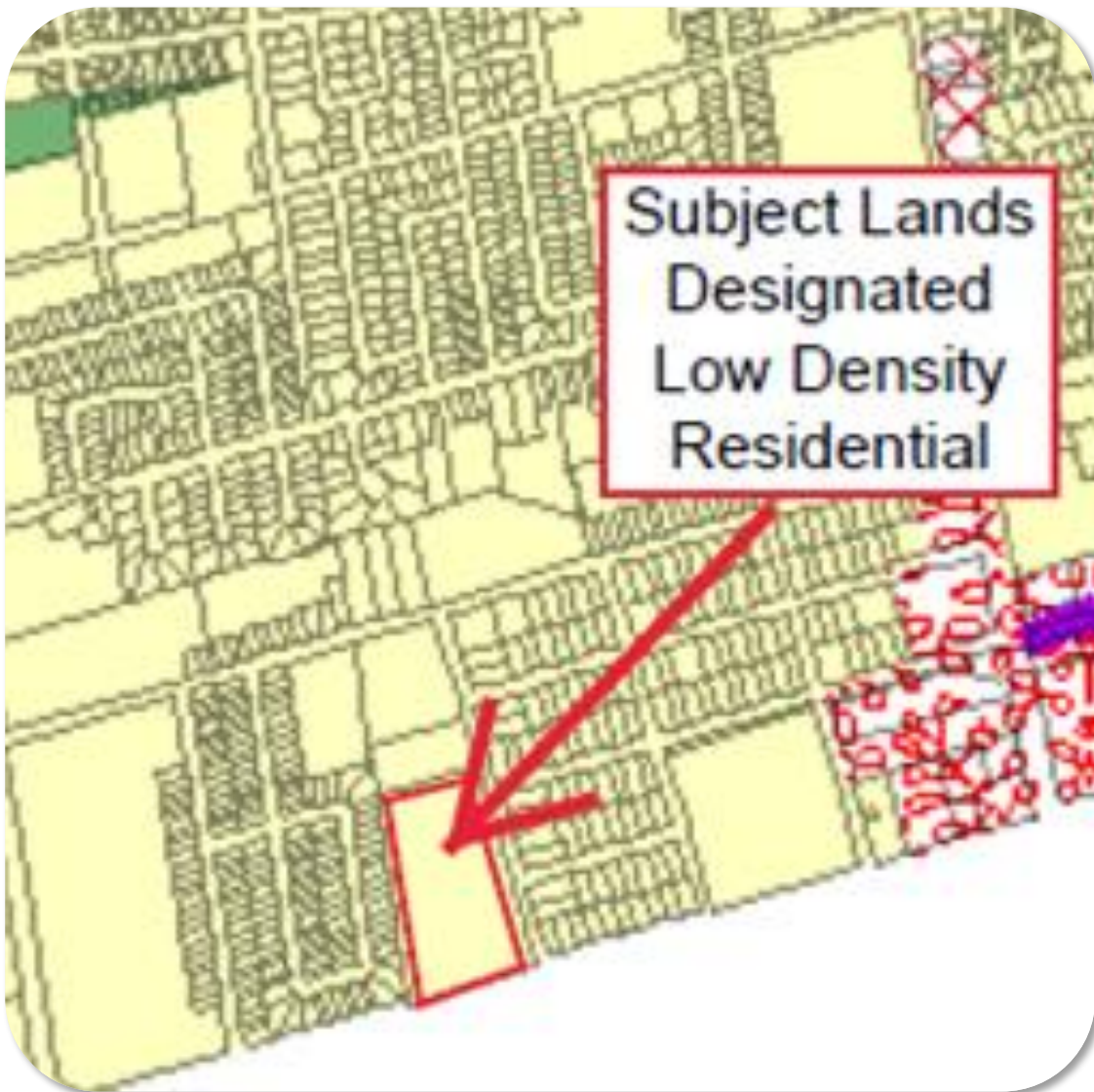
AREA DEVELOPMENT

1. St Mary's School
2. Mountaincroft Park
3. Mountaincroft subdivision to the west (Lotco S/D)
4. Single detached homes to the east
5. Agriculture and rural estate to the south
6. Proximity to Transit and community trails



3. OFFICIAL PLAN

- Designated Low Density Residential
- Permitted uses include singles, semis, duplex and boarding homes
- Official Plan Density permits 15 to 20 upha (60 – 81 units)
- Proposed uses are 62 single detached dwellings
- Proposed density is 15.3 upha
- Proposed density and uses comply with the Official Plan



The following specifies the design goals and objectives that the developer intends to meet and achieve through the proposed development.

4. GOALS

1. To plan a development that is consistent with existing local Official Plan land use policy regarding use, density and form.
2. To ensure that the planned development meets the key design elements expressed in the Town's adopted "Urban Design Manual" (2010).
4. To develop a subdivision that delivers homes having a consistent architectural theme and building treatments/elements.
5. To develop a subdivision that can be seen as integrating into the existing urban fabric of the immediate area.
6. To provide for a local open space amenity within the subdivision plan.
7. To provide for landscape treatments that will add to the town's tree canopy.
8. To respect existing abutting residential uses.

5. OBJECTIVES

1. To develop a residential subdivision that respects the character of the existing neighbourhood and matches similar lot sizing to those backing onto the subject lands from Garbutt Crescent to the west.
2. To develop a residential subdivision that delivers single detached dwellings.
3. To develop a subdivision that provides a safe and efficient street pattern that includes provisions for pedestrian travel and pedestrian connections to existing neighbourhood trails and sidewalk systems.



6. IMPLEMENTATION

The following summarizes how each of the objectives noted above are proposed to be implemented, drawing on references to the Urban Design Manual, the proposed Draft Plan and the proposed zoning By-law.

OBJECTIVE 1

The immediate neighbourhood is predominantly residential in character. The type of residential is in turn dominated by single detached dwelling types. The proposed Draft Plan and its associated implementing zoning By-law propose single detached dwelling types. Single detached dwelling types are consistent with the land use character of the existing neighbourhood. Proposed lots backing onto the existing Garbutt Street homes are of a similar size. In addition, the proposed Draft Plan complies with the land use designation anticipated through the approved Official Plan i.e., low density residential.



OBJECTIVE 2

The proposed Draft Plan demonstrates that development of 62 single detached dwelling types is feasible from a functional design layout point. The layout provides for consistent lotting arrangements while allow for variation along the streetscape through corner lot orientation and, treatment of interior open space access and viewpoints.



OBJECTIVE 3

The proposed Draft Plan (Appendix A) provides for one street in a crescent configuration and with street design geometrics that can meet municipal engineering standards for width, turning radii and provision of services including but not limited to standard public street lighting and sidewalks. The subdivision sidewalks are able to connect to existing sidewalks along Saunders Street. In addition, the subdivision design allows for a right of way conveyance to Simcoe County along Poplar Sideroad, which in turn will allow for the extension of the existing community trail running along the north side of Poplar Sideroad to the west. (UDM 3-A.3 D-1 4-A.1. B.2)

OBJECTIVE 4

A comprehensive set of architectural control guidelines are proposed to be included with the subdivision agreement and are included herein. The overall design theme is “Contemporary New Urbanism”.

This theme will be implemented by way of the subdivision street layout being linear in nature with definitive yet limited road direction changes. In addition, the design guidelines speak to the nature of the built form, massing, architectural elements, materials and colour.



OBJECTIVE 5

The existing urban fabric is a function of land use and urban form.

As noted previously, the immediate neighbourhood is predominantly low density residential in nature, achieved primarily through single detached dwelling types on individual lots. The urban form is a combination of relatively new subdivision development such as Mountaincroft that abuts the west property line of the subject lands, along with a mix of older and newer homes along Saunders and along Stephens, Mary and Stanley Streets.

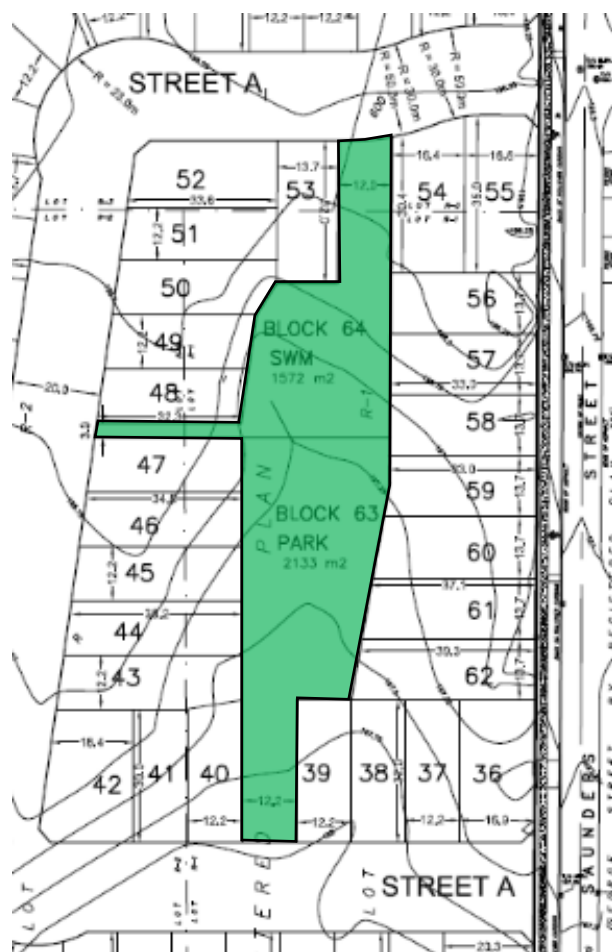
The Mountaincroft subdivision to the west was designed and built with lots backing onto the arterial Poplar Sideroad. Required features at that time included a road widening, community trail and a noise attenuation fence.

The proposed Draft Plan would be consistent with this overall fabric due to it's Street A being an elongated crescent road that connects to Saunders Street along with similar road widenings, trail and noise attenuation features as existing to the west.

In addition, the Draft Plan allows for lots to front onto Saunders Street thereby providing dwellings frontages to assist in reinforcing this existing aspect of the urban fabric. (UDM 5-A.1, 2, 5, 6-A.1, 6 & 7).

OBJECTIVE 6

The design and development of the Draft Plan will require an onsite storm water management facility in the form of an open space block. Designed and intended as a “dry” pond facility (i.e., not designed to retain water over any longer-term period but to assist in the slow release of storm event water).



Due to the nature of the overall subdivision layout and preferences for a crescent street layout with lots designed to front onto Saunders Street, the ultimate Draft Plan design allows for an additional open space block adjacent to the storm water management block.

Combined, these two blocks provide for a neighbourhood park facility. A trail system proposed through this facility provides pedestrian connectivity as well as opportunity for passive recreation.

The block configurations in the Draft Plan allow for three access points to the open space features via public sidewalks along Street A.

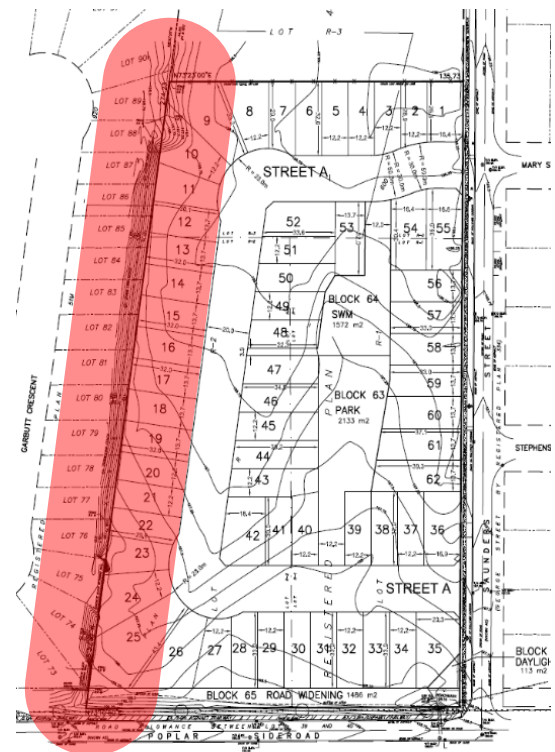
OBJECTIVE 7

Site development will necessitate grading in order to achieve a site servicing scheme to meet town standards. This grading will mean that the majority, if not all, of the existing vegetation will need to be removed. However, a standard condition of Draft Approval will be the requirement for a subdivision landscape plan to be approved by the Town. The landscape plan will propose street trees along existing and proposed public rights of way as well as additional landscape treatment at key points of the subdivision. The interior open space block will be landscaped with a naturalized theme with low maintenance, native plant species. Overall, existing vegetation will be

replaced with preferred and more robust plant species.

OBJECTIVE 8

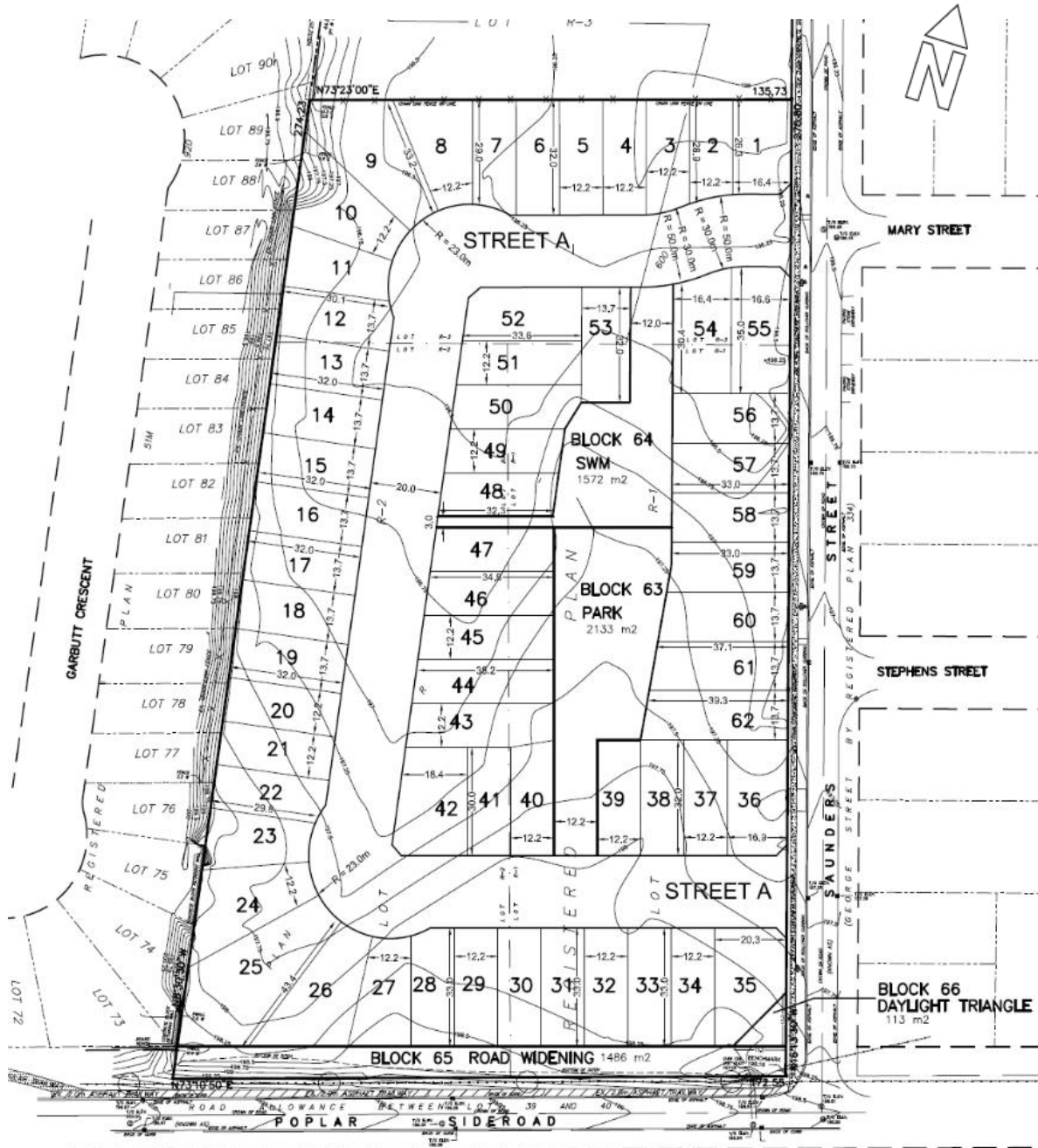
The existing Mountaincroft subdivision includes existing single detached lots that abut the west property line of the subject lands. The proposed Draft Plan provides for single detached lots having similar lot sizes backing onto the existing lots.



7. SUMMARY

It is demonstrated that the developer is able to achieve its 8 key urban design objectives. In turn, the 8 development objectives implement the overall goals of Official Plan land use conformity and are consistent with the Town's Urban Design Manual.

APPENDIX A



PROPOSED DRAFT PLAN OF SUBDIVISION

50 SAUNDERS STREET
 LOTS R1/R2/PART LOT R3
 REGISTERED PLAN 446
 TOWN OF COLLINGWOOD
 COUNTY OF SIMCOE

Scale / Metric

