

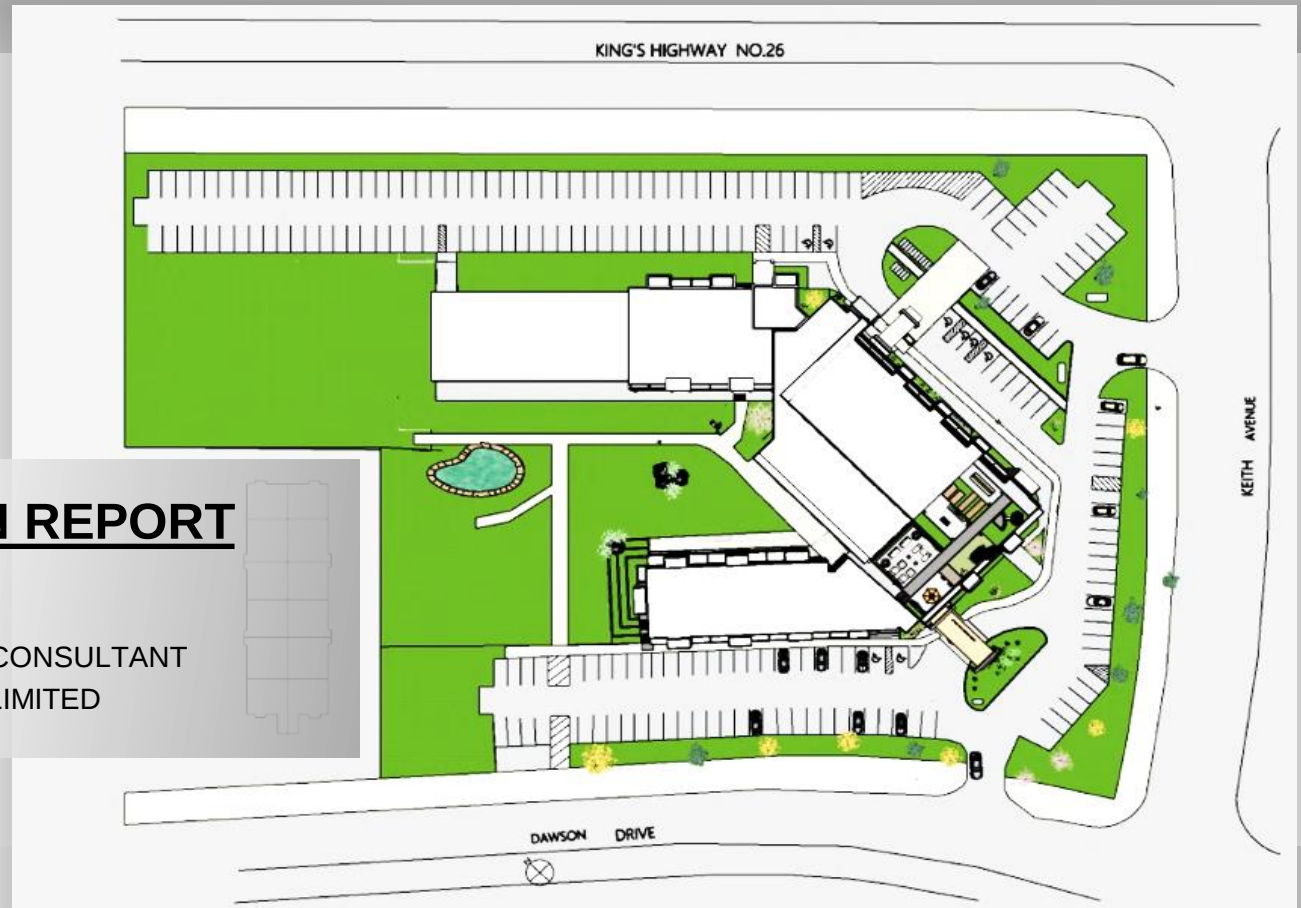
PROPOSED RETIREMENT HOME AT LIVING STONE RESORT

19 KEITH AVENUE, COLLINGWOOD, ONTARIO

URBAN DESIGN REPORT

PREPARED BY
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HENRY CHIU ARCHITECT LIMITED

Town File Number:
Submission Number: 2
Submission Date: January 2021



TERMS OF CONTENTS

LIVING WATERS RESORT: A VISION FOR THE NEXT STAGE IN COMMUNITY BUILDING

1.0 INTRODUCTION

2.0 APPLICATION OVERVIEW

3.0 AREA CONTEXT

4.0 POLICY CONTEXT

5.0 DESIGN DIRECTION

6.0 HERITAGE RESOURCES

7.0 SUSTAINABILITY FEATURES

LIVING STONE RESORT: A VISION FOR THE NEXT STAGE IN COMMUNITY BUILDING

The general ageing population that is a demographic characteristic of Canada is also reflected in Collingwood. Living Stone Resort experiences this demographic trend and many people who have purchased homes over the past 40 years have maintained a relationship with us. Many of those early adopters are now part of our community of elders. This important and growing cohort is in fact Collingwood-wide. Living Stone Resort has the capability to provide a unique and dignified place to live that enables our elders to continue their active lifestyles without having to leave their existing community of friends and family. Living Stone Resort has had decades of success in the hospitality industry. The necessary skills, aptitudes and care required for that success are embedded in the service culture nurtured at Living Stone Resort.

Living Stone Resort Vision is to be the leading builder of important and key attributes that make up a Complete Community by extending an established culture of care and hospitality to housing an important segment of our population: our community elders.

The existing developed community at Living Stone Resort includes:

- Over 1,000 homes for permanent and part time residents
- People of and from all walks of life
- Two resorts totaling 400 rooms and suites: Living Stone Resort and Spa and, Living Stone Golf Resort
- A range of facilities: golf course; marina; conference space; spa; restaurants; children's camp, and tennis that all serve hotel guests, timeshare members and fractional owners.

Living Stone Resort is now preparing for the next stage of development that is the evolution of a complete community: Take a company with an ingrained caring service culture and extend that to serve our community elders by providing a unique retirement home living opportunity that will focus on:

- Extending our caring service culture ethic to ensure the respectful well being of residents
- Acknowledging that being alone is a major concern and challenge to our elders and to meet that concern means designing and building a place to live that enables daily community activities and interactions with neighbours

- Allowing and encouraging generational visits – families of elder residents are able to stay on site or in close proximity to their loved ones, thereby enabling more visits and increasing the length of visits
- Provide facilities and programs that allow for social interactions with younger generations – sharing of life stories
- Facilitate the presence and contributions of local students through volunteerism
- Promote community volunteerism as many people of faith are eager to serve our elders
- Enable and encourage an active lifestyle through on-site facilities and programmes:
 - Private dining options
 - Sport lounge
 - Bar
 - Spa with hair and beauty salon
 - Facial and massage
 - Medical clinic
 - Therapeutic pool
 - Library
 - Wellness activities hall
 - Theatre/chapel
 - Culinary dining
 - Green house planting
 - Outdoor patios
 - Roof top viewing
 - Lounges on each floor to promote social interaction

To encourage broader community interaction and experience opportunities, a bus shuttle service will also be available to residents with downtown shopping stops and, stops and nearby resort amenities.

To respect a fuller range of resident needs, there will be 14 assisted living suites with medical support.

Living Stone Resort is uniquely poised to meet the spiritual, social and housing needs of the elder segment of Collingwood's community. In so doing, Living Stone Resort assists the Town of Collingwood in reaching and maintaining it's goal of a Complete Community

1.0 INTRODUCTION



Existing drop off canopy & living stone hotel signage view from Highway 26 & Keith Avenue entrance.

Existing 3 storey club Cranberry Hotel on Dawson Drive to be converted to retirement home view from interior court



SCOPE

- Convert existing 3 storey (plus basement) club cranberry resort building with 2 storey addition above for 69 independent units, including 12 studio units & 57 one-bedroom suites.
- 3 storey addition above existing 1 storey resort restaurant & banquet hall building and 5 storey in front of the existing resort garbage & delivery room for 16 care units, 40 independent units including 12 studio units & 28 one-bedroom suites.
- 13,000 sf amenity including dining, lounges, gym & pool, nail, hair & spa, chapel & library exclusively for the seniors.

APPLICATION

- Site plan approval for a 128 unit retirement home including 112 independent living units & 16 care units together with 13,000 sf amenity areas exclusively for the senior residents.

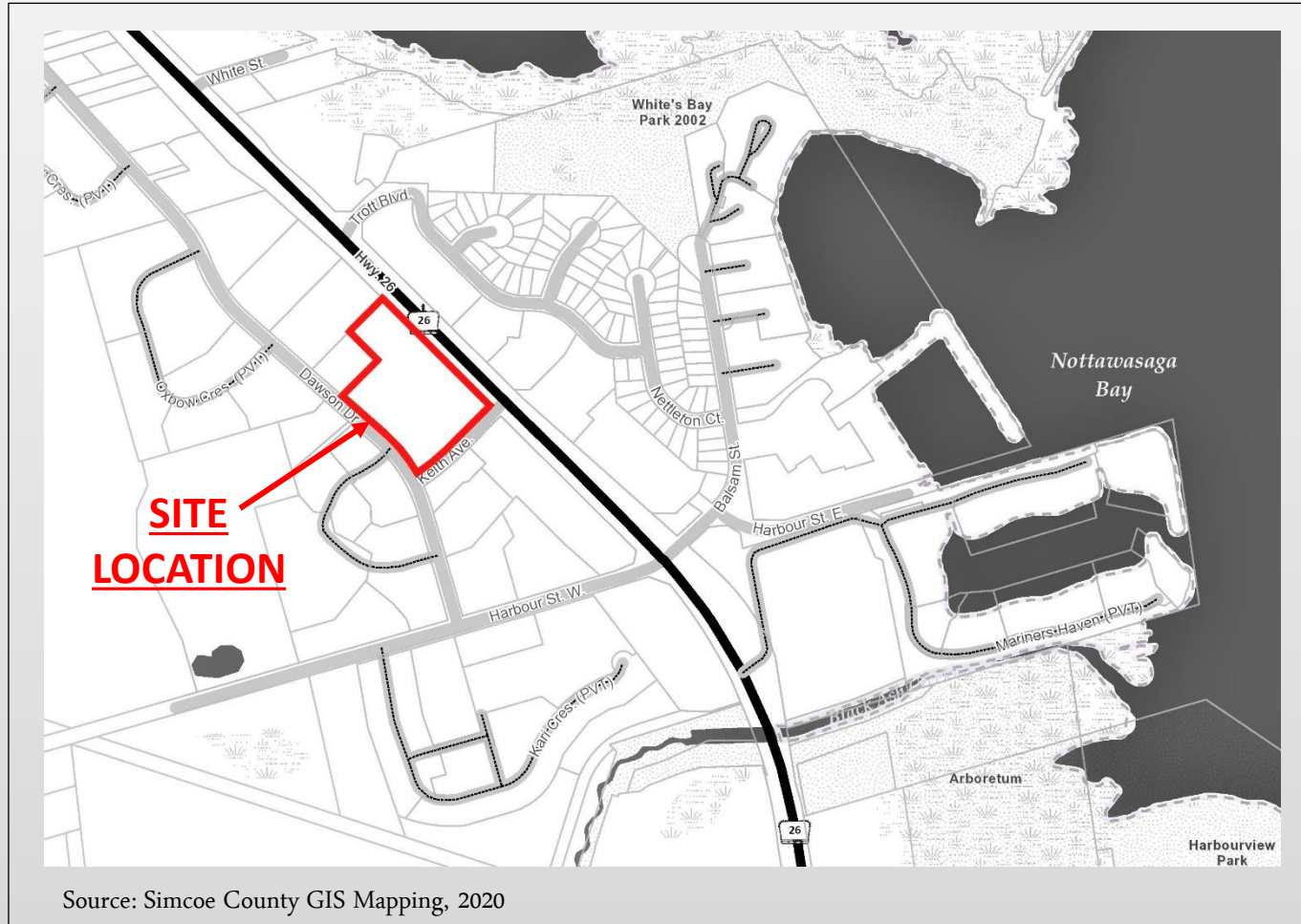
2.0 APPLICATION OVERVIEW

- Address: 19 Keith Avenue, Collingwood, Ontario
- Location: South West corner of Highway 26 & Keith Avenue
- Approval: site plan approval
- Official plan: Resort Commercial RC-1
- Zoning bylaw - Resort Commercial C3
- Vision: build a retirement home for independent living & care units that is more than dining & sleeping, by providing and inviting & welcoming environment that promotes physical exercise & mental well being
- Principles: quality design to enable and support a dignified living environment for seniors with readily assessable on-site facilities respecting independence while encouraging social interaction.
- Objectives: provide physiological & psychological comfort, promote interaction, protect privacy & security, create high quality architectural & landscape design and compliment existing neighbourhood context

3.0 AREA CONTEXT

- Natural features: preserve existing vegetation, pathway & pond
- Lot fabric: irregular lot with 0.22 ha lot area, 201 m Highway 26 frontage, 132 m Keith Avenue frontage & 143 m at Dawson Drive frontage
- Street pattern: commercial arterial road at Highway 26, local road Keith Avenue & Dawson Drive flank the east and south property boundaries
- Built form: low rise residential, mid-rise residential at major street & arterial road, one-storey commercial plaza along Highway 26 to the south.
- Surrounding land use : residential & commercial with trail connections to amenities
- View & vistas: residential low rise 2 storey townhouses, commercial low rise stores & 1 storey plaza building – existing hotel parking lot dominates the south-east corner at Highway 26 & Keith Avenue
- Landmark: Living Stone Resort entrance canopy & 5 storey mid-rise building along Highway 26
- Transportation: public transit & resort shuttle bus
- Public open space: walkway, trail through the site, and Cranberry Trail along Highway 26

SITE LOCATION



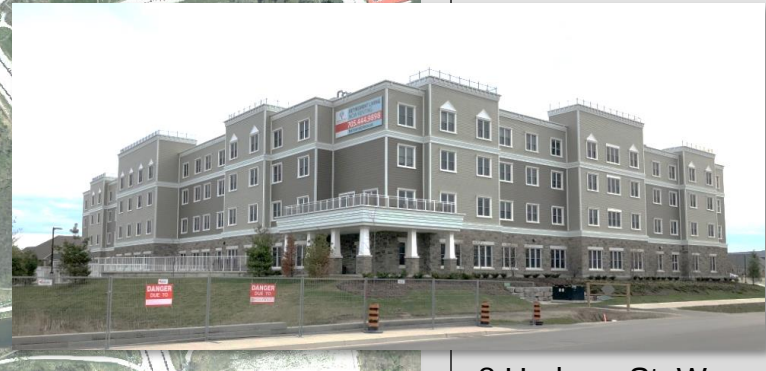
SURROUNDING SENIOR HOMES LOCATIONS



Source: Simcoe County GIS Mapping, 2020



57 Trott Blvd. Collingwood

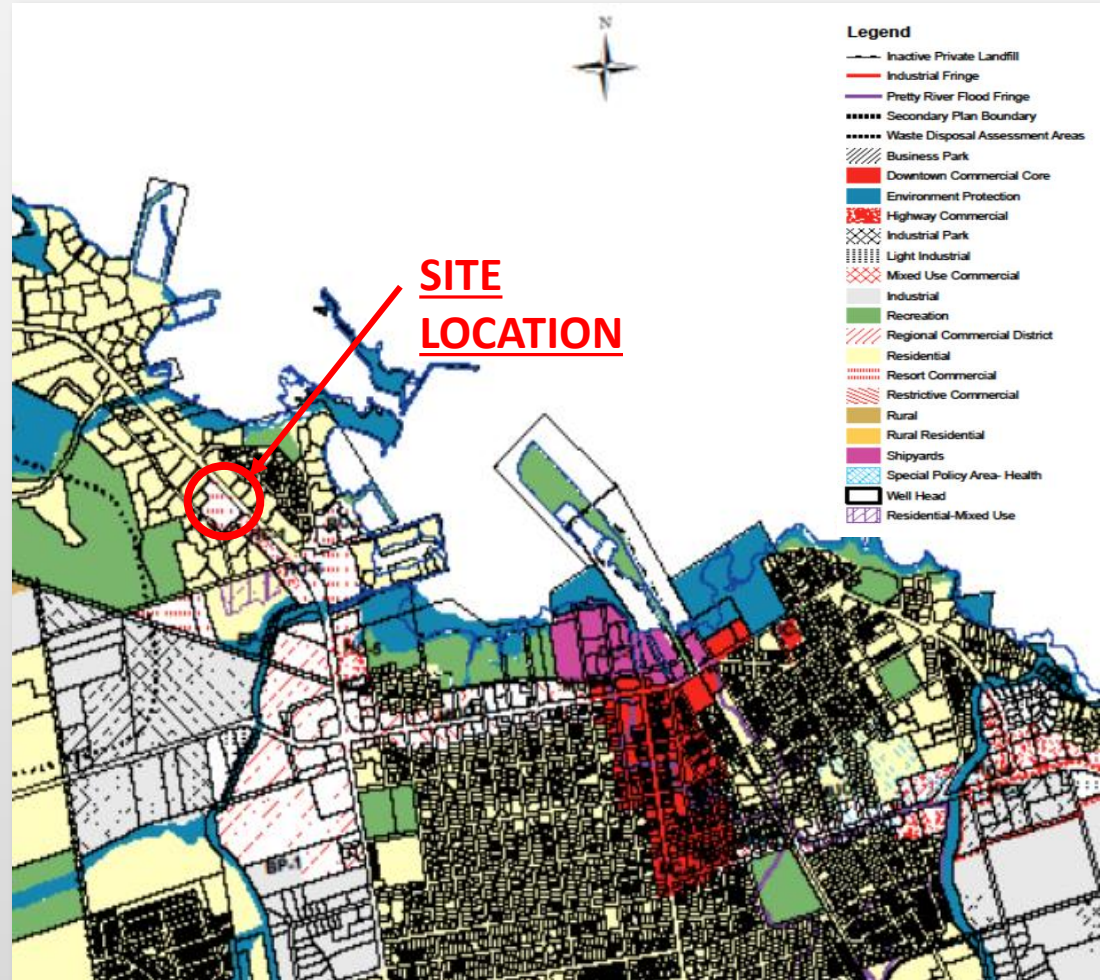


8 Harbour St. W
Collingwood

4.0 POLICY CONTEXT: OFFICIAL PLAN

LAND USE DESIGNATION

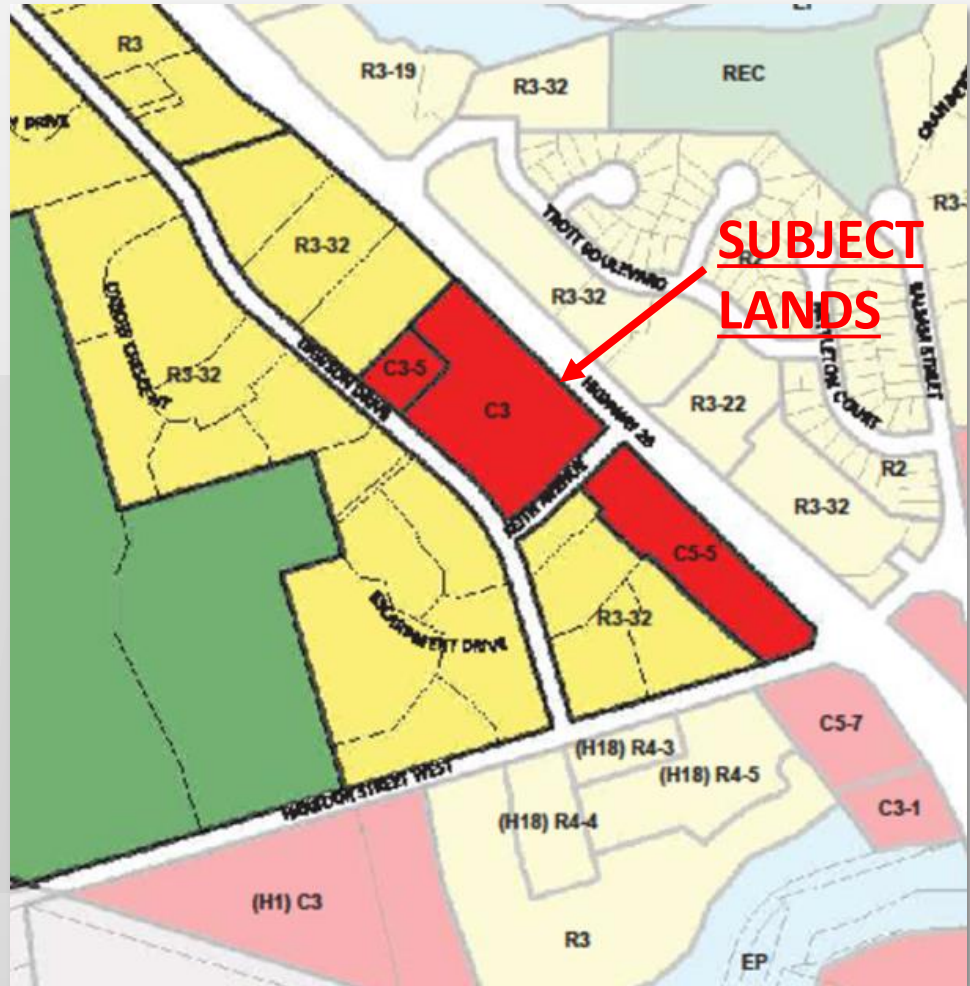
- Designated “Resort Commercial”. Permitted uses include Retirement Homes.
- S. 4.3.2.2 Provides direction to consider high quality urban design approaches. Refers to the “Urban Design Manual” for directions on design standards.
- S. 8.13 Lists and “Urban Design Report” as one of the required submissions for development review and approval



Source: Official Plan of the Town of Collingwood – Schedule ‘A’ Land Use Plan

ZONING BYLAW

- Subject lands zoned “C3”
- Permitted uses Retirement Home



Source: Collingwood Zoning By-Law Schedule 'A' – Map 11

5.0 DESIGN DIRECTION

SITE DESIGN

- Existing large pavement areas from Keith Avenue and delivery garbage room from Dawson Drive need improvement to create clear & friendly vehicle & pedestrian circulation, welcoming & inviting entrance canopy with landscaping & benches to enhance interaction between residents & the built environment



BUILT FORM

- Existing 5 storey resort facing Highway 26, 1 storey restaurant & banquet hall facing Keith Avenue, 3 storey club cranberry resort facing Dawson Drive are not consistent in its built form, massing, materials, textures & colours. Proposed conversion & addition of the retirement home to create a harmony built form, massing of 5 storey mid-rise building connected internally, with consistent materials, textures & colours that will create a landmark viewed from all streets

SITE DESIGN SUMMARY

MASTER PLANNING

- Existing 2 storey resort & restaurant banquet hall was constructed in 1970, 3 storey club Cranberry Resort was constructed in 2005

POSITION OF BUILDINGS

- Existing buildings are behind parking lot, a common site planning design in the 1970

VEHICULAR CIRCULATION

- Along street front parking lot with 6 m wide aisle

STREETSCAPE

- 5 storey resort building facing Highway 26, 1 storey restaurant & banquet hall facing Keith Avenue, 3 storey resort building facing Dawson drive are inconsistent in built form, massing, materials, texture & colour, conversion & addition of retirement home to 5 storey mid-rise building will create a high quality architecture & landscaping

PUBLIC OPEN SPACE

- Private interior court yard surrounded by buildings will continue to serve the residents – nature of intended residents is such that enhanced sidewalk connections to the adjoining is not required



SITE DESIGN SUMMARY

LANDSCAPE & AMENITY

- Street front landscaping to be improved with better landscaping, lighting, driveway & walkway between buildings

PARKING DELIVERY & SERVICES

- Interior refrigerated garbage room & drive-in loading

LIGHTING

- Cut off lights or bollard lights to enhance traffic & pedestrian circulation

CRIME PREVENTION

- Security fencing, well-lighted entrances & seating with surveillance camera through out the site

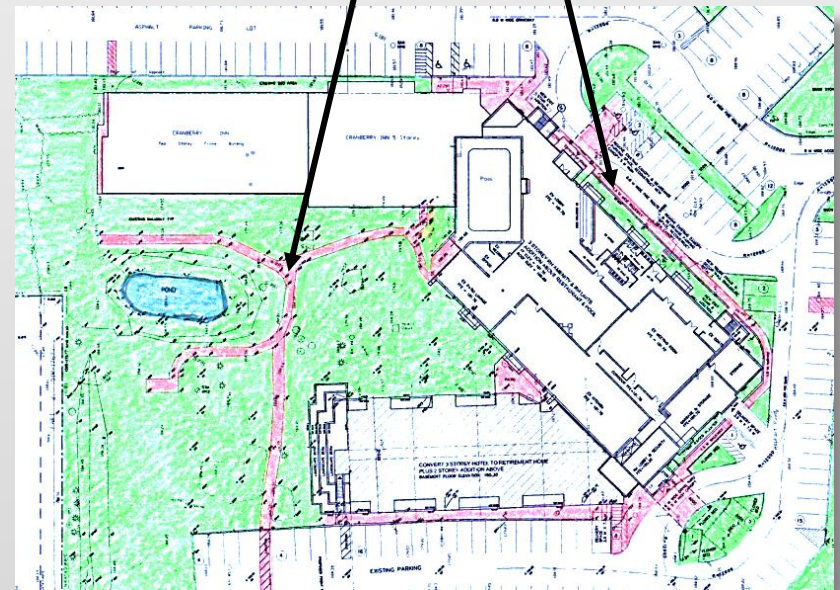
NATURAL FEATURES

- Existing vegetation, trails, pond to be preserved

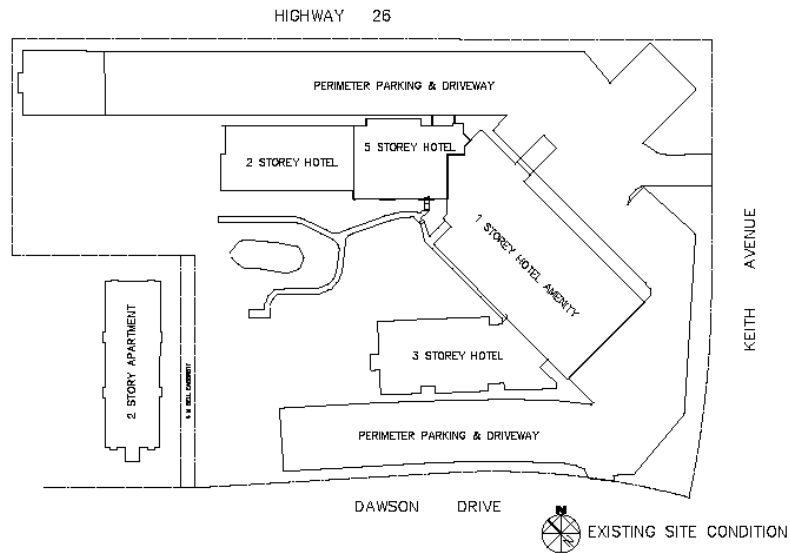
STORM WATER MANAGEMENT

- Existing drainage & site services to remain

Internal site pedestrian areas & circulation illustrated in pink colour



EXISTING SITE CONDITIONS

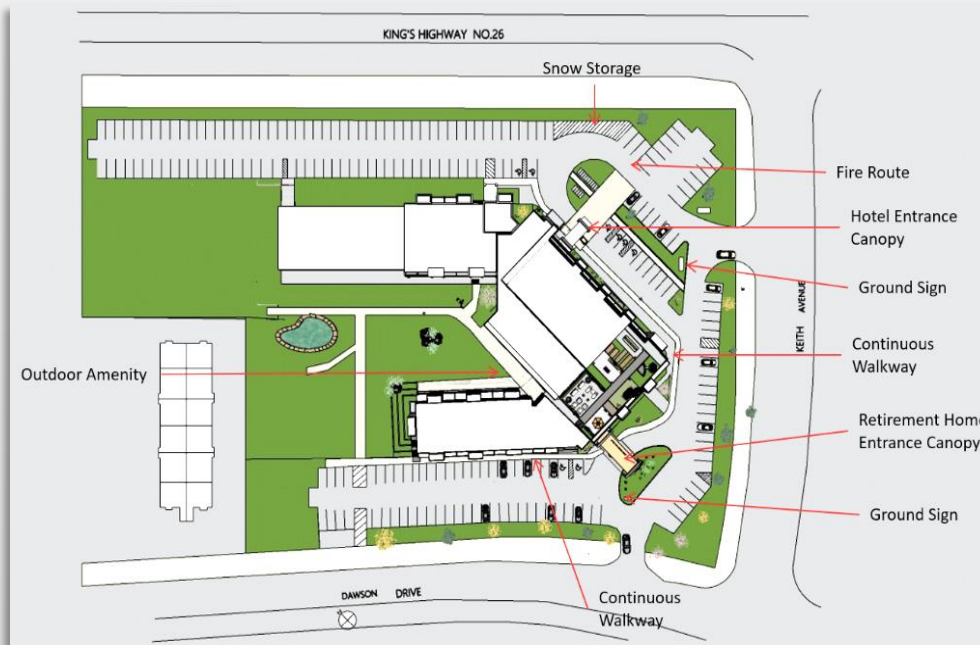


Keith Avenue entrance visitor parking spaces & landscape median

Existing large pavement areas from Keith Avenue & Dawson Drive need clarity on vehicle & pedestrian circulation

PROPOSED SITE PLAN - NEW SITE CONDITIONS

Proposed Site Plan



Dawson drive entrance with new retirement home drop off canopy & landscape island

Retirement Home Third Floor Connection to Hotel

Proposed Retirement Home
Dark Brick, Stucco Colour A & B,
Open Air Storey Louver & Planter

Retirement Home
Third Floor Connection to Hotel

Existing Hotel Stone &
Stucco Colour A & B



Retirement Home Entrance Canopy Colour Gold

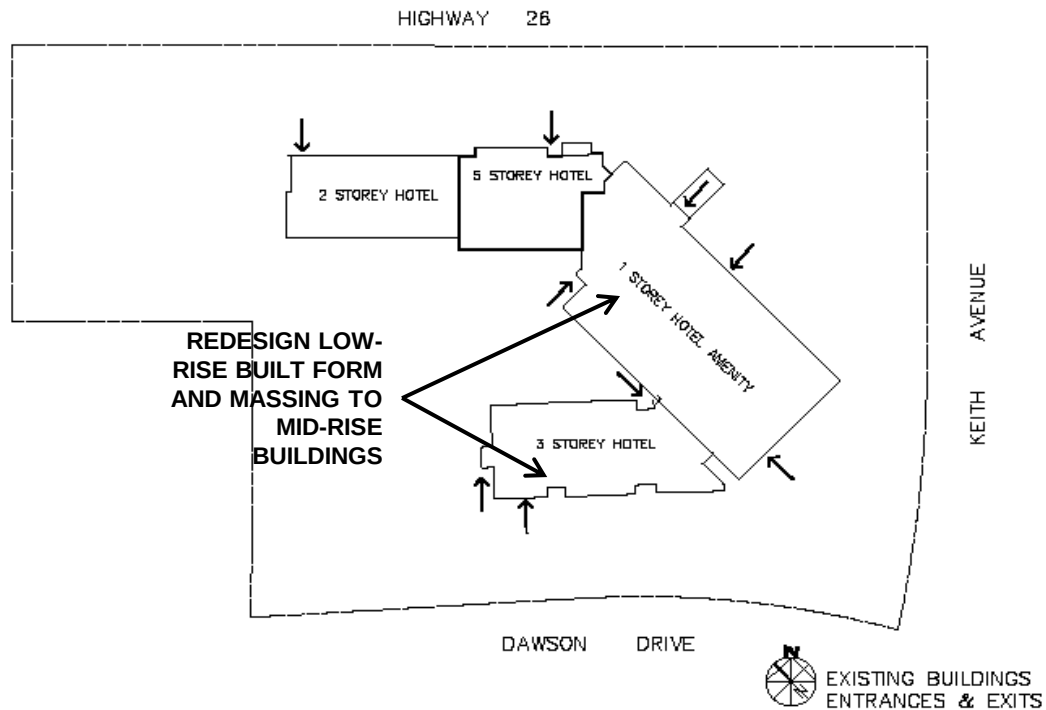
Stepped Back Upper Floor
Stucco Colour A & B

Dark Brick Projections &
Lower Floor Base Material

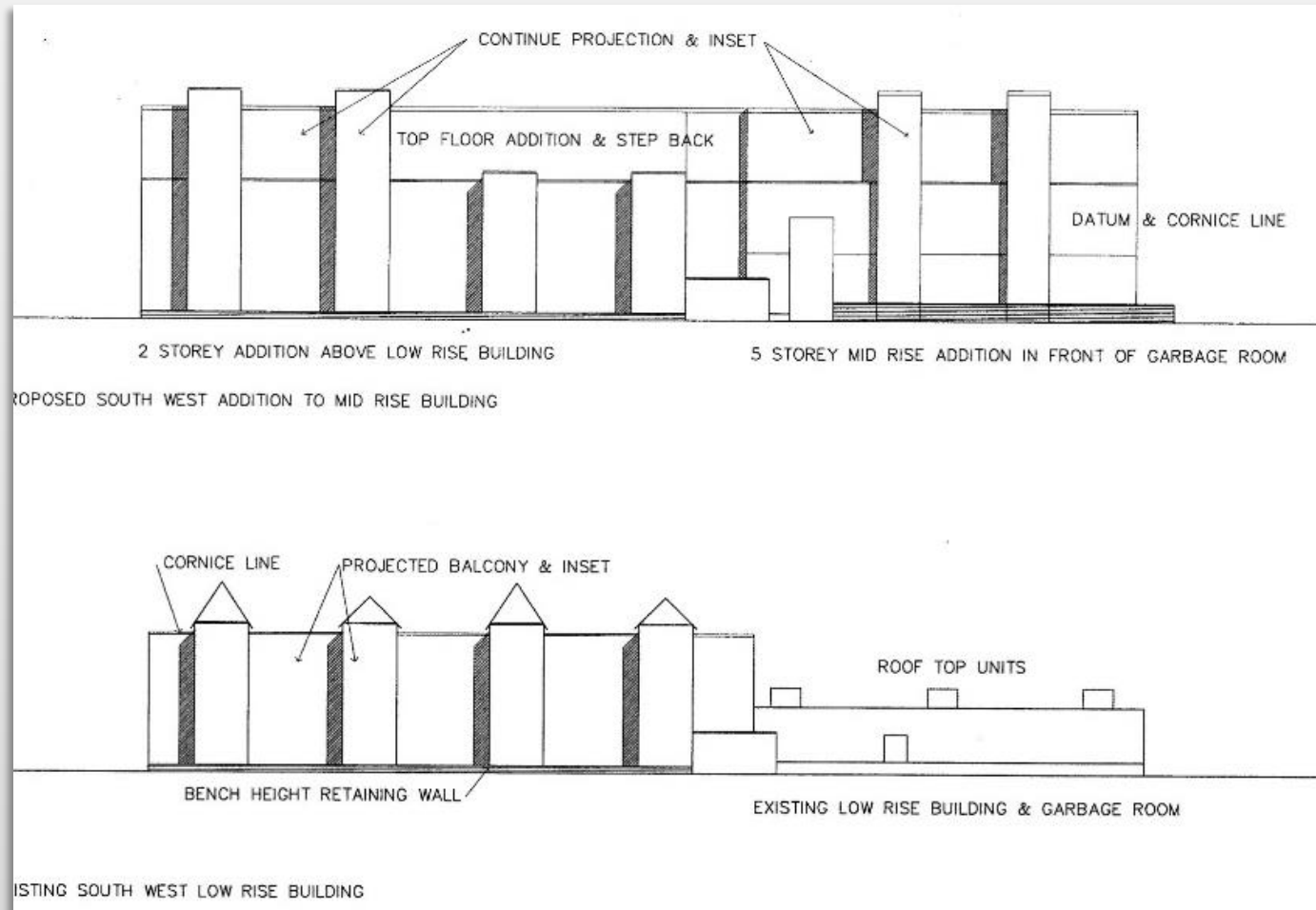
Retirement Home Entrance Canopy
Dark Brick Pillars & Gold Colour Canopy



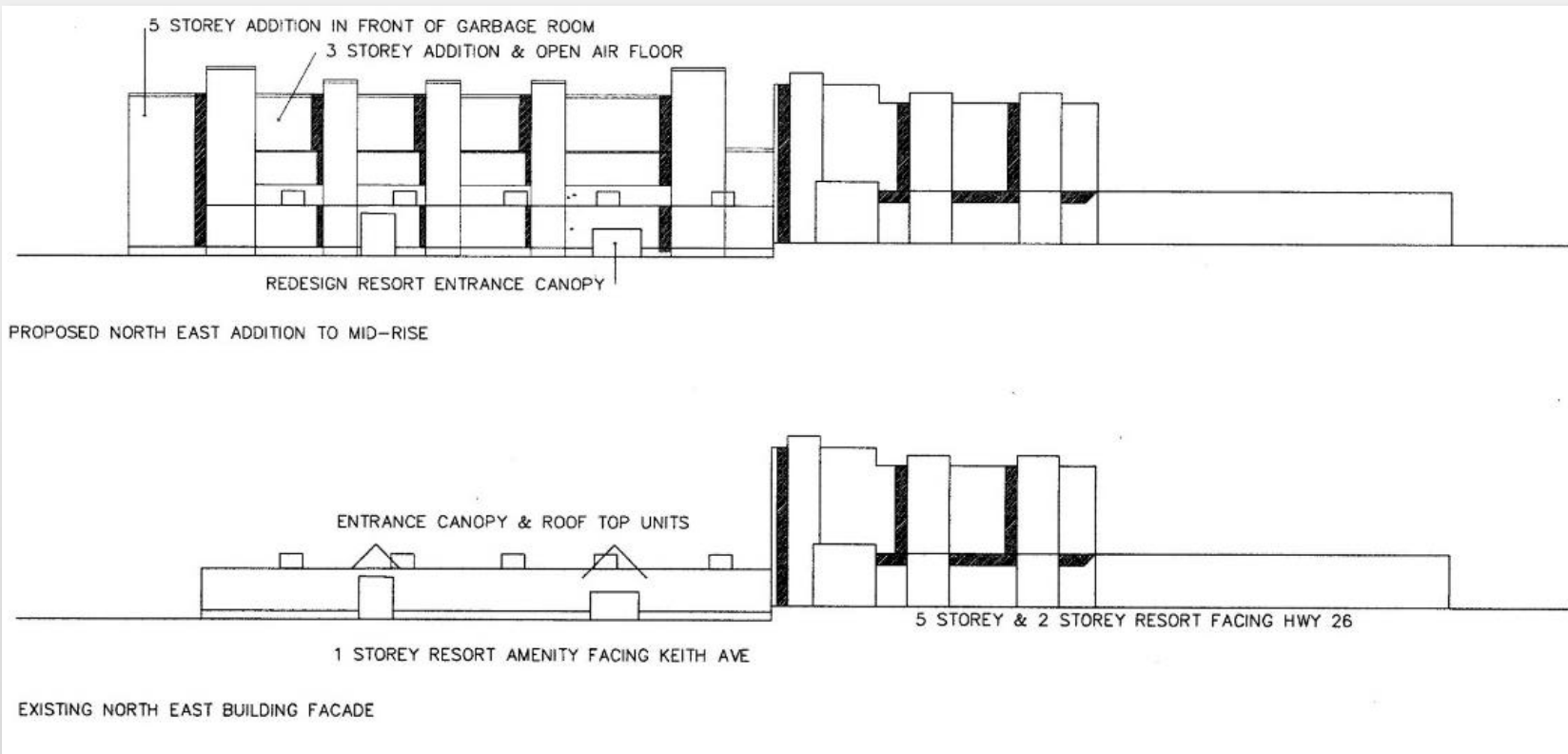
DESIGN DIRECTION - BUILT FORM & MASSING / A



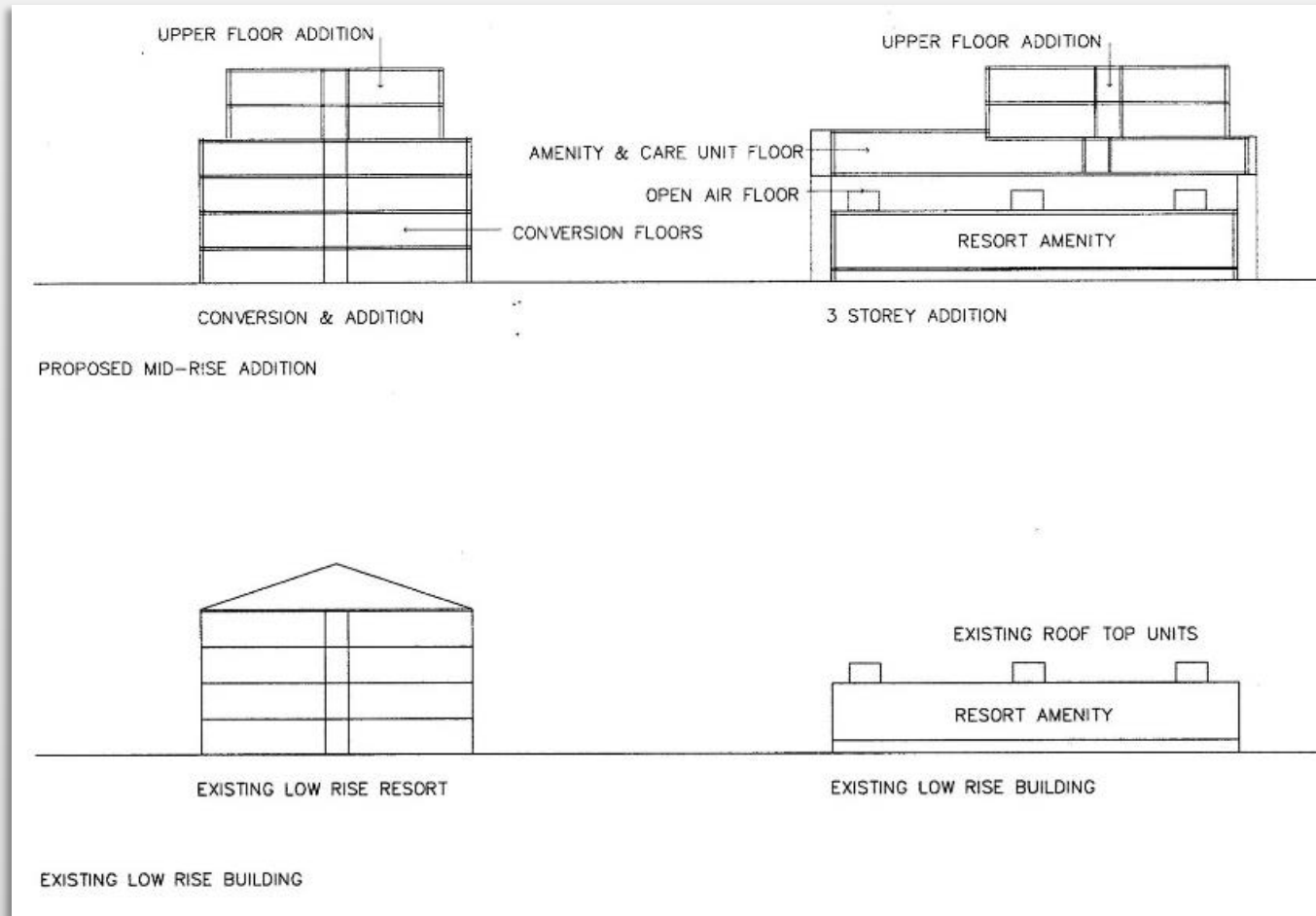
DESIGN DIRECTION - BUILT FORM & MASSING / B



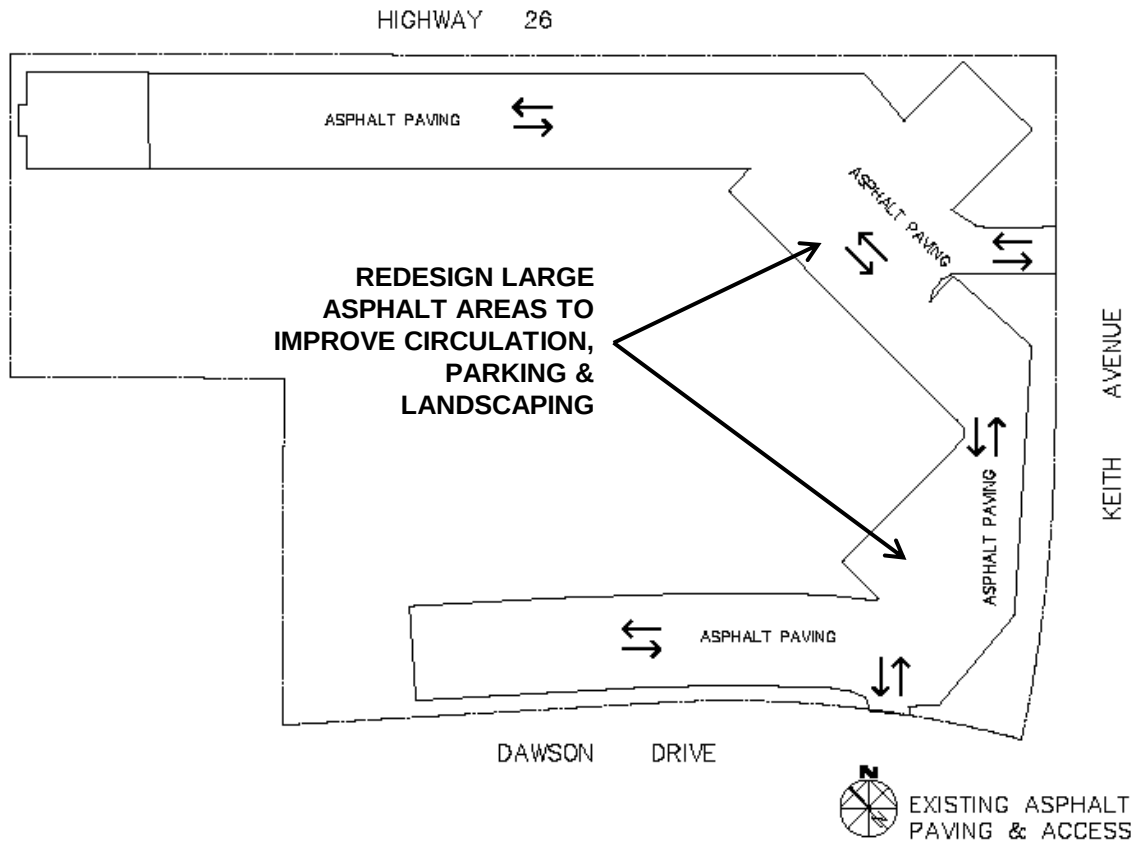
DESIGN DIRECTION - BUILT FORM & MASSING / C



DESIGN DIRECTION - BUILT FORM & MASSING / D



EXISTING TRAFFIC PATTERN



DESIGN DIRECTION - BUILT FORM

LANDMARK

- Respect Highway 26 & Keith Avenue corner as a key opportunity to establish a true gateway visual experience through building mass and unified design elements

HEIGHT & MASSING

- Maximum 15 m building height measured from average grade to roof deck, proposed retirement home building separated with resort building

STEP BACK & SETBACK

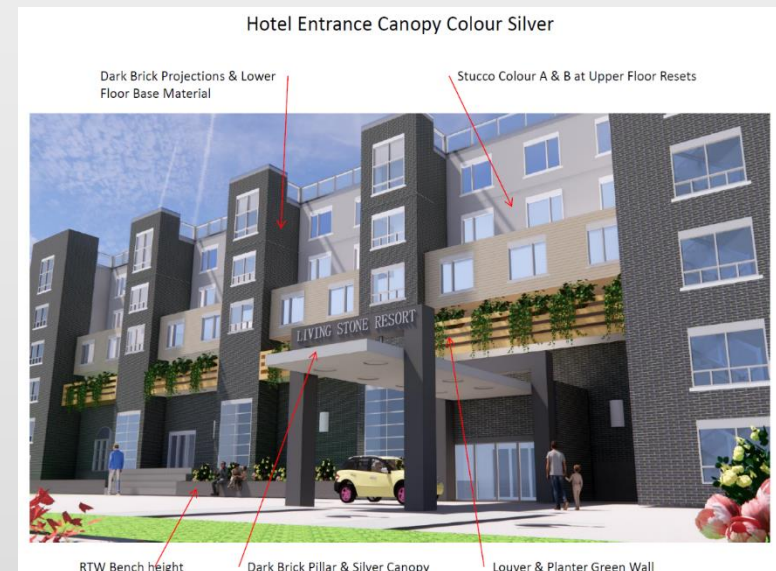
- Minimum 10 m setback & upper floor step back

SITE COVERAGE

- Building coverage 30%, parking pavement 30%, landscape 40%

BUILDING TO STREET RATIO

- Approximately 40% to highway 26, 40% to Keith Avenue, 40% to Dawson Drive



DESIGN DIRECTION - BUILT FORM

TRANSITION

- Corner property facing 3 streets, surrounded by low rise residential buildings

STREET WALL AT GRADE

- Bench height retaining wall & landscaping surrounding the building perimeter

FAÇADE TREATMENTS

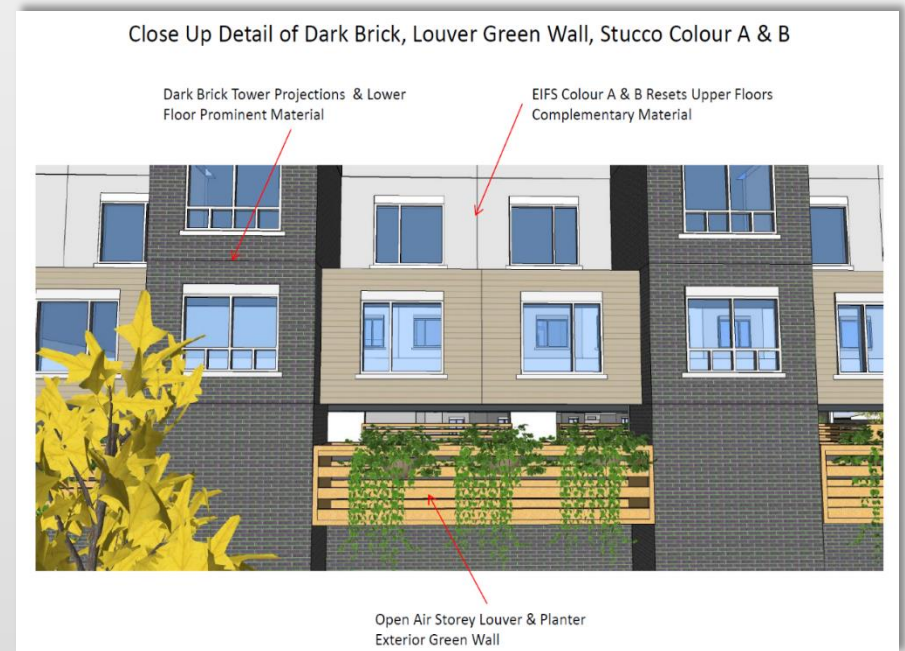
- Projection & recess, datum & cornice lines, upper floor step back & façade articulation

SHADOW IMPACT

- Minimum 5 hours sunlight to adjacent building are maintained

VIEW IMPACT

- Interior view to courtyard green roof, landscaping & pond, exterior view to residential dwelling & golf course



DESIGN DIRECTION – EXISTING & PROPOSED VIEWS

EXISTING & PROPOSED VIEW FROM KEYTH AVENUE

- Addition above 1 storey resort amenity
- Create a new mid-rise image with focal point to resort & retirement home entrances
- Add green wall & open air storey at second floor
- Conceal existing & new roof top units



DESIGN DIRECTION – EXISTING & PROPOSED VIEWS

EXISTING & PROPOSED VIEW FROM DAWSON DRIVE

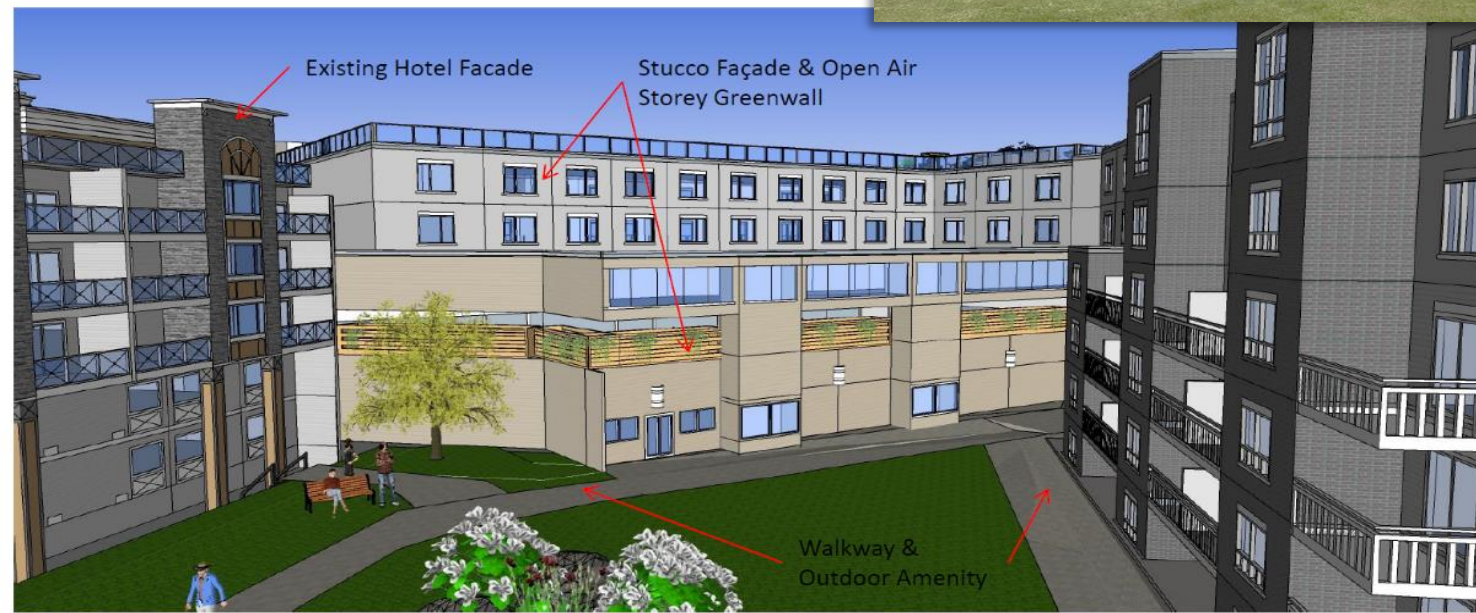
- Addition in front of existing delivery & garbage room
- Create a new mid-rise retirement home with prominent entrance canopy & landscape island from Dawson Drive



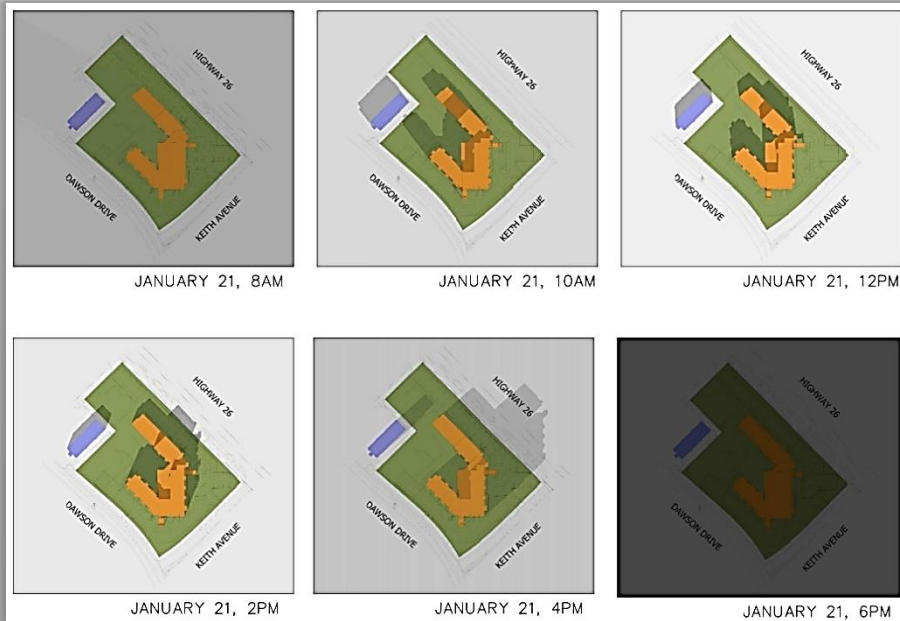
DESIGN DIRECTION – EXISTING & PROPOSED VIEWS

EXISTING & PROPOSED VIEW FROM INTERIOR COURTYARD

- Existing roof top mechanical units to be concealed at second floor open-air storey behind louvers & green wall



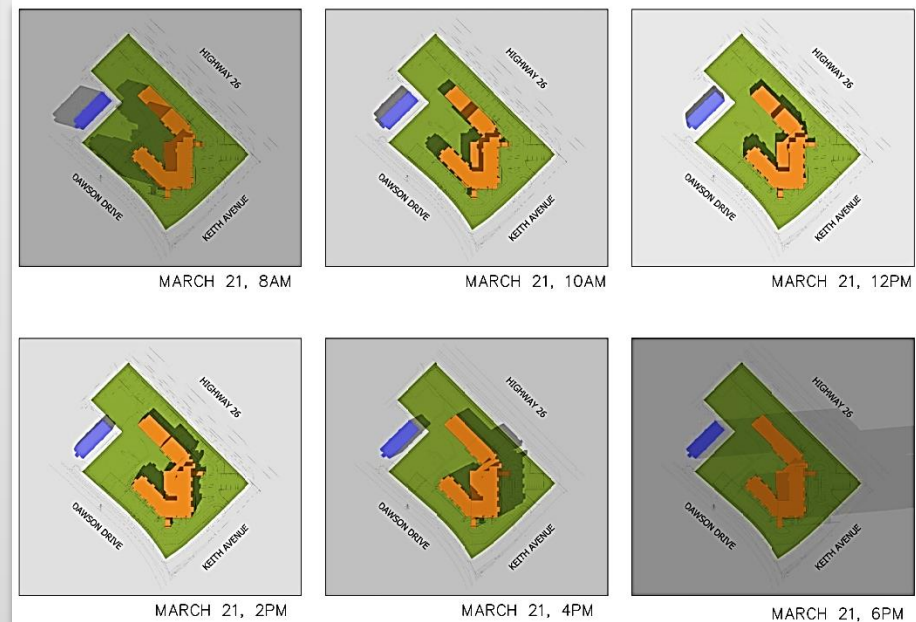
BUILT FORM – WINTER & SPRING BUILDING SHADOW STUDIES



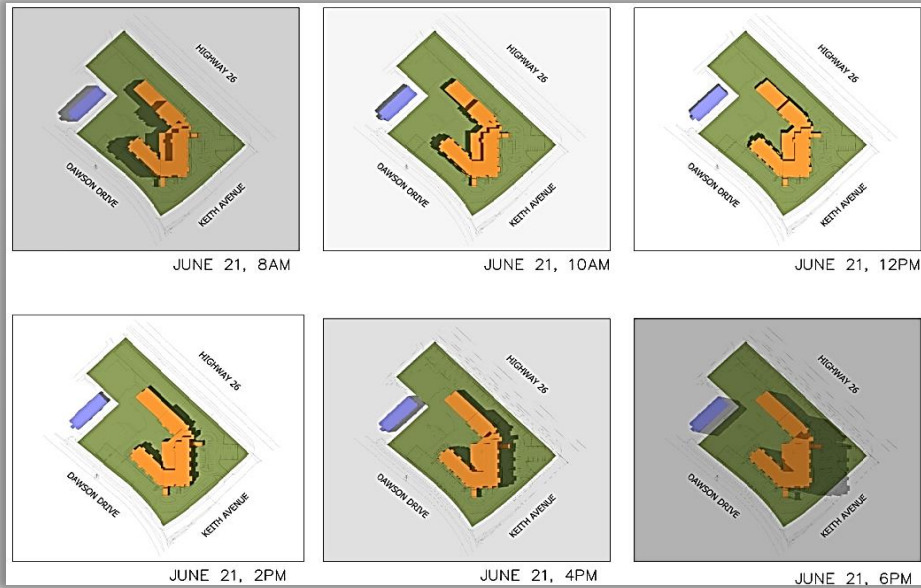
WINTER BUILDING SHADOW STUDY

- No shadow impacts on abutting properties
- Late PM shadow impact to the East (highway and commercial uses)

SPRING BUILDING SHADOW STUDY



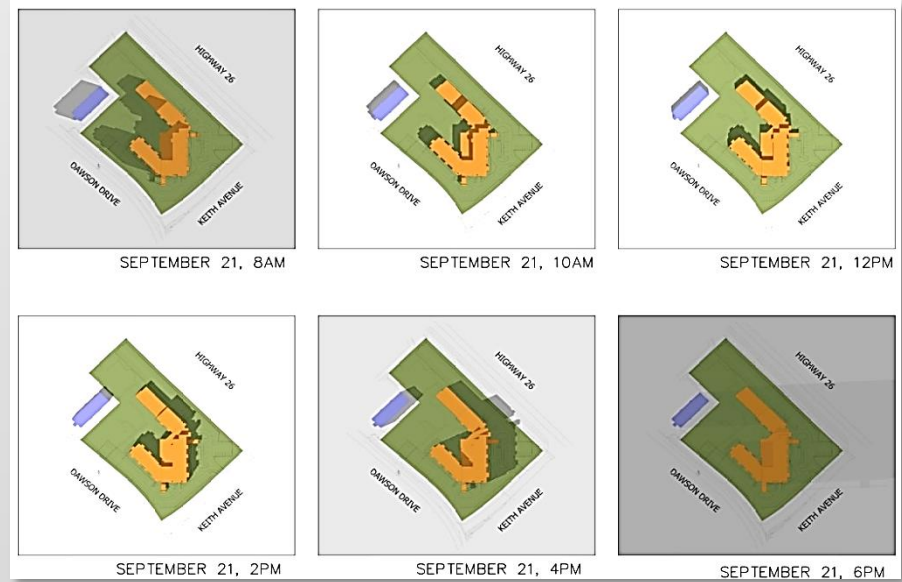
BUILT FORM – SUMMER & FALL BUILDING SHADOW STUDIES



SUMMER BUILDING SHADOW STUDY

- No shadow impacts on adjacent lands

FALL BUILDING SHADOW STUDY



6.0 HERITAGE RESOURCES

TOWN OF COLLINGWOOD OFFICIAL PLAN

- Heritage Buildings should be respected & protected, however, Living Stone Resort is not a designated Collingwood Heritage Building

HERITAGE PROPERTY

- Heritage Buildings should be respected & protected, however, Living Stone Resort is not a designated Collingwood Heritage Building

HERITAGE IMPACT ASSESSMENT

- Not Designated, Not Applicable

HERITAGE FEATURE :

- Lakeshore Mountainside Recreation Features is considered Heritage feature, including dark brick projected tower, light colour recessed siding & stucco, roof top cornice, mid height moulding, perimeter bench height retaining wall to create mid-rise building façade & visual interest

7.0 SUSTAINABILITY FEATURES

LOW IMPACT DEVELOPMENT

- Retain existing building services & site landscaping & services as much as possible and less disposal to landfill



STORM WATER MANAGEMENT

- Water balancing, rain water harvesting & permeable pavers

SUSTAINABILITY FEATURES

ENERGY EFFICIENCY

- White gravel roof, solar light poles, high albedo reflective pavement, conceal existing roof top units in second floor open-air storey with louvres & green wall, high ventilation & energy star equipment

GREEN BUILDING

- Accessible & cool roof, solar exterior lights, native trees & shrubs, bird friendly glazing, sunscreen, interior natural lights, sustainable building materials & products

