URBAN DESIGN BRIEF

832 Hurontario Street, Town of Collingwood

Georgian Bowl

Prepared by: Loft Planning Inc.

August 18, 2025



Table of Contents

1.0	INTRODUCTION	1
1.1	Purpose of the Report	1
1.2	Design Vision	2
1.3	Development Proposal	2
2.0	CONTEXT ANALYSIS	4
2.1	Location and Surrounding Uses	4
2.2	Existing Natural Features	5
2.3	Official Plan (2024) and Zoning By-law 2010-040	6
3.0	URBAN DESIGN GUIDELINES	7
3.1	Site Layout – Section 6	7
3.2	Buildings – Section 71	0
3.3	Built Form1	4
3.4	Implementation1	4
3.5	Active Transportation – Section 81	5
3.6	Landscaping & Public Spaces – Section 101	7
4.0	SUSTAINABILITY FEATURES1	9
5.0	CONCLUSION2	0
6.0	APPENDICES	

Figures & Photos

Figure 1: Location (Subject Lands)

Figure 2: Proposed Site Plan (CF Crozier)

Figure 3: Subject Lands

Figure 4: Official Plan (2024) Under Appeal

Figure 5: Zoning By-Law 2010-040

Figure 6: Proposed Renderings (Jasper Group Inc.)

Appendices

Appendix 1 – Proposed Site Plan (C.F. Crozier & Associates Inc.)

Appendix 2 – Renderings (Jasper Group Inc.)

Appendix 3 – Landscape Plan (C.F. Crozier & Associates Inc.)

1.0 INTRODUCTION

1.1 Purpose of the Report

This Urban Design Brief (UDB) has been prepared by Loft Planning Inc. in concert with Jasper Group Inc. in support of a Site Plan Approval Submission on behalf of Georgian Bowl related to File No. D002624. The proposed development is located on the lands known municipally as 832 Hurontario Street (henceforth, the "Subject Lands") within the Town of Collingwood and known legally as CON 9, PLAN 334 PT BLK G.

This report provides an overview of the proposed expansion and renovation on the Subject Lands and includes a description of the surrounding area, details regarding the proposed design and a site plan overview. The Town of Collingwood's Urban Design Manual is referenced throughout this report to establish conformity with the design policies mandated by the Town.

This report is intended to articulate and demonstrate the development's suitability within its surrounding context, as well as its alignment with the urban design objectives set out by the Town. The purpose of the Urban Design Manual (UDM) is to encourage the design of a complete, effective, and sustainable built environment consistent with Collingwood's character and vision for the future.

This document has been prepared as one of the required technical reports to fulfill the required studies for a complete application in support of the Site Plan Approval submission.

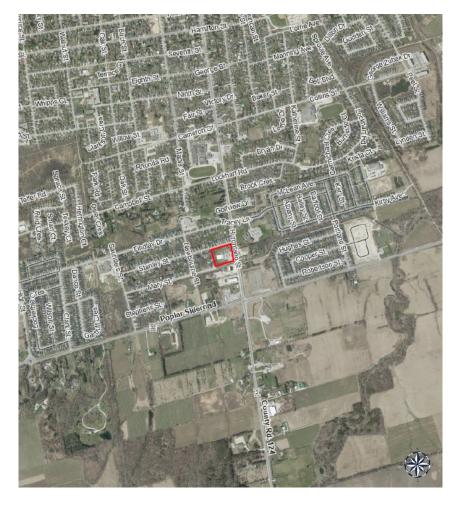


Figure 1: Location (Subject Lands)

1.2 Design Vision

The urban design vision for the Georgian Bowl is to expand and update the existing bowling alley facility, through a 1078 sqm addition on the east and south sides of the existing structure. The updated facades will create a cohesive new structure, appropriate for a place of entertainment that addresses Hurontario Street as a significant arterial road within the Town of Collingwood.

The design integrates contemporary architectural principles with a modern Lakeshore and Mountainside Recreation design language, expressed through thoughtful materiality and a cohesive colour palette. The exterior features dark grey horizontal vinyl siding, while the central section incorporates vertical light wood siding with a black stucco parapet. The main entry is defined by a black stucco finish, providing a bold and refined contrast.

The proposed expansion will allow 6 new bowling aisles in addition to the 12 existing aisles. The addition will contain the new entrance, renovated kitchen, restaurant seating, staff room, office, storage, arcade and play centre. Jasper Group Inc. has prepared the architectural drawing set of the existing and proposed floor plans.

The development prioritizes simplicity, with restrained detailing and a focus on efficient use of space, while preserving the site's existing recreational amenities.

1.3 Development Proposal

The proposed development includes the following:

- Expansion of the existing structure by 1078 sqm.;
- Accessory restaurant, arcade and play area;
- Surface parking area (66 spaces + 3 accessible);
- Relocation of the existing horseshoe pit;
- And site landscaping.

The following design elements are proposed:

- Architectural Style: (Modern) Lakeshore and Mountainside Recreation
- Number of Storeys: One (1)
- Exterior Finishes: Horizontal vinyl siding, vertical light wood siding, and stucco
- Colours: Dark grey, wood and black

C.F. Crozier & Associates Inc. has prepared the Site Plan for the proposed development on the Subject Lands. The proposed site plan illustrates the 66 parking spaces and related circulation, the building addition, covered patio, accessibility ramp, garbage enclosure, snow storage, relocated horseshoe pit, landscape buffers and the required setbacks. These drawings provide a visual analysis of the proposed building footprint, envelope and open space that complies with the Town of Collingwood Zoning By-law.

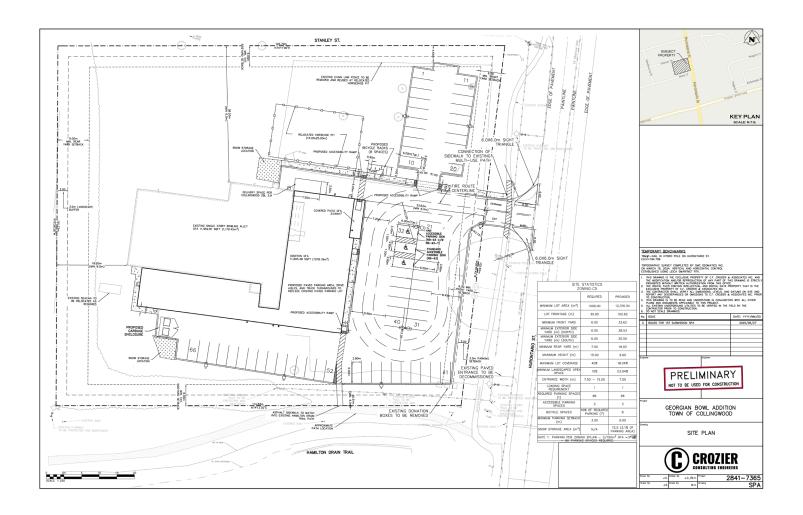


Figure 2: Proposed Site Plan (C.F. Crozier & Associates Inc.)

2.0 CONTEXT ANALYSIS

2.1 Location and Surrounding Uses

The Subject Lands comprise a 1.23 hectare parcel of land on the west side of Hurontario Street in the Town of Collingwood. The Subject Lands are located within an entrance corridor to the downtown core, and are adjacent to residential uses to the north and west, community services and future development to the east, and mixed-use commercial to the south. The lands abut the Hamilton Drain Trail and this location of the trail is also supported by a signalized pedestrian crossing at the Hurontario Street crossing.



Figure 3: Subject Lands

2.2 Existing Natural Features

Under existing conditions, the Subject Lands are occupied by Georgian Bowl including a single storey building. Existing parking, two entrances from Hurontario Street, outdoor play areas and trees and vegetation are located on the Subject Lands.

Photo 1 –Subject Lands from Hurontario Street (east)



(Jasper Group Inc.)

Photo 2 – Subject Lands from Stanley Street (north)



(Jasper Group Inc.)

Photo 3 – Subject Lands from Hamilton Drain Trail (south)



(Jasper Group Inc.)

2.3 Official Plan (2024) and Zoning By-law 2010-040

The Subject Lands are designated "Mixed Use Corridor I" within Schedule '2' Land Use Plan within the Town of Collingwood Adopted Official Plan (2024).

The Subject Lands are zoned 'Highway Commercial' (C5) Zoning Bylaw 2010-040. As noted within the Pre-consultation comments provided by the Town "The proposed uses of the property (bowling alley, horseshoe pit, accessory restaurant and arcade) conform with the definition of a 'Place of Entertainment' per the Town's Zoning Bylaw.

Places of Entertainment are among the uses permitted in the C5 Zone (Table 7.1.2.1)".

A zoning conformity chart has been completed and is shown within the Site Plan attached as Appendix 1 – Proposed Site Plan (C.F. Crozier & Associates Inc.).

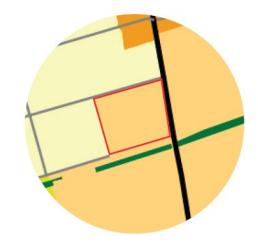


Figure 4: Official Plan (2024) Under Appeal

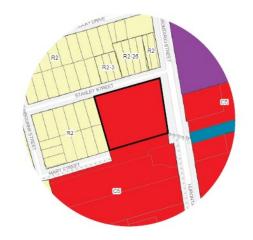


Figure 5: Zoning By-Law 2010-040

3.0 URBAN DESIGN GUIDELINES

Jasper Group Inc. has prepared the Architectural Drawing set for the proposed expansion and renovation on the Subject Lands. Please refer to Appendix 2 – Architectural Drawing Set (Jasper Group Inc.).

3.1 Site Layout – Section 6

A. Streetscape

The site layout requirements are intended to facilitate designs that are contextually appropriate and highly livable, through the successful arrangement and integration of uses; transportation facilities; landscape; public spaces; and, buildings.

- 1. All development shall be arranged to address streets, excepting laneways, as window streets, by lining streets with building front facades, active uses, and public spaces.
 - > The proposed addition will address Hurontario Street.
- 2. Buildings shall line streets with commercial/retail, office space, living units, or other active uses; and with functional windows and entrances, rather than parking lots, garages, or blank walls.
 - As staff have acknowledged, the existing parking lot is located between the existing building and Hurontario Street. Additional parking is proposed at the northeast corner of the lot.
 - Appendix 3: Tree Management and Landscape Plan (C.F. Crozier & Associates Inc.) illustrates the proposed coniferous trees, deciduous trees, shrubs and perennials. Plantings are proposed along Hurontario Street, the Hamilton Drain Trail, and the

- area surrounding the proposed parking area along Stanley Street.
- Interior uses such as seating areas, employee rooms, offices, waiting areas and lobbies, which have the potential for clear windows, should be located along street-facing walls with functional windows and entrances.
 - Waiting rooms and restaurant seating areas will be located on the east side of the addition, facing Hurontario Street.
- Buildings shall not be permitted to face their loading or service areas onto existing or planned parks, civic buildings and spaces, or public right-of-way. Based on design merit and the use of screening, alternative configurations may be permitted.
 - The proposed delivery space is located on the north side of the building, connecting to the proposed kitchen and bar areas. The delivery space is separated from Stanley Street by the relocated horseshoe pit.
 - An existing chain link fence is located around the existing outdoor play area. This fence is to be removed and reinstalled around the relocated horseshoe pit (15m x 25m).
 - ➤ Topsoil and sod, low maintenance lawn mix and deciduous trees are proposed, surrounding the relocated horseshoe pit to provide screening for the proposed delivery space.

B. Parking

 Parking lots shall be configured, designed and landscaped as well defined areas linked to a particular building with safe and convenient pedestrian ways; and, with no more parking stalls than is necessary to comply with the Zoning By-law (for lots with over 120 parking spaces); opposed to poorly defined asphalted spaces whose only control mechanism is provided by parking stall markings.

- As shown in Appendix 1: Proposed Site Plan (C.F. Crozier & Associates Inc.), 66 parking spaces, 1 loading/delivery space, and 3 accessible parking spaces are required and provided; 7 bicycle spaces are required and 8 are provided.
- 5. For commercial and mixed-use projects, surface parking may be located beside a building along the primary street frontage provided:
 - a. It does not take up more than 30% of the lot frontage or 30m which ever is less; and,
 - b. Is no closer to the street than the front of the building;
 and, enhanced parking lot screening as per Section
 10- Landscaping & Public Spaces is provided; and,
 - c. The parking area should be bounded by buildings on at least two sides as much as is practical.
 - Existing parking is located between the building and Hurontario Street. An additional 20 parking spaces are proposed on the northeast portion of the Subject Lands. Additional parking is proposed on the southern property line, next to the Hamilton Drain Trail. A total of 66 parking spaces are provided.
- 6. A limited number of parking spaces may be located between the building and the street frontage provided:
 - a. The project has more than one building (not including accessory structures); and,
 - b. Enhanced landscape screening is provided in a 4m wide landscaped planter bed along the primary street frontage; and,

- c. There are no more than two rows of parking between the front of the main building and the street; and,
- d. At least one pedestrian walkway from the frontage sidewalk to the building entrance must be enhanced with additional landscaping.
- As shown in Appendix 1: Proposed Site Plan (C.F. Crozier & Associates Inc.), two rows of parking are proposed between the building and Hurontario Street.
- A pedestrian walkway is proposed from the sidewalk along Hurontario Street to the site with accessible ramps connecting the parking areas to the building.
- An additional sidewalk is proposed to connect the building to the Hamilton Drain Trail path on the south property line.
- 8. Each site shall have a singular car entrance designated.
 - ➤ The existing southern entrance is proposed to be removed. The northern entrance will remain to provide a singular entrance from Hurontario Street.
- 11. Parking areas shall be designed to include direct and safe pedestrian linkages while maintaining pedestrian safety, comfort and access.
 - Pedestrian access, comfort and accessibility has been considered and implemented in the site design.
 Accessibility ramps, trail linkage and linkage to sidewalks is demonstrated on the Site Plan.
- 14. When head-on parking is directly adjacent to a wall, a 2m landscaped planter bed shall be provided.
 - ➤ There is no proposed parking directly against the proposed or existing structure.

P. Trash and Recycling

- 2. Outdoor trash and recycling enclosures shall not be visible from the main street frontage.
- 3. Trash and recycling enclosures shall be located such that they are not visually prominent from activity nodes and public areas such as outdoor amenity spaces, gathering areas, parks, and trail entrances.
- 4. Trash and recycling enclosures shall be built to house sufficiently sized bins for the intended use, and shall be designed with a wall height that is sufficient to completely conceal bins.
 - Trash and recycling storage has been placed at the southwest corner of the site. Each of aforementioned guidelines have been considered and implemented.

R. Snow Storage/Melt

- 1. Snow storage/melt areas should be located behind buildings.
- 2. Snow storage/melt areas shall be designed so as not to negatively impact:
 - a. Landscaped areas (with particular attention to trees);
 - Views of buildings and public outdoor spaces from the street;
 - c. Transit facilities; and,
 - d. Pedestrian circulation routes.
 - ➤ The proposed snow storage/melt areas are located on the north and south sides of the structures, near the rear side of the site, at the end of paved areas.
 - ➤ The aforementioned guidelines have been considered and implemented, as shown in Appendix 1: Proposed Site Plan (C.F. Crozier & Associates Inc.).

3.2 Buildings – Section 7

This section of the Urban Design Manual (UDM) provides guidelines for building design, for both residential and non-residential architecture. The proposed Georgian Bowl addition shall adhere to the "Lakeshore and Mountainside Recreation" architectural theme in the UDM. Since it will function as a place of entertainment, with bowling as the primary activity, the exterior façade must visually reflect both the existing and proposed uses, while remaining consistent with the Lakeshore and Mountainside Recreation design principles outlined below.

A. Building Placement & Orientation

- 5. Main entrances shall be visible from, and directly accessible from, the street.
 - ➤ As shown in the Architectural Drawing Set, the proposed entrance shall be located on the north side of the front (east) façade. Appendix 2 Architectural Drawing Set (Jasper Group Inc.)

C. Corner Sites

- 1. Buildings on corner sites shall be located at the setback lines of each street frontage.
 - ➤ The proposed structure and parking areas, meet all of the provisions required in the Zoning By-law; including front, rear, interior and exterior sideyard setbacks and the 3.0m landscape buffer required at the rear lot line.

E. Context

1. Buildings and additions shall be designed to:

- a) Improve the overall streetscape, and public realm;
- b) Generally relate in scale, materials and design features to the surrounding buildings; and,
- c) Express traditions of Collingwood and the region in their design, materials and colour.
 - The existing structure is located within an entrance corridor to the downtown core and is adjacent to residential uses to the north and west, community services and future development to the east, and mixed-use commercial to the south. The proposed design enhances the streetscape and public realm, reflects the scale and materiality of surrounding buildings, and thoughtfully incorporates a modern interpretation on Lakeshore and Mountainside Recreation through its design, materials, and colour palette.

F. Height and Mass

- 1. Buildings over 10m in height (of facade) shall incorporate any combination of the following design elements to reduce their apparent mass along the street:
 - a) Stepping back the building at the fourth storey a minimum of 3m from the front façade; and/or
 - b) Setting the building back so that it does not project into a 45 degree angular plane from the street centre line and integrating outdoor amenity space and/lor landscaping in the increased setback.
 - The proposed building is less than 10m (9m in height). Nonetheless, the proposed addition shall extend from the existing structure, generally maintaining the existing height of the building,

with a consistent parapet around the building. The southeast corner of the structure will be slightly taller than the main building and the covered patio at the entrance will be slightly shorter. The proposed building, including new addition is setback approximately 33m from Ontario Street. The proposed lot coverage is 18%.

G. Building Façade

- 1. In addition to the specific requirements of the UDM, the design of non-residential buildings should meet one of the two architectural themes identified for non residential buildings in Collingwood.
 - The proposed theme is (modern) Lakeshore and Mountainside Recreation.
- 3. Facades shall provide visual interest through a combination of windows, entrances, architectural details, projections, and recesses. These elements shall create a consistent rhythm, and express a hierarchy of entrances, and identify individual businesses where applicable.
 - ➤ The design integrates contemporary architectural principles with a modern design language, expressed through thoughtful materiality and a cohesive colour palette. The exterior features dark grey horizontal vinyl siding, while the central section incorporates vertical wood siding with a stucco parapet. The main entry is defined by a black stucco finish, providing a bold and refined contrast.
- 4. Façade materials should avoid frequent changes, with material and colour changes generally relating to changes in plan, floor plate

and mass, generally maintaining consistent wall material through the upper façade areas.

➤ The proposed material palette is simple yet effective, with minimal transitions: dark grey horizontal siding, light woodtoned vertical elements, and black stucco at the entry — each corresponding to shifts in massing and program. The design maintains consistent wall materials across the upper façade. The wood siding and muted, earthy tones reference the natural and built heritage of Collingwood, aligning with the Town's urban design objectives and the UDM.

I. Entrances

- 1. Main/primary entrances shall be distinguishable from other façade elements and entrances:
 - a) In terms of architectural design, decorative treatments, and/or building massing; and shall be,
 - b) Oriented to, and visible from, the street.
 - ➤ The building's main entrance/patio is located at the north east corner and expressed as a distinct black stucco volume, creating a clear focal point and sense of arrival. This material and massing contrast differentiates the entry from the rest of the façade, aligning with its functional use. The treatment reinforces the building's modern design language and contributes to the streetscape by enhancing legibility and pedestrian orientation.
- 5. Every building should provide at least one entrance that does not require a passage through a parking lot from the front sidewalk to gain access.

➤ A connecting sidewalk between the existing multi-use path/sidewalk along Hurontario Street and the main entrance is proposed.

J. Fenestration

- 1. Windows shall be architecturally compatible with building style, and materials.
 - Varying window sizes are proposed across the front façade of the structure.
- 6. Windows shall be vertically proportioned where possible.
 - ➤ The building features a balanced glazing-to-wall ratio, with larger windows strategically placed along the primary façade to enhance street visibility and natural light within key interior spaces. The window placement is aligned with the interior program and contributes to an active frontage. The higher ratio of glazing at the main entrance and the covered patio area defines the entry point.
- 8. Transom windows are encouraged in commercial and mixed-use projects if appropriate for to the architectural style of the building.
 - ➤ Transom windows are proposed, above the four windows providing light into the arcade and play areas.

K. Blank Walls

1. Blank walls that are adjacent to window streets, gathering areas, parks, outdoor amenity spaces, and pedestrian walkways are not permitted, and their aesthetic character shall be improved with any combination of the following:

- a) Sculpted, cared or penetrated wall surface;
- b) Landscaped planters with significant landscaping that provides visual relief and interest against the majority of the blank wall;
 - d) display case windows.
 - Architectural features, changes in materiality, and the strategic placement of windows and doors are incorporated into each façade to provide visual interest, articulate the building's massing, and break down its scale. These elements work together to create animation along each elevation.
 - Display case windows are provided at the main entrance.

N. Roofs

- 1. Façade walls on flat roof buildings shall include a parapet wall (minimum 1m in height), and cornice in the design.
 - ➤ The current structure has a flat roof, the proposed structure will have a flat roof as well. The parapet is designed as a continuous element that provides a defined edge at the building's roofline, reinforcing the modern architectural language. A small portion of the structure will maintain the existing sloped roof at the rear. This is an expansion of an existing building.

O. Façade Materials

1. Building materials and colour shall be consistent with the chosen architectural style.

The chosen architectural style "Lakeshore and Mountainside Recreational", lists the following as appropriate materials:

"Materials: are generally those which imply a "recreational — resort" environment. In mountainside locations (or locations simulating mountain recreation sites), brick and/or stone may be used for detailing and for portions of the exterior. The overall impression would still be that of a wooden building.

➤ The proposed materials include dark grey horizontal vinyl siding, while the central section incorporates vertical light wood siding with a black stucco parapet. The main entry is defined by a black stucco finish, providing a bold and refined contrast.

P. Colour

- 1. Architectural colour palettes shall be selected to complement:
 - a) First, the local historic context of Collingwood's architecture or one of the architectural themes defined by the UDM;
 - b) Second, the context of the immediate neighbourhood of adjacent and surrounding developments on the same block or street section; and.
 - c) Third the colour palette chosen to define the unique architectural style/ character of the building or development.
- 2. Colour palettes and patterns associated with a particular corporate identity/image/ branding shall be designed as highlights, similar to signage, and not as the defining characteristic of the building/development in question. They may be included provided that:
 - a) They are not the predominant colour;

- b) They do not define a particular building mass in such a way that it appears as a colour field upon which signage is placed or disrupts the other architectural features, or patterns of the façade in such a way that is uncharacteristic of the overall façade design; and,
- c) The overall color scheme meets 1. above.

The Lakeshore and Mountainside Recreation architectural theme deems the following colours appropriate for this style: light, pastel and bright. Intense colours are generally absent except for accents. Colours appropriate to "Lakeshore" or "Mountain" would be best (e.g. Mountain – browns, greys, pale reds, yellows, buff).

- ➤ The proposed building and addition meet the guidelines set out by the Town within this section of the UDM.
- ➤ The exterior features dark grey horizontal vinyl siding, while the central section incorporates vertical light wood siding with a black stucco parapet. The main entry is defined by a black stucco finish, providing a bold and refined contrast.
- > As a commercial institution, place of entertainment and bowling alley, exterior branding is provided on the front facade.



Figure 2: Figure 6: Proposed Renderings (Jasper Group Inc.)

3.3 Built Form

Height

The proposed addition will be 9 meters in height.

Setbacks

The setback of the addition from Hurontario Street is 33.62 meters and 38.53 meters from the northern lot line (Stanley Street). The rear setback is 19.93 meters and 20.50 meters from the southern lot line.

Site Coverage

The proposed 1,078 sqm addition will create a lot coverage of 18.04% across the 12,316.54 sqm property.

3.4 Implementation

The contents of this report and the appended drawing sets will be implemented through the Site Plan Approval stage. Site Plan Approval will review the design of the development and ensure design requirements are met including site layout, architectural design, parking, site servicing and landscaping.

3.5 Active Transportation – Section 8

A. Pedestrian Circulation

- 1. Developments shall provide necessary infrastructure for pedestrian accessibility to support safe and convenient movement of people.
- 3. Sites shall incorporate a pedestrian path network that links uses to each other and permits pedestrians to move in as straight line as practical to their destination. Pedestrian linkages shall specifically be required between the following:
 - a) Transit stops;
 - b) Sidewalks;
 - c) Trails;
 - d) Building entrances;
 - e) Parking areas;
 - f) Amenity spaces;
- 5. All projects shall connect the on-site pedestrian circulation system to the off-site public sidewalks; and the trail system where present.
- 7. Pedestrian ways and connections shall be designed to be convenient, comfortable, safe and easily navigable, continuous and barrier-free. All pedestrian ways shall meet the following:
 - a. Be clear of obstructions, maintaining a minimum 1.5m wide passageway and 2.4m clearance above grade;
 - b. Be slip resistant:
 - c. Be unobstructed and without unnecessary meanders around built obstacles such as mail boxes, street lights, utility poles, seating, and street furniture;

- d. Be hard surfaced (hard-packed gravel may be permitted for walkway surfaces in areas adjacent to natural areas);
- e. Appropriate accessibility components and design for persons with disabilities shall be integrated into the overall pedestrian circulation system including ramps and sight assistance strips and textured edges at grade transitions and street crossings for example;
- h. Be distinct from vehicle lanes;
- i. Provide/maintain continuity of pedestrian ways from adjacent and/or existing ways;
- i. Be raised to curb height where practical; and,
- k. Generally have shade by day, light by night.
- As displayed in Appendix 4 Civil Drawing Set (C.F. Crozier & Associates Inc.) pedestrian walkways/sidewalks are proposed between the multi-use path/sidewalk on Hurontario Street and the Hamilton Drain Trail, creating connecting paths from the proposed structure.
- These sidewalks shall be 1.52 metres wide, slip resistant, unobstructed, hard surfaced (concrete), accessible (ramps included), distinct from vehicle lanes, raised to curb height, shaded by trees and lit by lamp posts.
- 10. Fully-accessible pedestrian ways shall be provided to the public sidewalk from: a. Main building entrances; and, b. Should also be provided for all building emergency exits.
 - ➤ A large ramp is proposed at the front entrance, below the covered patio at the main entrance.

E. Parking Areas

1. Pedestrian walkways shall be provided through all parking areas. These shall meet the following provisions:

- a) Shall provide dedicated pedestrian walkway access throughout the entire parking area;
- ➤ The proposed sidewalks that create connectivity to the surrounding trails and along Hurontario Street coincidingly provide pedestrian access to the proposed parking areas at the northeast corner and south lot line.
- 2. Pedestrian walkways in parking lots shall be provided as follows:
 - a) Pedestrians shall not be required to cross more than one pair of vehicle drive lanes to access a walkway;
 - > This guideline is met.

F. Trails

Pedestrian connectivity to the Town of Collingwood trails on Hurontario Street and the Hamilton Drain Trail has been met.

G. Bicycle Circulation

- 1. Infrastructure shall be designed to enhance and increase access for cyclists (bike ramps on staircases; and, cycling oriented signage for example).
- 4. Bike racks shall be located at play areas, parks, and trailheads, as well as at other locations as per the Zoning By-law requirements.
 - ➤ Bicycle access to the site will be available from Hurontario Street and the Hamilton Drain Trail, including a signalled pedestrian crossing at Hurontario Street.

➤ A bicycle rack is proposed next to the proposed Horseshoe Pit, accessible by two nearby ramps. 8 bike parking spaces are provided.

3.6 Landscaping & Public Spaces – Section 10

A. General Design

A Tree Management and Landscape Plan has been prepared by C.F Crozier & Associates, illustrating the softscaping and hardscaping that will be introduced to the Subject Lands. New plantings are proposed at the north, east and south of the Subject Lands as part of the proposal. Seven (7) coniferous and twenty-five (25) deciduous trees are proposed. Other plantings and grass cover are also proposed Refer to Appendix 3 – Tree Management and Landscape Plan (C.F. Crozier & Associates Inc.) for additional information.

G. Tree Canopy

1. All sites shall provide sufficient tree cover to create tree canopy shade over at minimum of 30% of the site area, with particular attention to hard surface areas. This includes large parking lots. Tree canopy size is calculated at maturity.

As shown in Appendix 3: Tree Management and Landscape Plan (C.F. Crozier & Associates Inc.):

- ➤ Minimal existing vegetation will be retained on the north and west perimeters. Additional planting and landscaping is proposed at the north to enhance green cover. Perimeter plantings are proposed along the east, west and south edges of the site. The proposed tree canopy is 35.6%.
- Landscaped Open Space: 53.94% of the site will be dedicated to landscaped open space, contributing to environmental and aesthetic benefits.
- Softscaping: Non-built areas will be planted with trees, shrubs, and grass, improving cooling, air quality, and overall site appeal.

D. Frontage Plantings

Building setback areas shall be fully landscaped to provide visual interest, accent the building architecture and bring a sense of nature into the urban environment, excepting areas used for the following:

- a. Infrastructure for active transportation;
- b. Public art:
- c. Stormwater facilities that are designed as an aesthetic amenity;
- d. Outdoor amenity spaces; and/or
- e. Outdoor seating for restaurants, cafés, or similar uses; and,
- f. areas used for vehicle lanes and parking.
 - Landscaping and new plantings are provided along all site edges to frame the site and add visual interest. A mix of deciduous and coniferous trees, shrubs and plantings are proposed.

J. Parking Lot Landscaping

- 1. A 3m-wide perimeter planter bed for screening & trees shall be required around parking areas with the following minimal requirements:
- a. Shade trees shall be spaced at 10m intervals; and,
- b. Screening which provides a visual barrier with a maximum height of 1.0m to promote personal safety.
- 2. Surface parking lots that take up a portion of the street frontage shall increase the perimeter planter bed to 4.0m in width along the street frontage, and in turn the amount of landscaping material.

- The proposed coniferous and deciduous tree plantings are placed to the east and west of the northern parking area. Perimeter plantings are also located along Hurontario Street and to the south along the Hamilton Drain Trail to screen the site and add visual interest and greening. New topsoil and sod (low maintenance eco lawn mixture) is also proposed at all edges of the site.
- ➤ It is our opinion that the proposed vegetation along the frontage and the topsoil seed mix provides appropriate coverage around the site and the proposed parking areas.

4.0 SUSTAINABILITY FEATURES

Erosion and Sediment Control Measures

Prior to construction, erosion and sediment control will be implemented on site as per an approved Erosion and Sediment Control Plan. Inspections of all control measures on site are required to occur at regular intervals as well as following all significant rainfall events with repairs being completed in a timely manner to the satisfaction of the Engineer or Town.

Control measures will be installed for the duration of the construction and maintenance period or until the control measures are no longer required, whichever event comes first. Control measures will be removed only at the written direction of the Engineer.

Water Quality Control

Conveyance of site runoff throughout construction will be completed by interceptor swales designed to collect and convey flows away from construction areas and adjacent properties to a designated site discharge point. Prior to discharge, runoff will be controlled and screened by fibre roll flow check dams and the installed silt fence which will be toed in to prevent discharge of overland flow beneath the woven geotextile. Throughout construction conveyance swales, overland flow paths, and build-up at the silt fence and check dams will be monitored and removed by the Contractor or at the request of the Town/Engineer. All silt fence, conveyance swales, and check dams shall be maintained and in good working order throughout construction.

Tree Protection

As per Appendix 3: Tree Management Plan (C.F. Crozier & Associates Inc.) Appendix 3) the tree protection measures for the trees to be protected are to be installed by the Contractor prior to starting construction. Tree protection measures will be monitored and repaired immediately by the Contractor if damaged, to the satisfaction of the Town/Engineer. Tree protection measures are only to be removed at the written direction of the Engineer.

Spill Response Plan

All incidents of spilled, released, or discharged contaminants shall be reported immediately to the appropriate regulating authorities as well as to the Engineer and Owner. All spilled, released, or discharged contaminants will be cleaned up immediately and the area remediated, as necessary. The contractor shall keep a list of emergency contact phone numbers posted in a visible location (i.e., construction site trailer).

5.0 CONCLUSION

This Urban Design Report has been prepared in support of the Site Plan Approval submission for the Subject Lands. This Report contains the overarching vision for design, guiding principles, and objectives for the proposed development. It provides context for the proposed development and how it has been designed to be compatible with its surroundings. This Report also provides details on site design, layout, built form, landscaping, and how the design conforms to the policies contained in the Town of Collingwood's Urban Design Manual.

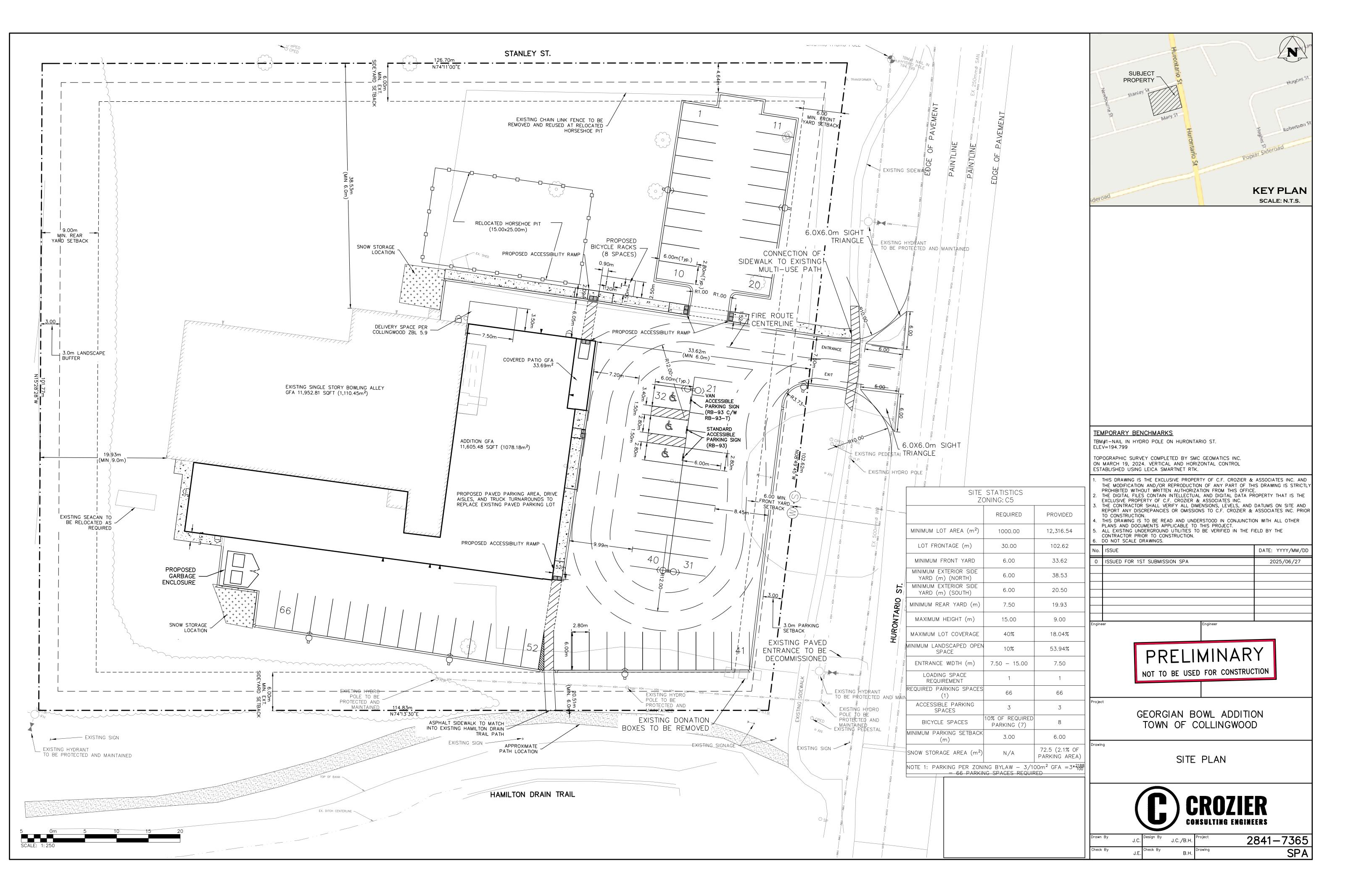
The proposed development represents a well-designed addition to the existing Georgian Bowl that respects the variety of use on adjacent lands, provides access to pedestrians, bikers, and vehicles, incorporates landscape buffering and new plantings. The proposed design conforms to the Lakeshore and Mountainside Recreation architectural theme as outlined in the Town of Collingwood Urban Design Manual. The proposed architectural detailing emphasizes clean, modern lines with minimalist ornamentation, creating a contemporary aesthetic that blends with the natural surroundings.

LOFT PLANNING INC.

Kristine A. Loft, BAA BES MCIP RPP

Principal

6.0 APPENDICES











TREE INVENTORY CHART

ID	Botanical Name	Common Name	DBH (cm)	Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Directive	Comments
1	Fraxinus pennsylvanica	Green Ash	13 & 9	2.5	Poor	Fair	Poor	Remove	Cracks in trunk. signs of EAB and decay.
2	Fraxinus pennsylvanica	Green Ash	13	3	Poor	Fair	Fair	Remove	Cracks in trunk. signs of EAB and decay.
3	Acer negundo	Manitoba Maple	8, 9, 8, 8, 15, 15, 18, 13, & 15	5	Fair	Fair	Fair	Remove	Multi-stem at base.
4	Salix spp.	Willow spp.	59, 47, 48, 46, 47, & 48	12	Fair	Fair	Fair	Remove	10% deadwood in canopy. Multi-stem at base. Recommend to remove due to conflicts with construction.
5	Fraxinus pennsylvanica	Green Ash	12	2	Poor	Fair	Fair	Retain	Cracks in trunk, signs of EAB and decay. Boundary Tree.
6	Acer platanoides	Norway Maple	35	5	Fair	Fair	Fair	Remove	Recommend to remove due to conflicts with construction.
7	Gleditsia triacanthos var. Inermis	Thornless Honey Locust	39	7	Fair	Fair	Fair	Remove	Recommend to remove due to conflicts with construction.
8	Acer ginnala	Amur Maple	32, 34, 19, 17, & 28	7	Poor	Fair	Fair	Remove	Wounds in trunk, signs of decay, multi-stem at base and poor tree architecture. Recommend to remove due to conflicts with construction.
9	Betulus papyrifera	White Birch	16 & 16	2	Poor	Poor	Poor	Remove	Multi-stem at base. 2 dead stems. small canopy. 75% dead canopy. Recommend to remove due to condition.
10	Picea glauca	White Spruce	37	3	Good	Fair	Fair	Remove	Slight lean to the south. Recommend to remove due to conflicts with construction.

)	Botanical Name	Common Name	DBH (10-25cm)	DBH (26-50cm)	DBH (>50cm)	Tree Total	Directive	Comments
	Fraxinus pennsylvanica	Green Ash	109	7		116		Tree grouping is on the South and West side of the site and contains approximately 123 stems. There were a number of stems under 10cm DBH as well as Red osier dogwood within the grouping.
i1	Malus spp.	Common Apple spp.	1			1	Retain	
ŀ	Pinus sylvestrus	Scots Pine	5			5		
	Picea glauca	White Spruce		1		1		

- ALL EXISTING TREES AT PROPERTY BOUNDARIES AND ON ADJACENT PROPERTIES SHALL BE PRESERVED AND PROTECTED. WHERE TREES WHICH THAT ARE LOCATED AT SHARED PROPERTY BOUNDARIES OR ON ADJACENT PROPERTIES ARE IDENTIFIED BY THIS PLAN TO SUSTAIN INJURY OR REQUIRE REMOVAL, THE OWNER OF THE ADJACENT PROPERTY'S WRITTEN PERMISSION IS REQUIRED PRIOR TO ANY CONSTRUCTION OR REMOVALS WORKS COMMENCE.
- 2. FOR TREE INVENTORY, REFER TO DRAWING TMP-1.

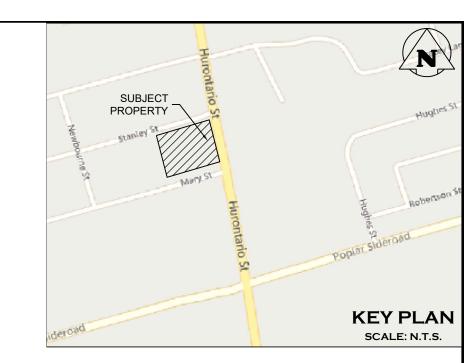
TREE PROTECTION FENCING

- 1. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING (TPF) TO PROTECT TREES IDENTIFIED FOR PRESERVATION.
- 2. ALL TPF WILL CONFORM WITH THE DETAIL(S) INCLUDED ON THESE PLANS. WHERE CURRENT GOVERNING MUNICIPAL/CITY STANDARDS DIFFER, CONTACT PROJECT ARBORIST OR CONTRACT ADMINISTRATOR FOR DIRECTION.
- 3. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WILL BE ACCEPTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
- 4. UPON INSTALLATION OF THE TPF, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST TO REVIEW AND APPROVE THE FENCING AND LOCATION(S) IN WRITING PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- 5. THE TPF SHALL REMAIN IN THE APPROVED LOCATIONS THROUGHOUT THE DURATION OF THE SITE WORKS AND SHALL NOT BE MOVED AT ANY TIME TO ACCOMMODATE CONSTRUCTION OR SITE WORK.
- 6. THE CONTRACTOR SHALL INSPECT TPF WEEKLY AND MAINTAIN AS REQUIRED THROUGH ALL STAGES OF DEVELOPMENT/CONSTRUCTION. THE TPF SHALL BE REMOVED AT THE COMPLETION OF ALL SITE WORKS AND DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL

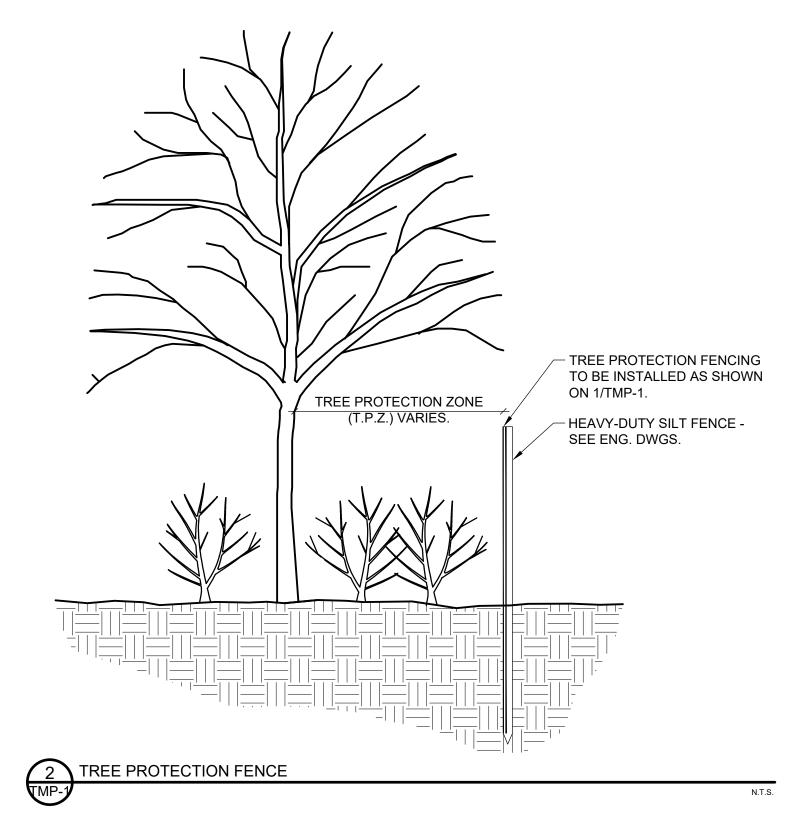
TREE PRESERVATION

- 1. THE TREE PROTECTION ZONE (TPZ) IS PROTECTED AND DELINEATED BY THE TPF. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY. 2. ANY POTENTIAL OR INCURRED INJURY/DAMAGE TO ADJACENT TREE(S) IDENTIFIED TO BE PRESERVED SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ARBORIST AND REVIEWED ON SITE. INJURY/DAMAGE INCLUDES ANY REQUIRED ARBORICULTURAL TREATMENT INCLUDING BUT NOT LIMITED TO: LIMB PRUNING, TRUNK DAMAGE, ROOT EXPOSURE OR REQUIRED CUTTING/REMOVAL OR ANY OTHER ACTIVITY THAT HAS THE POTENTIAL TO HARM THE TREE
- 3. THE TPZ IS NOT TO BE USED FOR ANY TYPE OF STORAGE INCLUDING MATERIALS, EQUIPMENT OR STOCKPILES.
- 4. NO TRENCHING OR TUNNELING FOR UNDERGROUND SERVICES SHALL OCCUR WITHIN THE TPZ.
- 5. ANY EQUIPMENT USE WITHIN THE TPZ WILL BE RESTRICTED THROUGHOUT ALL STAGES OF DEVELOPMENT. THIS APPLIES TO TPZS WITHIN OR OUTSIDE OF THE PROJECT LIMIT LINE.
- 6. ABSOLUTELY NO ALTERATION OF GRADES OR CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE TPF AND TPZ. ABSOLUTELY NO FLUSHING OF CONTAMINANT SHALL BE PERMITTED TOWARDS OR WITHIN THE TPZ.
- MAY BE REQUIRED. PREPARATORY PRUNING SHALL ONLY BE PERFORMED WHEN COMPLETED BY OR UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST (OR APPROVED QUALIFIED PERSON AS APPROVED BY THE PROJECT ARBORIST).
- 8. ALL PRUNING WORK SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL AND SHALL BE IN ACCORDANCE WITH CURRENT HORTICULTURAL PRACTICES INCLUDING BUT NOT LIMITED TO:
- a. PRUNING CUTS SHALL BE MADE JUST BEYOND THE BRANCH COLLAR AND SHOULD BE LIMITED TO THINNING CUTS. HEADING CUTS WILL ONLY BE ACCEPTED IN SPECIFIC CASES AS DIRECTED BY AN ARBORIST AND SHOULD BE AVOIDED WHERE POSSIBLE.
- b. PRUNING OF ALL STEMS GREATER THAN 50 MM IN DIAMETER SHOULD BE MADE WITH A THREE-CUT METHOD TO AVOID TEARING LIVING
- c. NO WOUND DRESSINGS SHALL BE APPLIED.
- 16. WHERE SOIL EXCAVATION/GRADING WORK IS REQUIRED WITHIN THE ROOTING ZONE OF A TREE TO BE PRESERVED (THE ROOTING ZONE OFTEN EXTENDS BEYOND THE IDENTIFIED TPZ AND CAN BE 3 TIMES THE DRIPLINE RADIUS OR MORE):
- a. ROOTS SHALL BE CLEANLY SEVERED BEFORE STRIPPING AND REMOVING SOIL TO AVOID DAMAGE TO THE TREE AND THE ROOT SYSTEM. ROOTS TO BE CUT USING APPROPRIATE EQUIPMENT (I.E. TRENCHER ADAPTED TO THIS SPECIFIC USE/CHAINSAW/ROOT PRUNING MACHINE). ROOTS MAY BE SEVERED USING THE CLEAN EDGE OF A STRAIGHT EXCAVATOR BUCKET UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- b. NO ATTEMPTS TO CUT EXISTING ROOTS WITH THE DIGGING BUCKET OF ANY HEAVY MACHINERY WILL BE PERMITTED AS IT CAN CAUSE THE ROOTS TO TEAR AND PULL AND BE HARMFUL TO ROOT REGENERATION AND RECOVERY.
- c. ANY EXPOSED ROOTS OF A TREE TO BE PRESERVED WITH A DIAMETER GREATER THAN 2.5CM (1 INCH) SHALL BE PRUNED BACK TO THE SOIL FACE.
- d. AN EXCAVATION AREA WITHIN THE TPZ SHALL BE BACKFILLED IMMEDIATELY AND/OR ROOTS SHALL BE KEPT CONSTANTLY MOIST WITH BURLAP COVERED WITH WHITE PLASTIC AND CHECKED A MINIMUM OF 2 TIMES A DAY, FOR A MAXIMUM OF 48 HOURS. IF ROOTS ARE TO BE EXPOSED FOR A PERIOD GREATER THAN 48 HOURS, THE EXPOSED AREA SHALL BE COVERED WITH A MINIMUM OF 150 MM (6 INCHES) OF MULCH AND MAINTAINED IN A MOIST CONDITION DURING CONSTRUCTION UNTIL THE AREA CAN BE PROPERLY BACKFILLED.
- 17. TREES SHALL NOT HAVE ANY RIGGING CABLES, FENCING, SIGNAGE OR HARDWARE OF ANY SORT ATTACHED OR WRAPPED AROUND THEM. 18. NO CONTAMINANTS OR TOXIC MATERIALS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER
- ROOTS OF TREES TO BE PRESERVED. 19. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AVOIDABLE DAMAGE TO PRESERVED TREES DURING ALL STAGES OF
- 20. WATERING OR OTHER MAINTENANCE OF TREES TO BE PRESERVED MAY BE REQUIRED IF CONSTRUCTION ACTIVITIES ARE OBSERVED TO BE
- CAUSING STRESS OR IMPACTING HEALTH AS DETERMINED BY THE PROJECT ARBORIST.

- 1. PRIOR TO THE COMMENCEMENT OF TREE REMOVALS, ALL TREES DESIGNATED FOR REMOVAL MUST BE CLEARLY IDENTIFIED IN THE FIELD. 2. WHERE POSSIBLE, REMOVALS, CHIPPING, AND/OR BRUSH REMOVAL IS TO BE COMPLETED OUTSIDE THE WINDOW OF APRIL 1 TO AUGUST 31. THIS WINDOW ACCOUNTS FOR ACTIVE BIRD NESTING AND BAT MATERNITY ROOSTING PERIODS. WHERE REMOVALS MUST OCCUR WITHIN THE RESTRICTED ACTIVITY WINDOW, NEST AND ROOSTING HABITAT ASSESSMENTS TO PROTECT SPECIES PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT, 1994 AND ENDANGERED SPECIES ACT, 2007. THESE SURVEYS MUST BE COMPLETED BY A QUALIFIED
- 3. TREES SHALL ALWAYS BE FELLED AWAY FROM ADJACENT PRESERVED TREES TO PREVENT AVOIDABLE DAMAGE TO THE CROWNS AND



LEGEND			
	PROPERTY BOUNDARY		
	SETBACK		EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
	EDGE OF VEGETATION TO BE RETAINED AND PROTECTED		
	TREE PROTECTION FENCE		TREE TO BE PRESERVED
			TREE IDENTIFICATION TAGS
(\times)	EXISTING DECIDUOUS TREE TO BE REMOVED		- TREE TO BE REMOVED
`/			EXISTING CHAIN LINK FENCE
, , , ,	EXISTING CONIFEROUS	\circ_{HP}	EXISTING HYDRO POLE
* X }	TREE TO BE REMOVED	- \(\right) -	EXISTING FIRE HYDRANT
224 .			UNDERGROUND SERVICES
			SWALE OR DITCH EXISTING RELOCATED CHAIN LINK FENCE



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC.

REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.

ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE

CONTRACTOR PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND

TOPOGRAPHIC SURVEY PROVIDED AND COMPLETED BY SMC GEOMATICS INC. (COMPLETED ON MARCH 19, 2024). ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

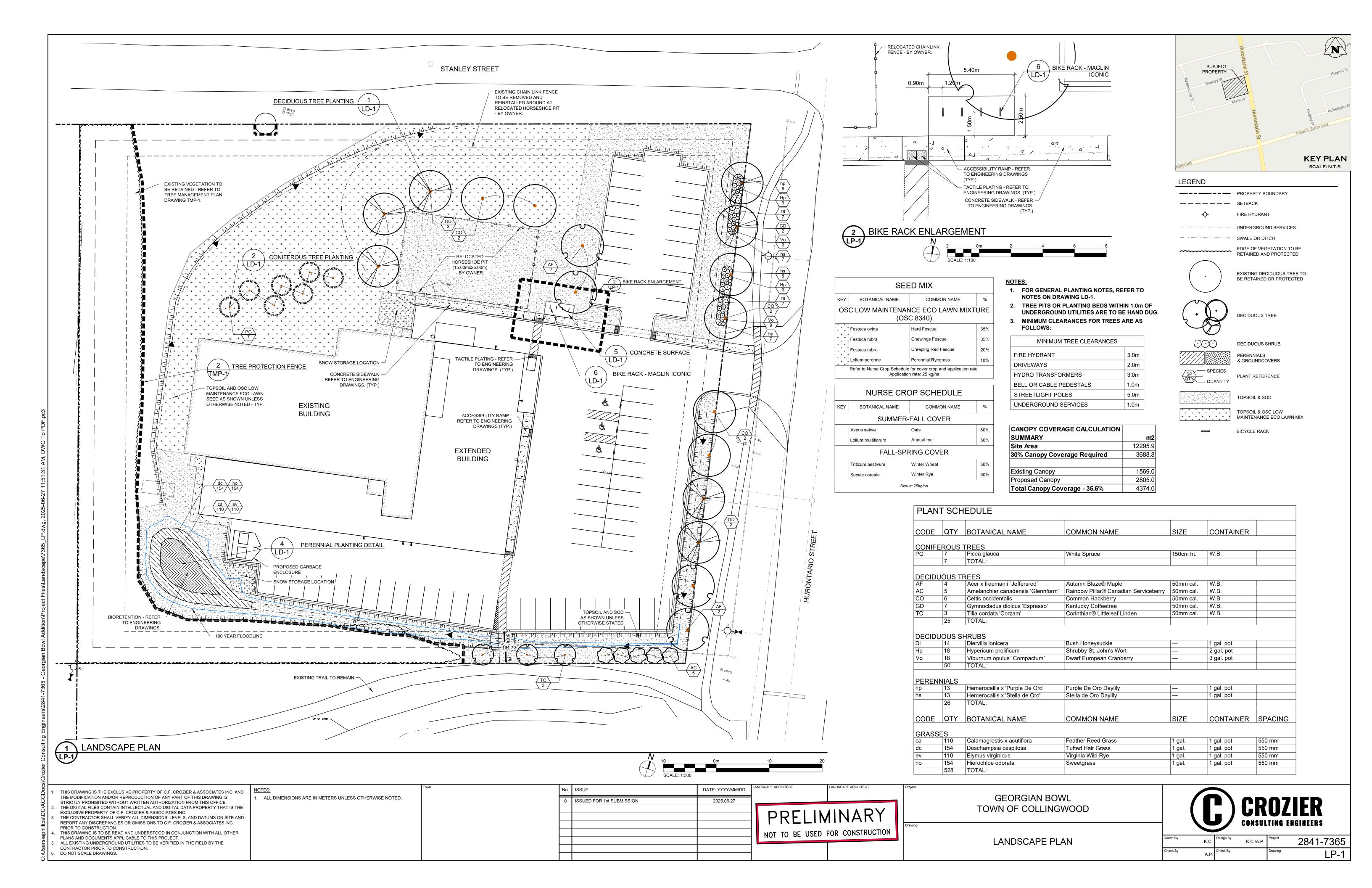
DATE: YYYY/MM/DD ISSUED FOR 1st SUBMISSION 2025.06.27 NOT TO BE USED FOR CONSTRUCTION

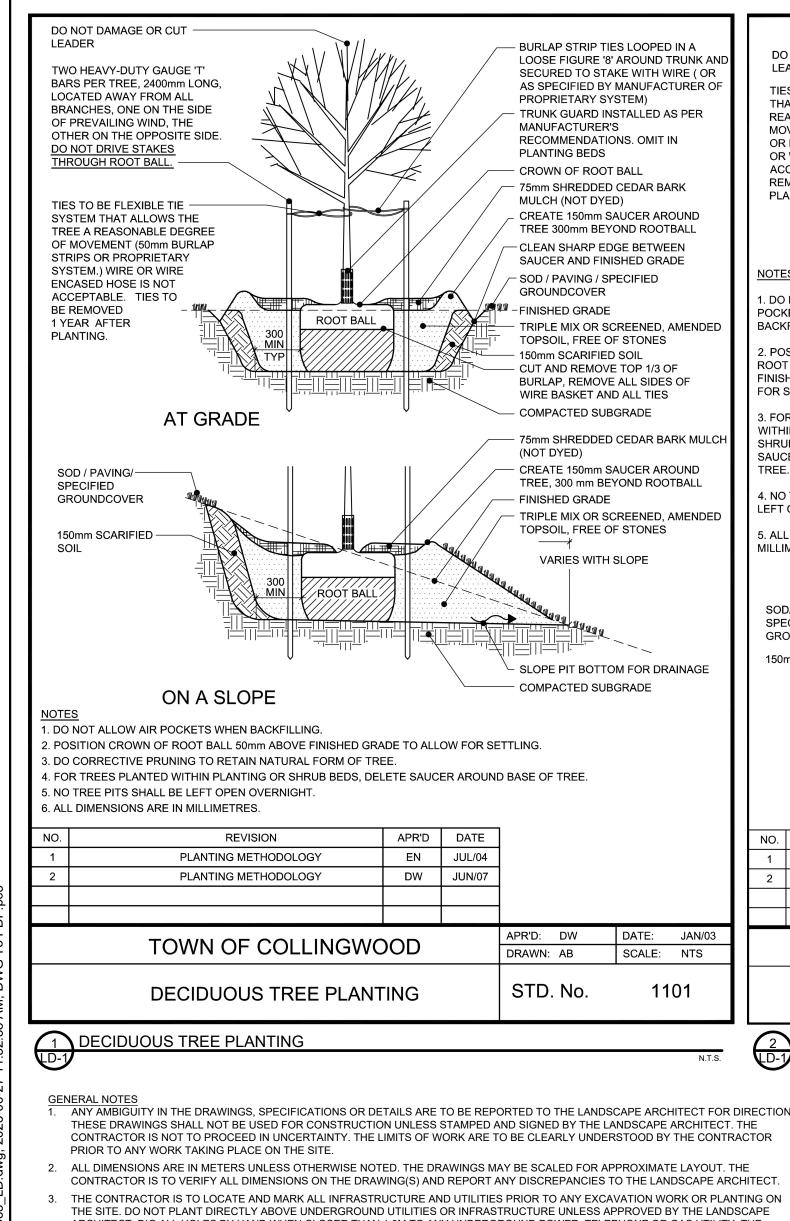
PRELIMINARY

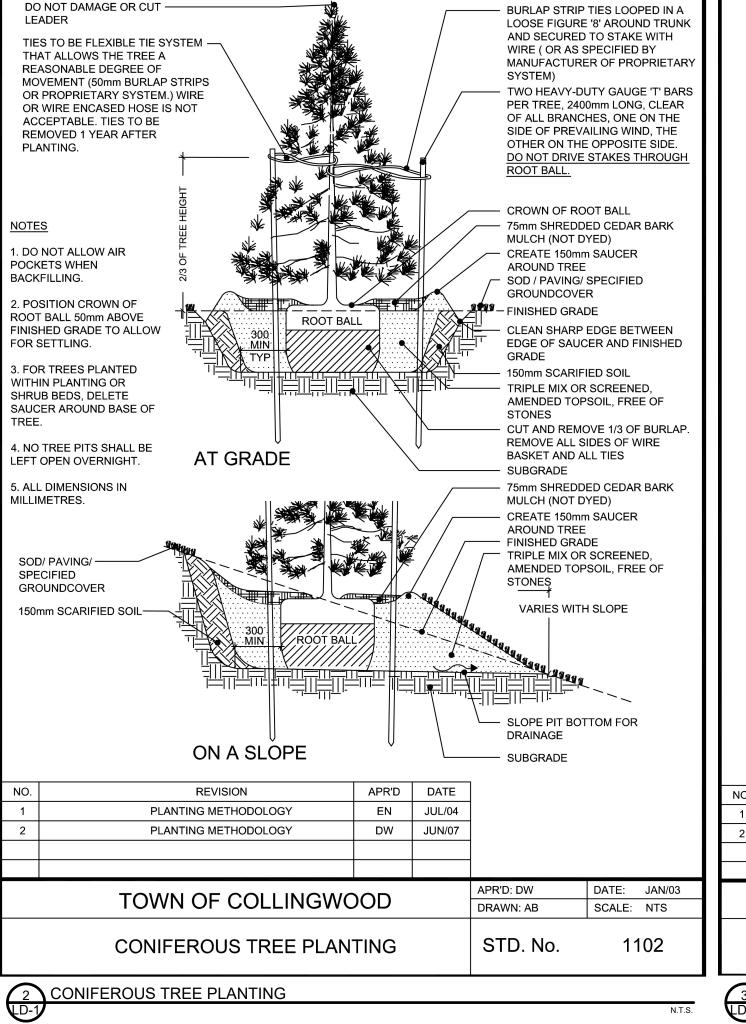
GEORGIAN BOWL TOWN OF COLLINGWOOD

TREE MANAGEMENT PLAN

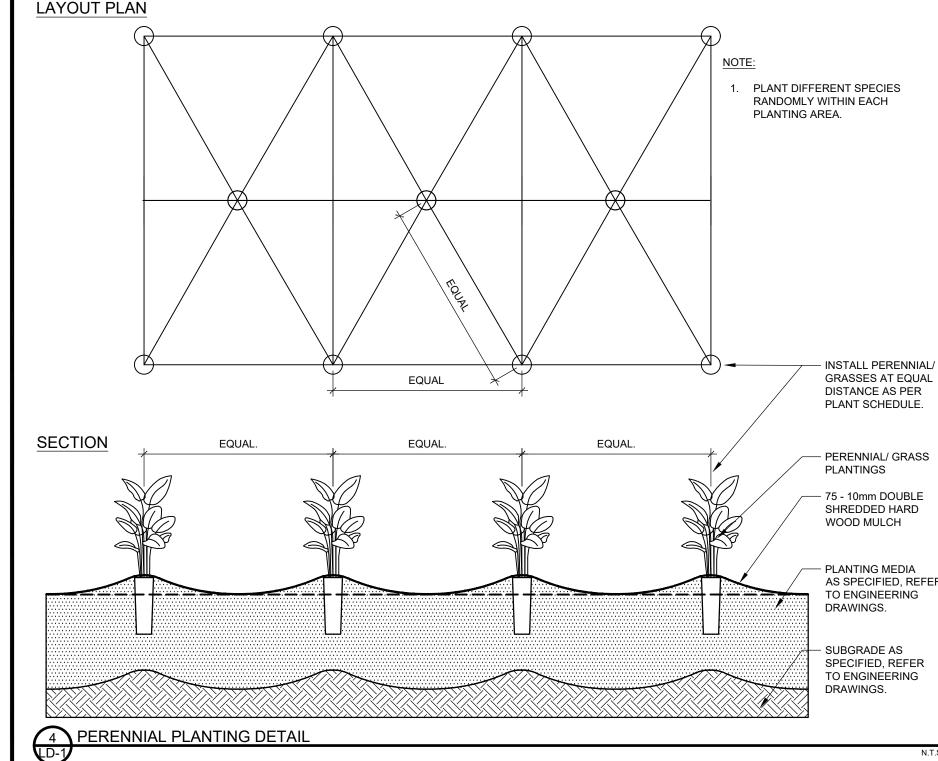
2841-7365 K.C./M.C. TMP-1







100mm EARTH BERM — AROUND EDGES OF PLANTING BED MIN. 75mm SHREDDED CEDAR CLEAN SHARP EDGE ---BARK MULCH (NOT DYED) BETWEEN PLANTING BED AND FINISHED GRADE <u>B&B ROOTBALL:</u> LOOSEN AND FINISHED GRADE -ROLL BACK TOP 1/3 OF BURLAP PAVING / SOD / -POTTED ROOTBALL: REMOVE SPECIFIED GROUNDCOVER ► **CONTAINER AND MAINTAIN** SOIL BALL TRIPLE MIX OR SCREENED, AMENDED TOPSOIL, FREE OF STONES MIN. 150mm TAMPED SOIL TYPICAL SHRUB PLANTING CLEAN SHARP EDGE -BETWEEN PLANTING BED AND FINISHED GRADE FINISHED GRADE — 100mm EARTH BERM ON PAVING / SOD / -DOWNWARD SIDE OF ALL SPECIFIED PLANT MATERIAL GROUNDCOVER COMPACTED SLOPE TRIPLE MIX OR SCREENED AMENDED TOPSOIL, FREE OF STONES 1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING. 2. POSITION CROWN OF ROOT PLANTING ON 3:1 SLOPE DETAIL BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING. 3. ALL DIMENSIONS IN MILLIMETRES. APR'D DATE REVISION PLANTING METHODOLOGY EN JUL/04 PLANTING METHODOLOGY DW JUN/07 DATE: JAN/03 TOWN OF COLLINGWOOD DRAWN: AB SCALE: NTS STD. No. SHRUB PLANTING 1103 3 SHRUB PLANTING



ARCHITECT. DIG ALL HOLES BY HAND WHEN CLOSER THAN 1.0M TO ANY UNDERGROUND POWER, TELEPHONE OR GAS UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND MAINTENANCE OF ALL UTILITY/INFRASTRUCTURE LOCATES FOR THE DURATION OF THE CONTRACT.

THE CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS NOT TO SUBSTITUTE MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE

THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING SITE FEATURES UNLESS SPECIFIED FOR REMOVAL/DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, MONUMENTS AND SEDIMENT BARRIERS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS

ALL EXISTING TREES, SHRUBS, AND HERBACEOUS PLANTS BEYOND THE LIMIT OF WORK ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE THIS INCLUDES BUT IS NOT LIMITED TO: NOT STORING CONSTRUCTION MATERIALS OR FUEL WITHIN THE DRIPLINE OF AN EXISTING TREE, NOT ALTERING EXISTING GRADES OR COMPACTING SOIL AROUND PROTECTED VEGETATION AND TAKING CARE NOT TO DISTURB OR EXPOSE THE ROOTS OF ANY EXISTING TREES. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROTECTION OR HOARDING MEASURES OF ALL EXISTING TREES AND VEGETATION TO BE PRESERVED WITHIN OR ADJACENT TO CONSTRUCTION WORK LIMITS.

CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ON SITE RELATED TO THEIR CONTRACT OR WORK AND MUST KEEP THE SITE IN A CLEAN, SAFE, USEABLE CONDITION AT ALL TIMES OR AS DIRECTED BY THE

PLANTING NOTES THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY PLANTING. THE CONTRACTOR SHALL SUPPLY ALL PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THIS DRAWING. ANY DISCREPANCIES BETWEEN QUANTITIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.

ALL LANDSCAPE WORKS WILL BE WARRANTED FOR A PERIOD OF TWENTY-FOUR (24) MONTHS FOLLOWING INSPECTION AND WRITTEN NOTICE OF START OF WARRANTY PERIOD AS DETERMINED AND PROVIDED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL, WHICH IS NOT IN A HEALTHY, VIGOROUS GROWING CONDITION AT THE END OF THE WARRANTY PERIOD, SHALL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO EXTEND CONTRACTOR'S WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR IF, AT THE END OF INITIAL WARRANTY PERIOD, LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE

SURVIVAL AS DETERMINED BY THE LANDSCAPE ARCHITECT THE CONTRACTOR IS TO IDENTIFY WITH LANDSCAPE ARCHITECT/OWNER ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.

PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (C.N.L.A.) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT SCHEDULE SHOWN ON THESE DRAWINGS. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE

THE LANDSCAPE ARCHITECT IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO PLANT MATERIAL ARRIVING ON SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND

7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS. SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL CHARGE TO THE PROJECT.

8. PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT SUPPLIER INVOICES BE SUBMITTED FOR INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE.

ON-SITE LAYOUT OF THE PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MINOR FIELD ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY TO RESPOND TO THE LOCATIONS OF EXISTING PLANTS AND SITE CONDITIONS. THE CONTRACTOR TO REVIEW WITH LANDSCAPE ARCHITECT WHERE RELOCATIONS ARE NECESSARY. THE CONTRACTOR MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. PLANTS ARE NOT TO BE INSTALLED DURING EXTREME HEAT, DROUGHT, OR OTHER UNDESIRABLE CONDITIONS. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER INSTALLATION. THE CONTRACTOR SHALL REGULARLY MONITOR SITE CONDITIONS AND WATER AS REQUIRED TO ENSURE HEALTHY GROWTH CONDITIONS THROUGHOUT THE DURATION OF THE WARRANTY PERIOD.

11. DO NOT PLANT DIRECTLY IN CENTERLINE OF DRAINAGE SWALES OR DEPRESSION AREAS. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES OR LOW-LYING WET AREAS, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.

12. ALL PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN ON THIS DRAWING. ALL PLANTS ARE TO BE

13. TOPSOIL: EACH SOURCE OF TOPSOIL, IMPORTED OR NATIVE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE. SUBMIT TOPSOIL ANALYSIS/TEST RESULTS TO LANDSCAPE ARCHITECT PRIOR TO ORDER OR DELIVERY TO SITE, TESTING TO BE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS. SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF 150MM IN SEED/SOD AREAS, 600MM DEPTH IN PERENNIAL/ SHRUB PLANTING BEDS, AND 1000MM DEPTH WHERE TREES ARE SUPPORTED, UNLESS

14. SHREDDED CEDAR BARK MULCH: TO BE SPREAD UNIFORMLY AROUND THE BASE OF TREES AND SHRUBS TO A MINIMUM DEPTH OF 100 MM. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNK OR STEM(S), ALLOW A 100 MM MULCH FREE ZONE AT TRUNK/STEMS. SHRUBS TO BE IN CONTINUOUSLY MULCHED PLANTING BEDS UNLESS OTHERWISE SPECIFIED

15. SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACKIFIER. ALL SLOPES GREATER THAN 3:1 SHALL BE MATTED WITH AN EROSION CONTROL BLANKET. SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 803 UNLESS OTHERWISE SPECIFIED.

16. THE CONTRACTOR IS TO REMOVE DEAD OR DAMAGED BRANCHES ON TREES OR SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.

17. ALL STAKES AND ASSOCIATED TIES ARE TO BE REMOVED AFTER THE FIRST FULL GROWING SEASON. RODENT GUARDS ARE TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD. GATORBAGS ARE TO BE REMOVED FOR WINTER MONTHS.

1. ANY LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-SODDED AND REPAIRED TO ORIGINAL CONDITION OR BETTER. 2. SOD AND SODDING OPERATIONS TO BE IN ACCORDANCE WITH OPSS 803, EXCEPT AS NOTED BELOW.

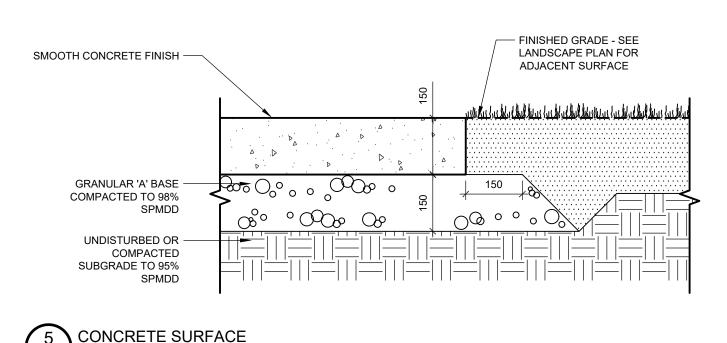
INSTALLED VERTICAL AND PLUMB, REGARDLESS OF GROUND SLOPE.

3. SOD TO BE DELIVERED TO PROJECT WITHIN 24 HOURS OF BEING HARVESTED AND LAID WITHIN 36 HOURS THEREAFTER.

4. ROUGH GRADED AND COMPACTED SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 100 MM FREE OF ALL STONES, ROOTS, BRANCHES, LARGER THAN 25 MM DIAMETER. TOPSOIL TO BE SPREAD AT A MINIMUM DEPTH OF 150 MM COMPACTED TO 85% S.P.D.

5. PLACE SOD ON PREPARED TOPSOIL WITH STAGGERED JOINTS AND BUTT TIGHTLY. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100 MM (4") OF SOIL. MACHINE ROLL TO ENSURE CONTACT WITH TOPSOIL. REPAIR MINOR GRADE

6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION TO A MINIMUM OF 100 MM DEPTH WITHIN TOPSOIL. MAINTAIN SOD PER OPSS 803. SOD MUST BE CUT A MINIMUM OF TWO TIMES FOR FINAL ACCEPTANCE AT THE DISCRETION OF THE





THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.

THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

No. ISSUE DATE: YYYY/MM/DD ISSUED FOR 1st SUBMISSION 2025.06.27

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION

GEORGIAN BOWL TOWN OF COLLINGWOOD

Sustainability Facts

Unit Size One (1) MBR-2300-00001 Bike Rac

2841-7365 K.C./A.P.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

DEFICIENCIES AND IRREGULARITIES.

LANDSCAPE DETAILS