



## Harmony Living - Urban Design Report

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Prepared For:

**Mamta Homes**

**151 Peel Street**

**Town of Collingwood**

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# 1. PREAMBLE

## 1.1 Report Overview

This Urban Design report has been prepared for 151 Peel Street for 245 dwellings located in the Town of Collingwood. This report provides an overview of the design vision and guiding principles for the proposal, context of the surrounding area, and details regarding the urban design features and built form. The Town of Collingwood's Urban Design Manual is referenced throughout this report to establish conformity with the design policies mandated by the Town. Urban Design report has been prepared to describe the following:

- Provide a vision for the proposed development that illustrates the character and overall structure of the proposed development;
- To demonstrate an appropriate built form design criteria and streetscape elements; and
- To demonstrate that the proposed development will complement built form and landscape.

The Urban Design report outlines design excellence for the proposed built form and landscape features within the proposed development. Images provided within the document are examples and are not intended to be interpreted as final end product but are included to provide overall design framework for the proposed development.

Urban Design report shall be read in concurrence with the Town of Collingwood's Urban Design Manual with relevance to built form and site layout design.

## 1.2 Development Vision and Guiding Principles

The vision for residential development offers all the components necessary to establish a high quality designed community. The development's architectural design is based on Contemporary

style. The built form design features a simple, rectangular massing with a mix of material and colour palette creating a human-scale design.

The following guiding principles will be used to guide the urban design decisions relevant to the proposed development:

- Promote an attractive, high quality public realm (streetscape features) and built form character along Peel Street.
- Establish built form principles to ensure that the proposed built form complements the adjacent context.
- Provide special emphasis on to architectural design features / materials, and landscape treatment along Peel Street.
- Minimize the impact of surface parking and ensuring that it is not visible from public views.
- Ensuring that a safe residential community is designed by incorporating principles of CPTED (Crime Prevention Through Environmental Design) are incorporated.

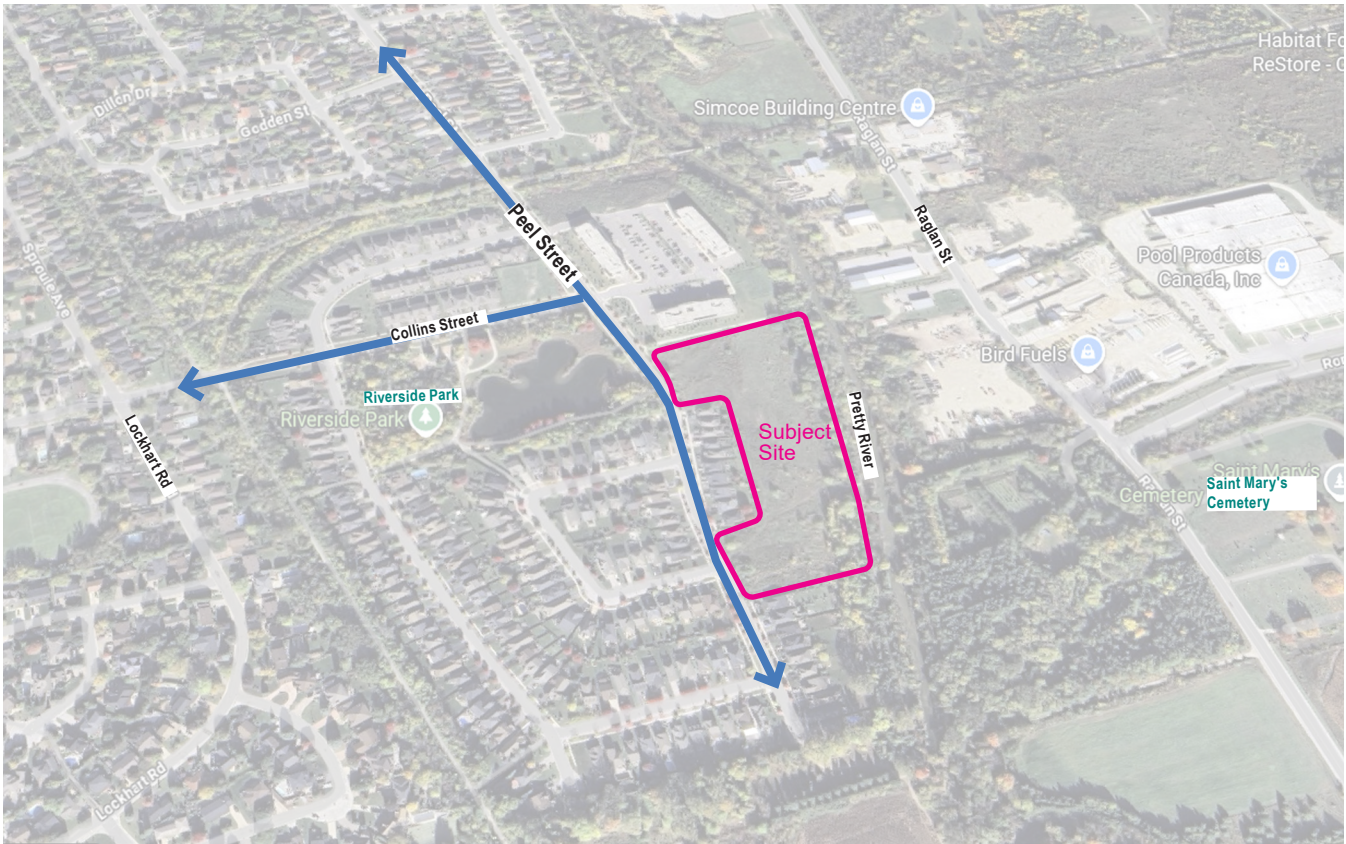


Figure 1: Subject Site Context



Figure 2: Aerial Context

## 2. CONTEXT

### 2.1 Location and Surrounding Area

The subject lands comprise a vacant, 2.45 ha parcel of land on the east side along Peel Street and Pretty River to the east side in the Town of Collingwood. The property is located adjacent to Riverside Park, and is surrounded by residential developments, and is well serviced by schools and other amenities.

Due to the provincial mandate for attainable and affordable housing forms, as well as the rising costs of land and construction, it is expected that denser, multi-unit residential buildings will become increasingly common in settlement areas.

### 2.2 Existing Natural Features

The subject site is located adjacent to Pretty River which provides unique opportunities to integrate natural views into the residential development and provides opportunity to connect to the existing walkway along the Pretty River.

### 2.3 Transportation Networks

The subject lands are located along Peel Street,

a collector road that provides connections to the Town of Collingwood. The site is also along the Collingwood East Bus Route that provides public transportation for community in the westerly portion of the Town, to Downtown and other activity nodes. River Trail and a network of other trails are located on the east and south side of the subject site that can be easily accessed by the residents, providing opportunities for active transportation within the area and to neighbouring communities.

### 2.4 Proposed Development

The subject site is designated existing neighbourhood in the Official Plan (Figure 3: Official Plan). The development proposes 245 residential condominium units in three four storey and one five storey residential buildings with upper mechanical floor (Figure 4: Site Plan), providing an intensification development on a parcel of land suitably located for higher density residential uses. The proposed development includes a total of 240 parking spaces, 27 of which are covered and 213 of which are above ground, as well as 63 bicycle spaces, landscaping, and an outdoor amenity spaces.

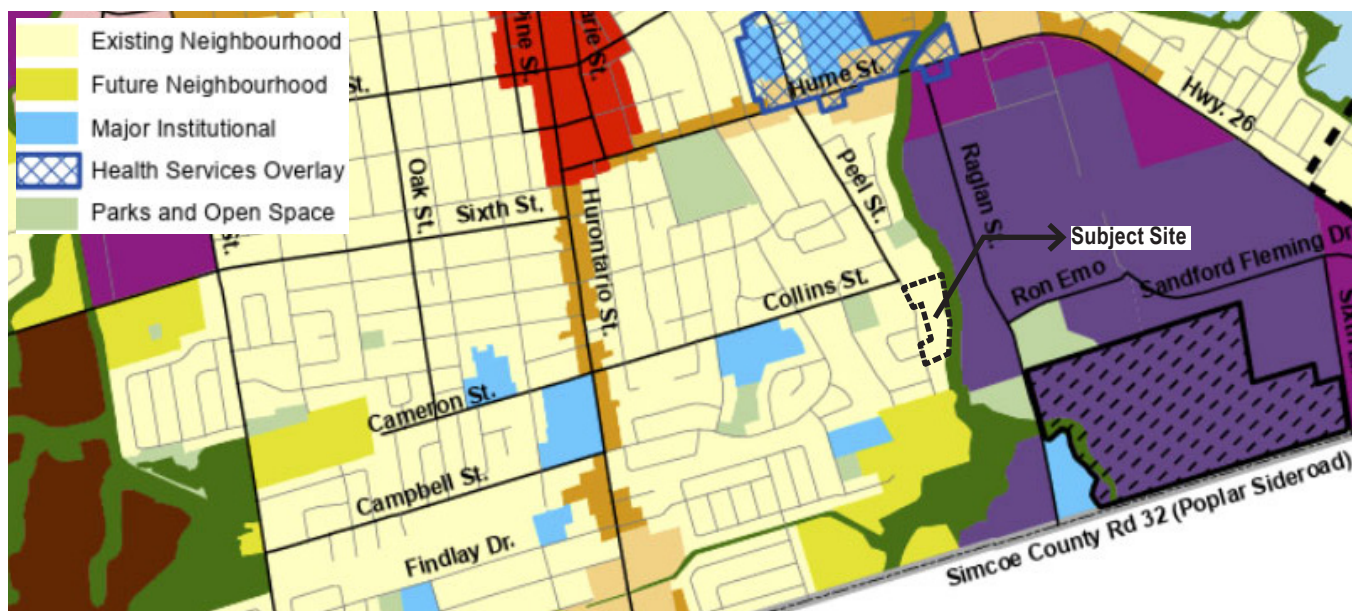


Figure 3: Official Plan



Figure 4: Site Plan



E. & O. E. All illustrations are artist's concept. Material size & design might varies. Copyright of RPD Studio. Any reproduction without consent is prohibited.

Figure 5: Proposed Building

## 3. URBAN DESIGN CONSIDERATIONS

### 3.1 Compliance to Town's Urban Design Manual (UDM)

The proposed development is designed in conformance to the guidelines found in the Town of Collingwood's Urban Design Manual (UDM). The following sections of the report explain how the proposed design features aligns with the relevant guidelines in the UDM (sections: 6 - Site Layout, 7 – Buildings, 8 – Active Transportation, 10 – Landscape & Public Spaces).

#### 3.1.1 Site Layout

The overall site layout considers the following features that have been incorporated into the design of the proposed development.

- The surrounding context includes existing parks, Open space, natural features and existing neighbourhoods;
- Vehicular circulation and connections to transportation networks; and
- Pedestrian connections to adjacent trails and sidewalks.
- Proposed development is in proximity to the Pretty River Trail.

Proposed development is proposing 245 dwelling units within Buildings A, B, C and D, and are envisioned to provide a compact urban residential community character.

Site layout includes internal driveways with surface parking area and landscape buffers along the perimeter of the site. Proposed internal driveways will maintain a safe pedestrian movement, by providing sidewalks and traffic calming measures. The proposed built form and streetscape design along Peel Street will compliment the overall site and the adjacent context. Access to the proposed development will occur from Peel Street.

#### *Compliance with UDM Section 6 -Site Layout*

**B. Parking:** the proposed development includes

a total of 240 parking spaces, 206 of which are regular and surface level, 7 are accessible and 27 parking spaces are covered. The parking garage has been provided in the first floor of Building D and will be accessible through a ramp located on the east side of the Building D. A total of 63 bicycle spaces have been provided along main entrances of the proposed buildings and along the rear landscape buffer.

**K. Outdoor Amenity Space:** The proposal provides a central outdoor amenity space and amenity area along the western elevation of Building A. The design of the amenity spaces includes a gazebo, outdoor seating area, and other landscape features that enhance the livability and community well-being elements.

**P. Trash and Recycling:** garbage and recycling storage has been provided inside the main floor of each proposed building. Appropriate size garbage rooms accessed from internal driveways have been provided in each building and bins will be wheeled out on garbage day by condominium management.

**R. Snow Storage:** snow storage area has been shown on the site plan drawing, due to limited space, snow can be stored in the landscape buffer areas as well. These areas will be used for storage of the day to day snow fall. For large snow events, snow will need to be removed of site.

#### 3.1.2 Proposed Built Form

The proposed development consists of four multi-unit condominium buildings, which are four storeys except Building D that is five storeys with mechanical floor above. The proposed development has been designed with compatible scale and design of the buildings that are complementing the adjacent buildings. The following architectural features have been incorporated into the overall design of the buildings.



Figure 6: Proposed Front and Rear Elevations



Figure 7: Proposed Side Elevation

- Variation in heights, roof lines and wall plane changes on building facade;
- Creating a consistent and articulated building mass that is pedestrian friendly and of a human scale;
- Emphasizing the main entrances by incorporating projections/recesses and through materials or colour variation;
- Designing of side and rear elevations to the equal quality of the facade treatment of the front elevation, including materials, window styles, cladding details, and other architectural features; and
- Contemporary roof style with flat roof has been provided for all buildings and may include profiled caps, cornice edges and parapets.

#### **Compliance with UDM Section 7 -Buildings**

**A. Placement and Orientation, and D. Building Groupings:** The proposed buildings on the site are appropriately off-set to one another to maintain privacy and incorporate maximum natural light into each building. The buildings B and C are connected by a central outdoor amenity area which contains landscaping features and enhances the livability of the proposed community.

**E. Context:** The proposed development provides an opportunity for residential intensification on the existing vacant lands along the Peel Street. The overall built form has been designed to be compatible with the scale and massing of the surrounding buildings and to integrate with the surrounding character.

**F. Height and Mass:** The proposed built form design is creating a building massing that is human-scaled and complimenting the adjacent built form in the area, as well as complying with the angular plane requirements. Refer to figures 10 to 13.

#### **3.1.2.1 Building Facade Design**

The proposed developments façade design includes highly-articulated front facades through combination of window openings, wall projections, and balconies. The overall façade design of the built form is complying with the following principles identified in the UDM.

#### **Compliance with UDM Section 7 –Buildings**

**G. Building Façade:** The proposed building façades contains windows and doors that create feasible levels of transparency on each floor. The proposed developments’ architectural theme is Contemporary in architectural style.

**I. Entrances:** The proposed buildings have distinguishable front entrances that are emphasized by a prominent architectural features or variation in materials and colours.

#### **3.1.2.2 Materials and Colour**

The proposed built form is considering the treatment and architectural design of all faces of the buildings in a comprehensive manner by providing varied colour/material palette that contributes in creating harmonious streetscapes, and compliments the adjacent context.

#### **Compliance with UDM Section 7 –Buildings**

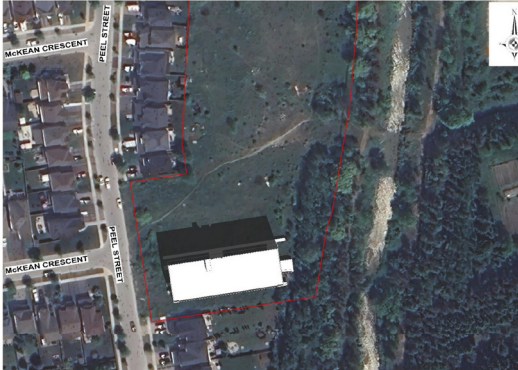
**O. Façade Material and P. Colour:** Proposed building materials and colour palette is consistent with the contemporary architectural style. The proposed building materials include a mix of brick, siding and stucco has been provided as an accent material and the overall colour scheme is complementing the architectural character and style of the proposed buildings.

### March / September 21st

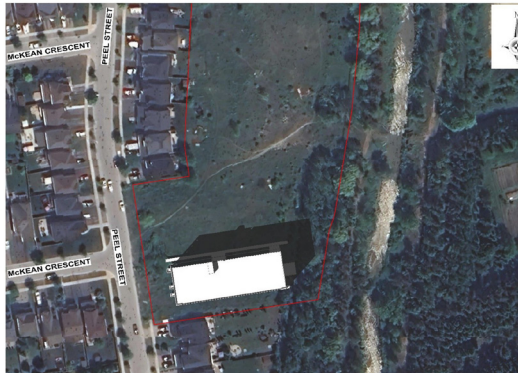
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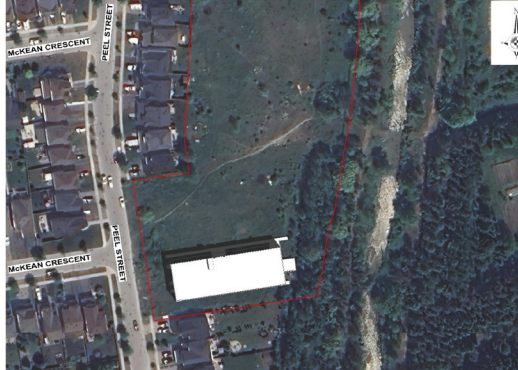


### June 21st

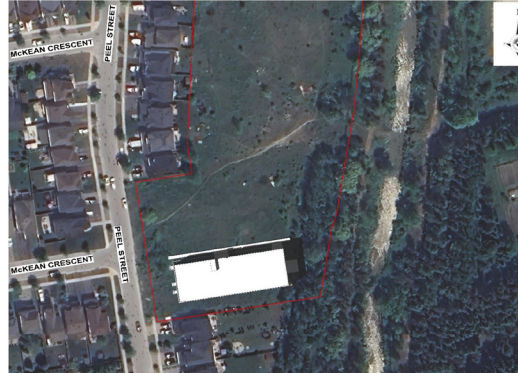
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[June 21, 15:18 pm]



[June 21, 18:18 pm]



Figure 8: Shadow Study - Building D

### 3.1.2.3 Shadow Study - Building D

This shadow study has been prepared for the Building D in the proposed development located at 151 Peel St, Collingwood, ON. The purpose of this shadow study is to evaluate the potential impact of Building D on neighbouring properties, surrounding streets, and public spaces at the subject location.

- The proposed Building D maintains adequate solar access to the adjacent public streets, sidewalks, and residential properties during key times of the year.
- During both the Spring and Fall Equinoxes, shadowing effects are limited and manageable. Shadows primarily remain within the site or extend toward the landscape buffer regulated by the NVCA and the Pretty River Corridor, which are less sensitive to shadow impacts. Notably, there is no adverse impact on the adjacent residential properties during these

times, ensuring compliance with municipal shadow study guidelines.

- During the Summer Solstice, shadowing from the development is minimal and contained, with the greatest solar access available to the surrounding residential properties and public spaces. The impacts are considered negligible and entirely consistent with planning and urban design expectations for this season. This is particularly important, as summer represents the peak period for outdoor use and community activity.
- Winter shadows are longer, which is typical for the season and the site's location. However, the shadow remains consistent with municipal expectations for winter conditions and do not result in any unacceptable impacts on surrounding residential areas.

#### December 21st

[December 21, 11:18 am]



[December 21, 15:18 pm]

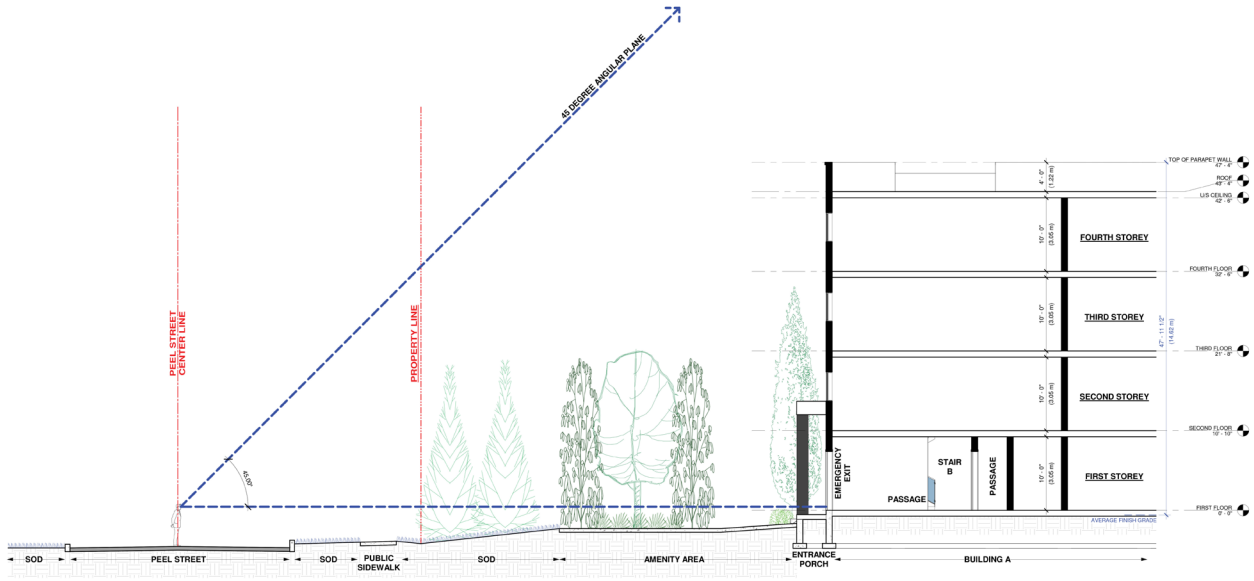


[December 21, 12:18 pm]



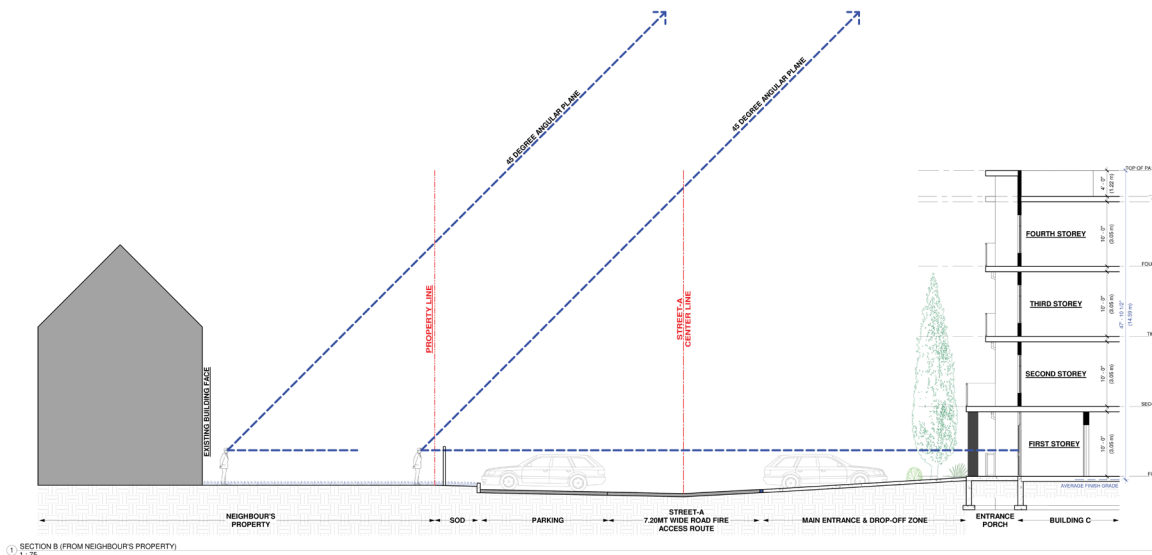
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SECTION A (FROM PEEL ST.)  
1:75

Figure 9: Angular Plane - Building 'A' Along Peel Street



SECTION B (FROM NEIGHBOUR'S PROPERTY)  
1:75

Figure 10: Angular Plane - Building 'C' and Neighbouring Property

### 3.1.2.4 Angular Planes

- The angular plane is an important concept in planning and urban design where it is applicable to improve access to sunlight among high to medium density developments.
- Angular plane setback determined from property line (UDM guideline - 7.F.2.c).
- The proposed building setbacks are

generally beyond the angular plane setback having an effective building face setback from adjacent property line, except for Building D.

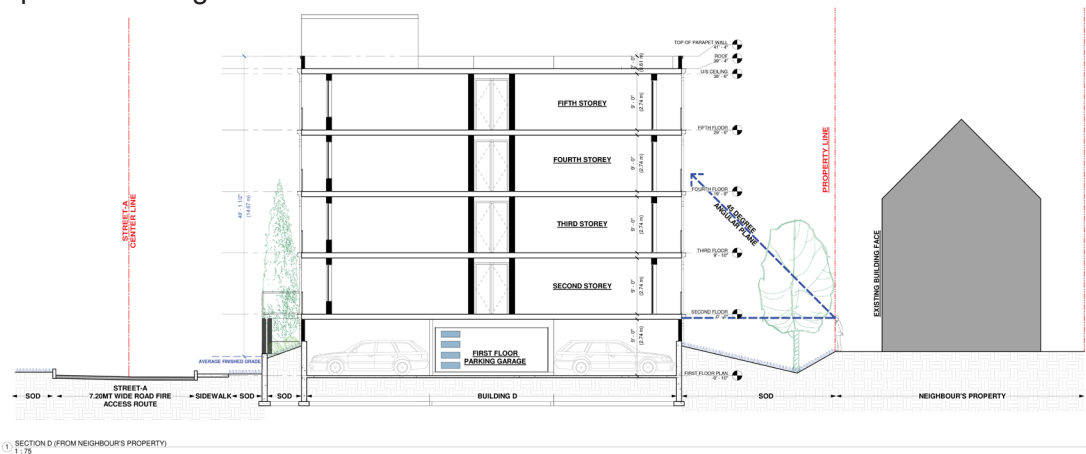


Figure 11: Angular Plane - Building 'D' and Neighbouring Property

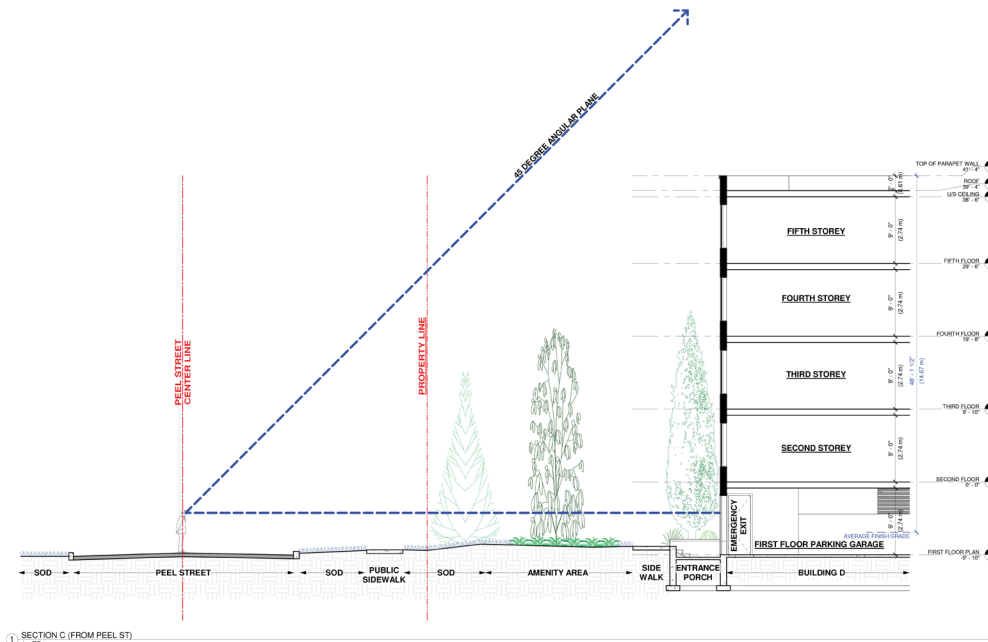


Figure 12: Angular Plane - Building 'D' Along Peel Street



Figure 13: Example - Low Impact Development

## 4.0 SUSTAINABILITY FEATURES

Low impact development, storm water facilities, energy efficiency measures and green building technologies are still under review and will be considered at construction stages. However the following Urban Design Manual's best principles have been considered.

- All proposed Building's design and massing creates an efficient building design that contributes to its durability through use of materials such as siding, concrete and brick masonry.
- Including plants that are resilient to urban conditions as well as seasonal impacts.
- Proximity to public trails systems contributes to active transportation principles and opportunities.

## 5.0 CONCLUSION

This Urban Design Report has been prepared in support of applications for Site Plan Approval. This report provides principles for creating a vision, guiding principles, and objectives for the proposed development. It provides context for the location of the development, its unique features, and how the proposed development has been designed to be compatible with the adjacent context.

Additional, this report provides details on site layout design, built form, and how the proposed development is conforming to the guidelines contained in the Town of Collingwood's Urban Design Manual. The proposed development represents a well-designed multi-unit residential development that will contribute a mix of housing to the growing housing demand and will foster a sense of place among future residents.

