

URBAN DESIGN REPORT

555 Tenth Line, Town of Collingwood

Amrize Canada Inc.

Prepared by: Loft Planning Inc.

July 2025

January 15, 2026, REV1



LOFT PLANNING

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Appendix A: Site Plan (CF Crozier & Associates Engineering)(Updated)

Appendix B: Landscape Plan (CF Crozier & Associates Engineering)(Updated)

1.0 INTRODUCTION

1.1 Purpose of the Report

This Urban Design Report (UDR) has been prepared by Loft Planning Inc. in concert with C.F Crozier Engineering and Amrize Canada Inc. in support of a Site Plan Approval submission on behalf of Amrize Canada Inc. This report provides an overview of the plant facility for the proposed development at 555 Tenth Line, Town of Collingwood and includes context 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. It is recognized that this is a concrete plant facility and a typical regarding urban design. We have focused primarily on-site works, landscaping and appropriateness of buffers.

The proposed development represents an investment in the site to replace an existing plant facility, with a new state-of-the art plant facility that utilizes land and infrastructure efficiently and is compatible with the surrounding built environment. Amrize is investing in this plant with new technologies and efficiencies in the industry and overall process on this site.

1.2 Design Vision, Guiding Principles, and Objectives

Amrize proposes to construct a new plant facility replacing the existing plant at 555 Tenth Line. The site plan includes the control room/office room (40sqm), new concrete mixing plant (133.7 sqm, 14.6m height) - with an upper area containing bulk storage bins; 3 bulk storage silos (19.82m height), new process water basins (closed loop for different stages, reclaimed water), 6 bulk storage bins (aggregate)(south side of site) on grade, heating system and an accessory structure with staff lunchroom (21.3sqm), a parking lot area for passenger vehicles (12 parking spaces) and trucks and one slump rack.

Based on the industrial use of the proposal, the site does not fall into one of the guiding architectural themes within the Town of Collingwood Urban Design Manual. The industrial development has been designed to utilize the space, provide a greater landscaped streetscape than exists, define the entrances and to achieve compatibility with the surrounding area. This Urban Design Report (UDR) has been prepared as outlined in the Town of Collingwood's Terms of Reference for Urban Design Report Submission requirements.

2.0 CONTEXT ANALYSIS

2.1 Location and Surrounding Uses

The subject lands comprise a 2-hectare parcel of land on the east side of Tenth Line in the Town of Collingwood. The property is located between the Town of Collingwood Ken Astill Public Works and Recreation Building, the Georgian Triangle Humane Society and Double B Self-Storage Facility. These industrial uses both directly abut the lands with adjacent parking and laneway hard surface uses. The lands to the east contain a

stormwater management pond. The lands to the west are vacant – with a future residential community planned.



Figure 1: Subject Lands

2.2 Existing Natural Features

Under existing conditions, the subject lands are occupied by a stormwater management pond, parking area, cement mixing plant, and bulk storage.

Photo 1 - Subject Lands from 10th Line – Looking North



Photo 2 - Subject Lands from 10th Line – Looking South



3.0 SITE LAYOUT

3.1 Parking

Section 6 – B. within the Town of Collingwood Urban Design Manual states the following on parking.

1. “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); as opposed to poorly defined asphalted spaces whose only control mechanism is provided by parking stall markings.”
 - The proposal meets parking requirements in accordance with the Town of Collingwood Zoning Bylaw, as the Industrial (M2) zone requires 3 parking spaces/per 100sqm GFA and 12 spaces are provided. The site plan exceeds the parking requirements – but maintains the anticipated parking spaces required for Amrize operations.
 - The perimeter buffer is 8m wide (along Tenth Line) and planted with a mix of coniferous and deciduous trees. The buffer plantings are largely coniferous, and shrubs have been provided under deciduous trees in front of a solid wood privacy fence. Screening is 100% year-round.
 - A 3m wide perimeter planting of White Spruce has been provided around the proposed passenger parking area to augment the existing tree grouping.
2. “Surface parking shall be located behind buildings, and accessed from a laneway where practical, except as outlined in this Section”.
 - The twelve proposed parking spaces are located between the street and the proposed structure, however, they have been placed at an appropriate setback with a vegetation buffer of landscaping and fencing.
 - This is an atypical site, and as such, reviewing the site plan – it is clear that parking is most appropriate to the west of the plant facility and east of the landscape buffer area.
 - Proposed truck parking has been placed within the site, with the same design objectives, appropriate buffering and placed away from public areas.
3. “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”.
 - Guideline a.) b.) and c.) of these guidelines apply and have been met, with an 8 m vegetation buffer along Tenth Line (main frontage) and one row of parking between the building and the street. There is also a 3 m wide planting strip around the parking area.
 - Guideline d.) – there is not currently a public sidewalk along the frontage of 555 10th Line and there is not a proposed sidewalk into the site. For purposes of safety and privacy – a sidewalk is not proposed. There is a gravel path/trail on the west side of Tenth Line.

3.2 Outdoor Amenity Space

Section 6 – K. within the Town of Collingwood Urban Design Manual states that each building shall provide 16 square metres of human-scaled, pedestrian oriented outdoor amenity space. The Downtown Heritage District is exempt of this requirement.

- Planning Staff have responded to this design guideline acknowledging “that the existing and proposed use is a concrete plant. However, the applicant is encouraged to identify a small outdoor amenity space, outfitted with a bench or picnic table, etc. that can be utilized by employees, authorized visitors, etc. on the subject property.”
- No current public outdoor amenity space on plan however a lunchroom staff facility is proposed which is a benefit to staff on site then the existing layout. An outdoor lunch table and bike rack have been located adjacent to the lunchroom building.

3.3 Building Service Uses

Section 6 – L within the Town of Collingwood Urban Design Manual states that “Specifically designated areas shall be provided for uses such as service entrances, delivery and sorting, temporary storage, garbage and recycling, outdoor storage, outdoor work areas, and other similar uses. These shall be:

- a. Located behind buildings;
 - b. Appropriately sized for the intended use; and,
 - c. Screened from public areas and residential uses to reduce visual, or sound impacts on adjacent uses, as per UDM Section 10 Landscaping & Public Spaces”.
- Proposed services (e.g. snow storage, garbage, recycling etc.) have been identified on the Site Plan drawings. There have been some additional notes made on the site plan in response to Town comments.
 - The current industrial structure and bulk storage are located along the Tenth Line. The proposed site plan places the mixing plant, silos and bulk storage within the centre of the site to improve the circulation of the operation and improve the streetscape along the Tenth Line.
 - These design changes along with the buffer of vegetation on the Tenth Line each contribute positively to public space and the streetscape.

3.4 Snow Storage/Melt

Section 6 – R of the Town of Collingwood UDM provides guidelines regarding snow storage and 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. Landscape areas (with particular attention to trees);

- b. Views of buildings and public outdoor spaces from the street;
 - c. Transit facilities; and,
 - d. Pedestrian circulation routes”.
- Snow storage is identified on site in the northeast corner. It is acknowledged that should salt storage be onsite, that it does not interfere with the snow storage areas. This has been relayed to Amrize. Additional comments regarding snow storage are within the comment matrix, in response to Town comments.

4.0 LANDSCAPING & PUBLIC SPACES

Section 10 of the Town of Collingwood’s UDM recognizes that the ‘purpose of landscaping is to: add visual interest; define pedestrian zones; distinguishing private and public realms; delineate different spaces and use areas on site; contribute to comfort and health of users; provide visual screens and buffers for incompatible uses; define the streetwall; and provide environmental benefits associated with air and water quality and habitat protection’.

4.1 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 Figure 2: Site Plan (CF Crozier Engineering) and Figure 3: Landscape Plan (CF Crozier Engineering) (Updated for Second Submission)

- Existing vegetation will be retained on the north, south, and west perimeters, with additional plantings along the west and south sides to enhance green cover.
- Landscaped Open Space: 40% of the site will be dedicated to landscaped open space, contributing to environmental and aesthetic benefits. Tree Canopy is 33.33% as per the Landscape Plan (Updated for Second Submission). The proposed additional tree canopy is 17%. Notations on the Landscape Plan identify tree canopy coverages and depiction of site areas.
- Industrial Elements: Industrial areas and the existing stormwater management pond take up a large portion of the site but are balanced with softscaping in other areas.
- Softscaping: Non-industrial spaces will be planted with trees and shrubs, improving cooling, air quality, and overall site appeal.

4.2 Parking Lot Landscaping

Section 10 – J of the UDM states the following:

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 4.0 m in width along the street frontage, and in turn the amount of landscaping materials”.
- The proposed passenger vehicle parking has been placed behind an existing group of trees that have reached maturity.
 - An 8m wide planted landscape area is proposed in addition to additional greenspace between the west lot line (Tenth Line) and the parking area.
 - A 3 m wide planting strip is proposed surrounding the parking spaces.
 - There is also a topographical difference from the street to the proposed location of the parking area – which is below eye-level from the street.
 - It is our opinion that the proposed vegetation along the frontage and the topsoil seed mix provides appropriate coverage around the proposed parking areas.

5.0 SUSTAINABILITY FEATURES

Erosion and Sediment Control Measures

During the construction phase, we will implement robust erosion and sediment control best management practices (BMPs). Our goal is to minimize silt and sediment migration beyond the construction site boundaries. Here are the key measures we will incorporate:

1. Best Management Practices (BMPs):
 - We will strictly adhere to industry standard BMPs. These practices include sediment barriers, silt fences, and flow check dams strategically placed to capture runoff and prevent soil erosion.
 - Regular inspections and maintenance of these BMPs will ensure their effectiveness throughout the construction process.
2. Stormwater (SWM) Controls:
 - Water Quantity Control: The proposed SWM Facility will control post-development flows to pre-development targets.
 - Water Quality Treatment: Beyond flow control, the SWM facility will provide enhanced water quality treatment. Specifically:
 - Total Suspended Solids (TSS) Removal: the SWM facility will provide 80% removal of TSS from site effluent. This ensures that the discharged water meets enhanced water quality control standards.
 - Erosion Control: the SWM facility will provide extended detention of the first 25 mm of runoff for 24 to 48 hours. This ensures slower release of the flows from the most common storm events and increased particulate settling to safeguard the downstream receiving watercourse from erosion.

By integrating these measures, we prioritize environmental stewardship and responsible construction practices. Our commitment to minimizing sediment migration and maintaining water quality aligns with sustainable development principles.

6.0 CONCLUSION

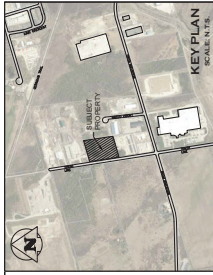
This Urban Design Report has been prepared in support of a Site Plan Approval submission. This Report contains the overarching site design for the proposed development. It provides context for the location of the development, the opportunities, and constraints, and how the proposed development has been designed to be compatible with its surroundings.

The proposed development represents a significant investment in the community by Amrize Canada Inc. (formerly Lafarge Canada Inc.). It is recognized that this is a concrete plant facility and is a-typical when relating to an urban design guideline document. The proposed site plan provides defined access and parking for a variety of vehicles that include staff vehicles, concrete mixing trucks and transport trucks carrying materials. The proposal optimizes green spaces, maintaining existing vegetation, and proposing additional landscaping and tree coverage to optimize the streetscape. It is our opinion that the proposed development strives to meet the guidelines outlined in the Town of Collingwood Urban Design Manual.

Respectfully Submitted,
LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal



LEGEND

---	PROPERTY LINE
---	PROP. FENCE
---	EX. WATERMAIN
---	EX. FENCE

SITE STATISTICS

MZ ZONE	REQUIRED	PROVIDED
LOT AREA	3000 sq.m.	20069 sq.m.
LOT FRONTAGE	30 m	166 m
MAX. LOT COVERAGE	50%	4.58%
LANDSCAPE OPEN SPACE	15%	40%
PARKING	3	12

MAIN BUILDING

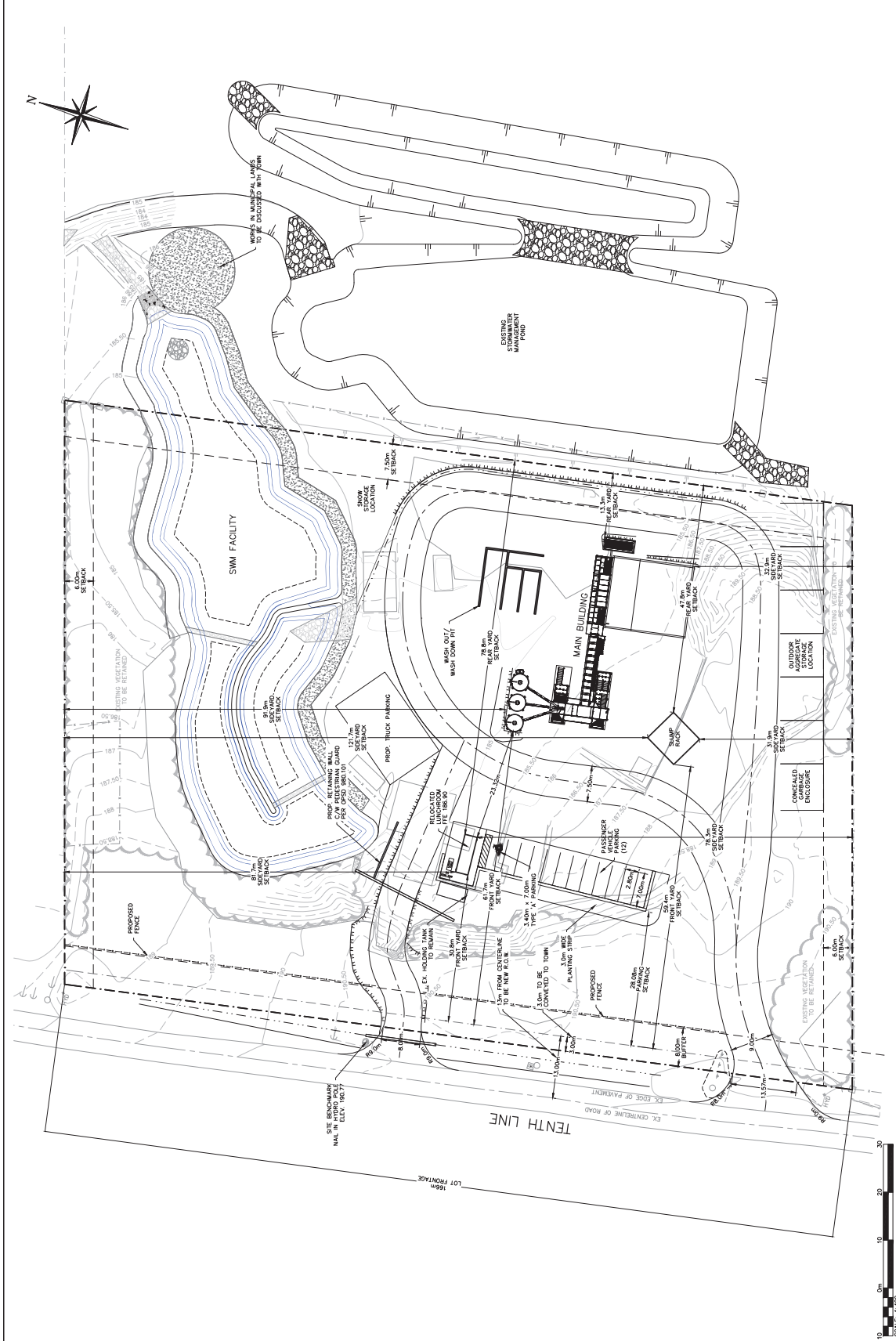
MZ ZONE	REQUIRED	PROVIDED
FRONT YARD	12 m	61.7 m
EXTERIOR SETBACK	12 m	N/A
INTERIOR SETBACK	6 m	32.9 m
REAR YARD	7.5 m	13.3 m
MAX. HEIGHT	15 m	14.6 m
GROSS FLOOR AREA	---	173.7 m ²

LUNCHROOM BUILDING

MZ ZONE	REQUIRED	PROVIDED
FRONT YARD	12 m	32.9 m
EXTERIOR SETBACK	12 m	32.9 m
INTERIOR SETBACK	6 m	78.1 m
REAR YARD	7.5 m	78.8 m
MAX. HEIGHT	15 m	3.5 m
GROSS FLOOR AREA	---	21.5 m ²

SLUMP RACK

MZ ZONE	REQUIRED	PROVIDED
FRONT YARD	12 m	59.4 m
EXTERIOR SETBACK	12 m	N/A
INTERIOR SETBACK	6 m	31.9 m
REAR YARD	7.5 m	47.6 m
MAX. HEIGHT	15 m	N/A



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 70 HUBBARD STREET, SUITE 100
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Drawn By: J.K. Project: 2577-6904
 Check By: C.S. Date: 2025/07/21
 Scale: 1:1000

**555 TENTH LINE
 TOWN OF COLLINGWOOD**

SITE PLAN

PROFESSIONAL ENGINEER
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 P.E. No. 41253

PROFESSIONAL ENGINEER
 J. G. WILSON
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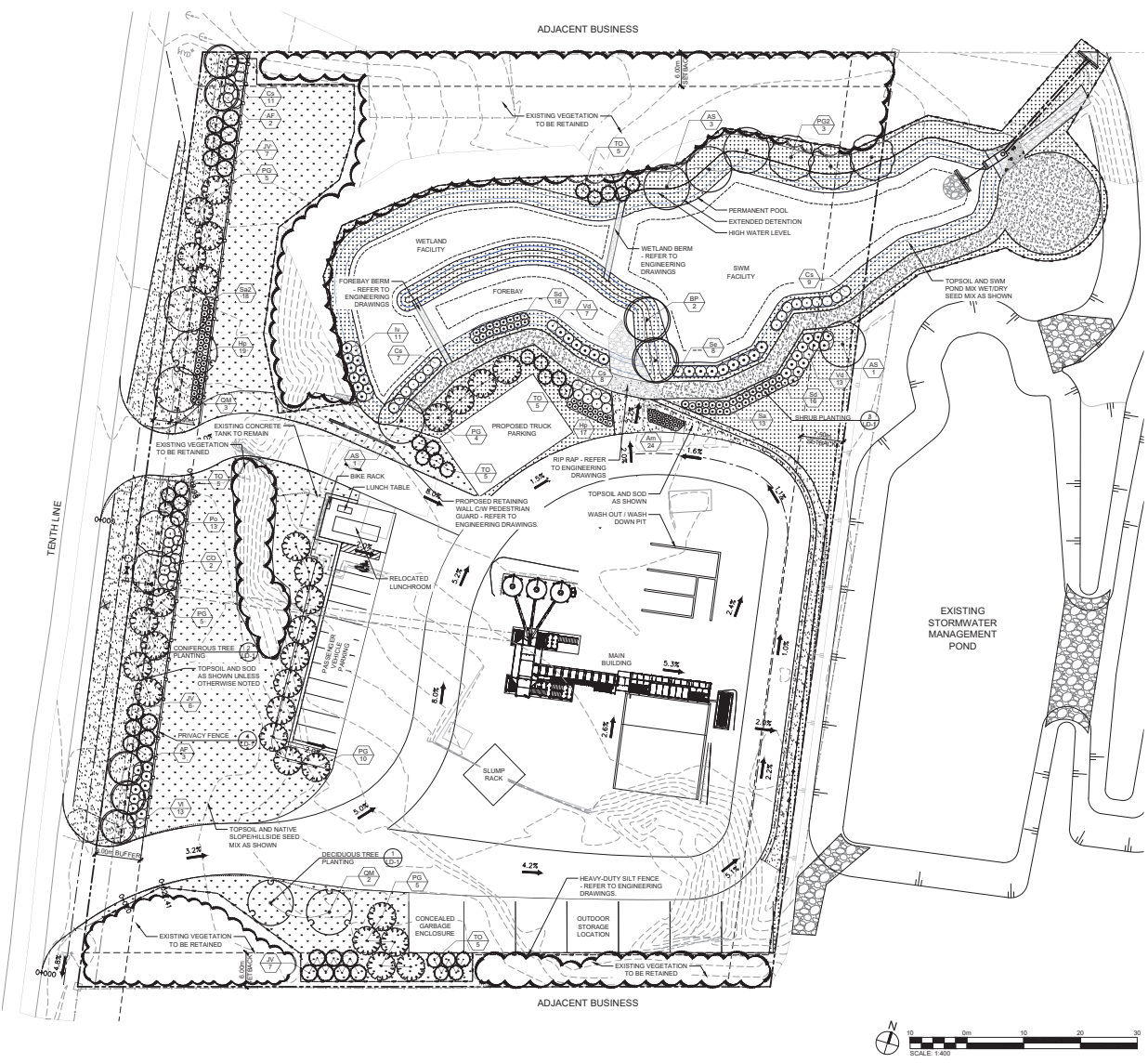
No.	ISSUE	DATE	BY
0	ISSUED FOR PERMIT SUBMISSION	2025/07/21	J.K.
1	ISSUED FOR RECORD SUBMISSION	2025/07/21	J.K.



TEMPERATURE BENCHMARKS
 1047-1048, IN VITRO POOL, TOR. 77

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- DO NOT SCALE DRAWINGS.

20250727 - Landscape Plan - 555 Tenth Line Collingwood LP.dwg, 2025-12-18, 1:39:28 PM, DWG to PDF.pdf



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CONIFEROUS TREES					
JV	20	Juniperus virginiana	Eastern Redcedar	175cm Ht.	W.B.
PG	29	Pinus glauca	White Spruce	150cm Ht.	W.B.
TO	25	Thuja occidentalis	Eastern White Cedar	175cm Ht.	W.B.
	74	SUBTOTAL:			
DECIDUOUS TREES					
AS	5	Acer saccharinum	Silver Maple	50mm cal.	W.B.
AF	5	Acer x freemanii	Freeman Maple	50mm cal.	W.B.
BP	2	Betula papyrifera	Paper Birch	250cm Ht.	15 gal. pot
CO	2	Celtis occidentalis	Common Hackberry	50mm cal.	W.B.
PG2	3	Populus grandidentata	Big-toothed Aspen	50mm cal.	W.B.
QM	5	Quercus macrocarpa	Burr Oak	50mm cal.	W.B.
	22	SUBTOTAL:			
SHRUBS					
Am	24	Aronia melanocarpa	Black Chokeberry	30cm	2 gal. pot
Cs	35	Cornus sericea	Red Osier Dogwood	50cm	3 gal. pot
Hp	36	Hypericum proflorum	Shrubby St. John's Wort	40cm	3 gal. pot
Iv	11	Ilex verticillata	Winterberry Holly	40cm	3 gal. pot
Pa	13	Physocarpus opulifolius	Ninebark	50cm	3 gal. pot
Sd	32	Salix discolor	Pussy Willow	40cm	3 gal. pot
Se	9	Salix exigua	Sandbar Willow	---	1 gal. pot
Sp	13	Spiraea alba	White Meadowsweet	40cm	3 gal. pot
Sa2	18	Symphoricarpos albus	Common Snowberry	40cm	3 gal. pot
Va	20	Viburnum dentatum	Aronwood	40cm	3 gal. pot
Vi	13	Viburnum lentago	Nannyberry	50cm	3 gal. pot
	224	SUBTOTAL:			

Type of Tree	Canopy Size (m ²)	Canopy Coverage Area/Tree (m ²)	Quantity	Total Canopy Coverage (m ²)
Large Deciduous Trees	12	113.10	22	2,488.14
Small Coniferous Trees	4	12.57	74	929.51
Total Proposed Tree Canopy Area (m²)				3,418.05
Total Site Area (m ²)				20,002.40
Existing Canopy Coverage (m²)				3,268.00
Proposed Canopy Coverage Percentage				17.04%
Total Canopy Coverage Percentage				33.33%

SEED MIX

KEY	BOTANICAL NAME	COMMON NAME	%
NATIVE SLOPE/HILLSIDE MIXTURE (OSC 8225)			
•••••	Agrostis stolonifera	Creeping Bentgrass	20%
•••••	Aster novae-angliae	New England Aster	3%
•••••	Avena sativa	Oats	5%
•••••	Elymus hystrix	Bohls Brush Grass	5%
•••••	Monarda fistulosa	Wild Bergamot	2%
•••••	Poa compressa	Canada Bluegrass	30%
•••••	Rutbeckia hirta	Black Eyed Susan	10%

*Refer to Nurser Crop Schedule for cover crop and application rate.
Application rate: 25 kg/ha*

SEED MIX

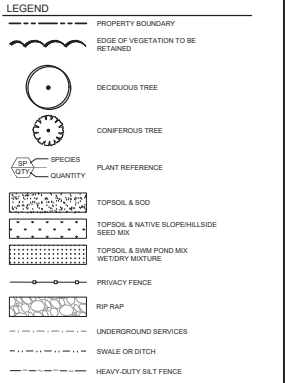
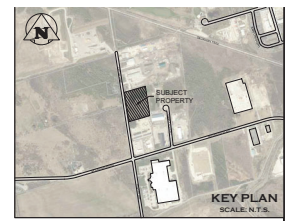
KEY	BOTANICAL NAME	COMMON NAME	%
SWM POND MIX WET/DRY MIXTURE (OSC 8245)			
•••••	Aster novae-angliae	New England Aster	3%
•••••	Carex vulpinoidea	Fox sedge	17%
•••••	Elymus canadensis	Canada Wild Rye	20%
•••••	Elymus virginicus	Virginia Wild Rye	20%
•••••	Erigeron maculatum	Spotted Joy Fly Weed	1%
•••••	Monarda fistulosa	Wild Bergamot	1%
•••••	Panicum virgatum	Beltgrass	20%
•••••	Rutbeckia hirta	Black Eyed Susan	3%
•••••	Sorghastrum nutans	Indiangrass	15%

*Refer to Nurser Crop Schedule for cover crop and application rate.
Application rate: 25 kg/ha*

NURSE CROP SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	%
SUMMER-FALL COVER			
•••••	Avena sativa	Oats	50%
•••••	Lolium multicaule	Annual ryegrass	50%
FALL-SPRING COVER			
•••••	Triticum aestivum	Winter Wheat	50%
•••••	Secale cereale	Winter Rye	50%

Sow at 25kg/ha



- NOTES:**
- FOR GENERAL PLANTING NOTES, REFER TO NOTES ON DRAWING LD-1.
 - TREE PITS OR PLANTING BEDS WITHIN 1.0m OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
 - MINIMUM CLEARANCES FOR TREES ARE AS FOLLOWS:

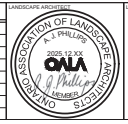
MINIMUM TREE CLEARANCES	
FIRE HYDRANT	3.0m
DRIVEWAYS	2.0m
HYDRO TRANSFORMERS	3.0m
BELL OR CABLE PREDESTALS	1.0m
STREETLIGHT POLES	5.0m
UNDERGROUND SERVICES	1.0m

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No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR 1st SUBMISSION	2025/07/07
1	ISSUED FOR 2nd SUBMISSION	2025/12/16

DATE: 2025 12 16
 2025 12 16
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 2025 12 16

PROJECT APPROVED	DESIGNER/ARCHITECT	DATE
		2025 12 16



555 TENTH LINE
 TOWN OF COLLINGWOOD
 LANDSCAPE PLAN

Drawn By: K.C. Check By: A.P.
 Project: 2577-6904
 Drawing: LP-1