

AMENDED URBAN DESIGN BRIEF

12 Stewart Road, Collingwood

12 Stewart Road Inc.

Prepared by: Loft Planning Inc.

AMENDED August 24, 2026



LOFT PLANNING

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1.0 INTRODUCTION

1.1 Purpose of the Report

This Urban Design Brief (UDB) has been prepared by Loft Planning Inc. in support of a Site Plan Approval application submitted on behalf of 12 Stewart Road Inc. in relation to File No. PLPCF2025079. The proposed development pertains to the lands municipally known as 12 Stewart Road (the “Subject Lands”), located within the Town of Collingwood and legally described as PT LT 43 CON 10 NOTTAWASAGA PT 2, 51R8882; COLLINGWOOD.

This report provides an overview of the proposed development of the Subject Lands, which includes the demolition of the existing industrial building currently utilized for recreational use and the construction of a new building for related health and racquet club uses. The report includes a description of the surrounding area, details of the proposed design, and a site plan overview, while referencing the Town of Collingwood’s Urban Design Manual (UDM) throughout to demonstrate conformity with the Town’s design guidelines.

The purpose of this report is to articulate and demonstrate the development’s suitability within its surrounding context, as well as its alignment with the Town’s broader urban design objectives. The Town’s UDM encourages 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.

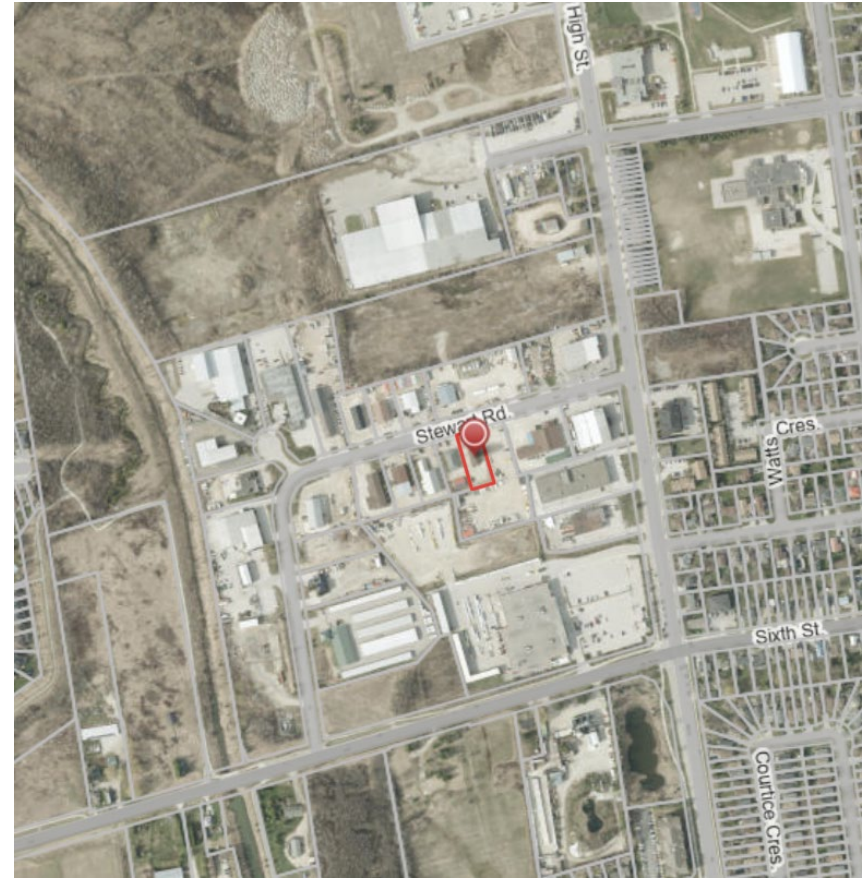


Figure 1: Location (Subject Lands)

1.2 Design Vision

The urban design vision for the Subject Lands is to develop a new industrial facility to accommodate a health and racquet club, building on the site's existing recreational use. The proposed building is designed to maximize the available footprint while providing appropriate setbacks, lot coverage, parking, and site access. The site is located on the south side of Stewart Road within an established industrial area characterized by a mix of long-standing industrial buildings, renovated properties, and newer developments.

The design incorporates contemporary architectural principles with a (modern) Lakeshore and Mountainside Recreation design language. The building features a refined vertical metal panel system on the east, west, and south façades. The panels are finished in a deep brown tone with subtle variation. The principal (north) street-facing façade is characterized primarily by expansive glazing at the first and second storeys, with an entry canopy positioned between the two levels to provide visual continuity and define the main entrance. The entry canopy utilizes a thin-format concrete masonry unit, consistent with the interior material palette.

The proposed building will include one (1) doubles court, one (1) singles court, a rooftop padel court, two (2) lounge areas, warm-up areas, changerooms, and storage. The development emphasizes a simple and efficient design that maximizes floor area while accommodating required parking.

1.3 Development Proposal

The proposed development includes the following:

- A new two-storey industrial building accommodating a racquetball facility (health club) with a **total GFA of 416.54 sqm.**
- Lounge and warm-up areas, and dedicated men's and women's changing facilities.
- Surface parking **including thirteen (13) standard spaces** and one (1) Type A accessible space.
- Bicycle parking for **four (4) bicycles.**
- Site access and landscaping enhancements.

The following design elements are proposed:

- Architectural Style: Lakeshore and Mountainside Recreation
- Number of Storeys: Two (2)
- Exterior Finishes:
 - North (principal) façade: Glazing, entry canopy utilizing a thin-format concrete masonry unit
 - West, east, and south façades: Vertical metal panel system
- Colours: Neutral tones including deep brown (metal panels), concrete masonry (entry canopy), and deep grey (window mullions).

2.0 CONTEXT ANALYSIS

2.1 Location and Surrounding Uses

The Subject Lands comprise a 1,540 sqm parcel of land on the south side of Stewart Road in the Town of Collingwood. The Subject Lands are located within an existing industrial area and are adjacent to existing industrial and commercial uses. The land is currently used for MVMT Fitness and Performance Training (health club). To the north is Collingwood Fuels, to the east is a mixed-use building, to the south is Collingwood Fuels open storage area, and to the west is a building used for commercial purposes.



Figure 3: Subject Lands

2.2 Existing Natural Features

The Subject Lands are currently occupied by a single-storey building, with surface parking and access provided via a single entrance from Stewart Road.

Photo 1 –Subject Lands from Stewart Road (North)
(Loft Planning Inc.)



Photo 2 –Subject Lands from the East Side
(Loft Planning Inc.)



Photo 3 –Subject Lands from the South Side (Rear)
(Loft Planning Inc.)



Photo 4 –Subject Lands from the West Side
(Loft Planning Inc.)



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

The Subject Lands are designated “Prestige Employment” within Schedule ‘2’ Land Use Plan within the Town of Collingwood Official Plan (2024).

The Subject Lands are zoned ‘Industrial Park’ (M5) within Zoning By-law 2010-040. A Health Club is among the uses permitted in the M5 Zone (Table 8.1.1.1).

Regarding the continuation of the existing use, Barriston Law has provided a legal opinion confirming that the proposed demolition and reconstruction of a health club is permitted under the current zoning provisions.

This position is supported by Town staff, who noted the following in the pre-consultation comments for the current application:

The Town Solicitor has provided comment and agrees with Barriston Law’s opinion that the proposed demolition and reconstruction of the existing health club is permitted under the current zoning provisions. As such, Planning Services is prepared to treat the proposed development as a permitted use under the current zoning (April, 2025).

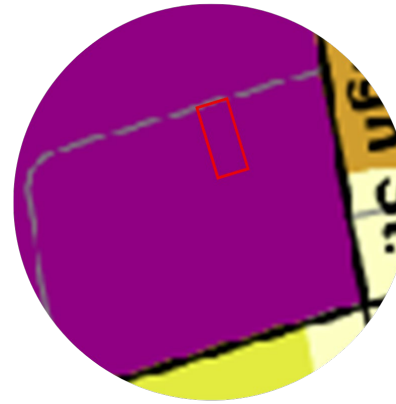


Figure 4: Official Plan (2024)

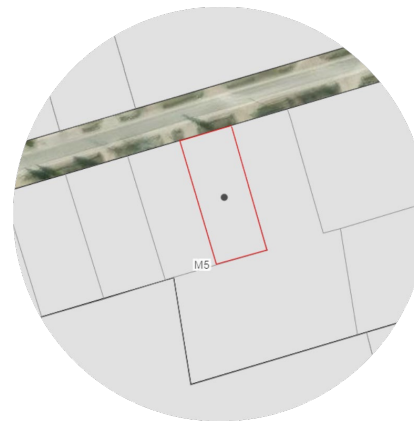


Figure 5: Zoning By-Law 2010-040

3.0 URBAN DESIGN GUIDELINES

Reflect Architecture has prepared the architectural drawings and MSLA has prepared the landscape plan for the proposed development. Please refer to Appendix 1 – Architectural Drawings - **Updated** and Appendix 2 – Landscape Plan **Updated** for additional information.

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 building is oriented to Stewart Road, with the main entry facing the 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.
 - The principal (north) façade of the proposed building includes a high ratio of glazing and an entrance canopy to activate the frontage.
 - Similar to other existing sites on Stewart Road, parking is located partially at the front of the

building with additional parking to the rear of the site.

- Appendix 2: Landscape Plan (MSLA) **Updated** shows the proposed planting that will enhance the frontage along Stewart Road. **Additional street tree planting is identified.**
3. 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.
 - The main entrance is located at the west end of the north (principal) elevation, providing a clear and legible point of access from the street.
 - At ground level, the building features a reception area and a warm-up space, both designed to animate the public interface and support active use. The upper floor features a lounge, with both levels benefitting from expansive, front-facing glazed windows to establish strong visual connections to the street.
 5. 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 development is not required to provide a loading space due to the size of the proposed gross floor area (GFA). **Confirmed with updated GFA.**
 8. Building masses on one site should relate to those on neighbouring sites to create a coherent streetwall by

extending the street grid lines and building setback lines to define building envelopes.

- The proposed building is of similar scale to the neighbouring sites, creating a coherent and context-appropriate street wall with similar setbacks and building envelopes.

B. Parking

2. Surface parking shall be located behind buildings, and accessed from a laneway where practical, except as outlined in this Section.

- As shown in Appendix 1: Architectural Drawings, there are a total of **13 parking spaces provided**, including one (1) accessible space. Eight (8) of the spaces are provided at the front of the building and the remaining **five (5)** are provided at the rear. The proposed parking layout accounts for site constraints, including building setbacks.

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: Architectural Drawings, two rows of parking are proposed between the building and Stewart Road. **Updated.**

- Accessible parking is located at the front of the building adjacent to the main entry.

- A 3m wide landscaped area is provided along the street frontage (Appendix 2: Landscape Plan - **Updated**) **Additional street trees/landscaping have been incorporated.**

7. On industrial sites, parking may be permitted along a maximum of 50% of the site frontage with the following:

- a. The requirements of UDM Section 10-Landscaping & Public Spaces shall be met; and
- b. Enhanced parking lot screening which includes double rows of street trees must be provided along the street frontage edge of the parking area; and
- c. Parking areas may be no closer to the street than the building setback.

- A 3m wide planter bed is provided along the street frontage with new and existing tree plantings proposed. To provide screening towards the interior of the site, the existing coniferous tree will remain and a new deciduous tree is proposed. Additional green planting is proposed as part of the 3m buffer. **The Landscape Plan has been updated according to comments received.**

- Refer to Section 3.6 of this report for additional information.

8. Each site shall have a singular car entrance designated.

- The site will have one access point for vehicular traffic from Stewart Road. The proposed car entrance matches the existing dimensions.
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 have been considered in the site design.
 - Clearly defined sidewalks at the front and rear of the building provide safe and direct access from the parking areas to the building entrances, including the main entrance and secondary rear entrance. Wide drive aisles on both the east and west sides of the building support safe shared circulation for vehicles and pedestrians.

N. Utilities

1. Switch boxes, transformers, electrical and gas meters, ground mounted air conditioning units and other above-ground or building-mounted mechanical equipment and utility elements (including antennae or satellite dishes), shall be located away from development entrances, street intersections, public spaces, or the front facades of buildings; due consideration shall be given to locating these where they can provide the necessary service with a balance between economical and aesthetic parameters.
 - At this stage, the locations of utilities, including transformers, electrical and gas meters, and outdoor air-handling units are not yet known. As the project moves forward, efforts will be made to conceal the location of utilities from the street and public-facing facades.

6. Utility equipment such as electric and gas meters, electrical panels, and junction boxes should be located in a utility room within the building or screened from view of pedestrian areas.
 - A building services and mechanical room is provided at the basement level. Utility equipment will be located away from pedestrian view.
7. Electrical transformers, mechanical equipment and other similar equipment should be located in and accessed from a laneway where one exists, or can be provided.
 - At this stage, the location of utilities, including transformers, electrical and gas meters, and outdoor air-handling units are not yet known. As the project moves forward, efforts will be made to conceal the location of utilities from the street and public-facing facades.

10. Rooftop equipment shall be screened from view with the façade/roof, not an independent equipment screen.

- An upper parapet and fencing is provided at the rooftop level to screen the proposed padel courts. There is no rooftop equipment proposed as the space will be used for racquet purposes.

O. Lighting

6. Light fixtures and associated hardware attached to the exterior of buildings should be architecturally compatible with the style, materials, colours and details of the building.
 - Proposed exterior light fixtures will be low-profile and compatible with the building's architectural character, materials, and colours.

P. Trash and Recycling

7. Trash and recycling enclosures shall be constructed to be compatible with the project architecture and materials.
 - Staff will wheel out the building's trash and recycling storage for individual pickup. Recycling and trash are projected to be minimal.

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);
 - b. Views of buildings and public outdoor spaces from the street;
 - c. Transit facilities; and,
 - d. Pedestrian circulation routes.
- ***Snow storage area is limited on the site. Approximately 30 sq. m is provided in the SE corner of the site (designated on the Site Plan). Some additional snow could be stored on the east side of the site, however this should be limited to the area adjacent to the building where the existing swale is further from the curb line and no significant landscape plantings are proposed to ensure drainage can flow freely during thaw periods. Snow in excess of what can be stored (approximately 50 cu. m) will need to be removed offsite by private contractor.***

3.2 Buildings – Section 7

This section of the Urban Design Manual (UDM) provides guidelines for both residential and non-residential building design. The proposed development will adhere to the “Lakeshore and Mountainside Recreation” architectural theme outlined in the UDM. As a recreation-focused facility, with racquet sports as the primary activity, the design emphasizes solid wall elements complemented by areas of glazing. The design approach ensures consistency with the key principles of the Lakeshore and Mountainside Recreation theme, as described below.

A. Building Placement & Orientation

2. Buildings shall be placed at the front setback line, except where the following are provided between the building and the setback line:

- a. Public spaces;
- b. Spaces specifically designed for active uses;
- c. Public amenities
- d. Public art
 - The proposed building is set back 21 m from the front property line. The setback complies with the Zoning By-Law provisions and is positioned to accommodate vehicular and bicycle parking spaces, as well as required side and rear setbacks.

4. The length of buildings along street frontages should be maximized as much as practical.

- The length of the building along Stewart Road has been maximized to allow for site circulation on the east and west sides of the building.

5. Main entrances shall be visible from, and directly accessible from, the street.

- As shown in the Appendix 1: Architectural Drawings - **Updated**, the main entrance is located on the west side of the front (north) façade, with direct access from Stewart Road.

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 proposed building is located within an established industrial area characterized by a mix of active industrial buildings and repurposed facilities. The design responds to this context through its architecture, materials, and colour palette, integrating a contemporary interpretation of the Lakeshore and Mountainside Recreation theme.
 - The two-storey building responds to the scale and materiality of surrounding buildings, using deep brown vertical metal panels and expansive glazing along the front facade.
 - New landscaping is proposed along Stewart Road, as well as interior to the site. **The Landscape Plan has been updated**

according to comments received. **Tree Canopy coverage is confirmed at 44% as per L2-01.**

3. Building design shall incorporate similar, or complementary patterns from existing developments within the neighbourhood, or along the adjacent streetscape where such buildings represent the character and architecture of Collingwood's history, for example:

- a. Reinforce existing façade rhythm of openings and entrances;
- b. Maintaining alignment of storefronts from contiguous buildings;
- c. Maintaining building heights or subtly graduating changes;
- d. Continuing use of residential porches;
- e. Incorporating similar roof lines; and
- f. Extending horizontal lines of fenestration and façade plane breaks.
 - The proposed building incorporates complementary patterns and forms consistent with the surrounding character of industrial-type buildings, including its flat roof design, active frontage, and muted and neutral 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/or landscaping in the increased setback.
 - The proposed building is two storeys in height, with an overall height of approximately 10.0 metres. The main roof deck reaches 8.77 metres, while the rooftop stair enclosure extends to 10.03 metres. A front yard setback of 21 metres further reinforces the building's low-profile presence within the site and area context. **A landscaping strip is located along the front street line and updates have been made to the Landscape Plan to satisfy Town comments received. The Tree Canopy Coverage is confirmed at 44% as per L2-01.**

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 proposal reflects the Lakeshore and Mountainside Recreation theme and is consistent with one of the two themes identified in the design guidelines.

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 building façade design incorporates a variety of architectural elements to create visual interest, including expansive glazing at the front, a clearly defined main entrance, and a canopy projection along the front (north) facade. The west, east, and south façades are finished in a deep brown vertical metal panel, with subtle seams and joint lines to reduce perceived mass and enhance the overall articulation. Recessed doors and windows introduce shadow and depth.
- Windows and entrances are limited on the east, south and west facades due to the racquet court requirements.

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 but effective, with few transitions: deep brown vertical metal panels cover the east, west and south facades; a concrete masonry entrance canopy and glazing along the principal (north) facade; and deep grey window mullions throughout. The proposed muted tones are in line with the UDM and the Town's urban design goals by referencing Collingwood's built and natural heritage.

10. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colours and details.

- The east, south and west building facades avoid frequent material and colour changes with proposed vertical metal panelling throughout. The front façade provides expansive glazing and an entry canopy to activate the street-facing frontage.

15. Upper floors, or areas above ground floor height, must provide a minimum of 25% transparency as measured between finished floor areas.

- The upper floor provides wall to wall glazing along the front (north) elevation. This elevation would exceed the 25% ratio, while other elevations provide minimal windows and glazing due to the proposed racquet court use.

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 main entrance is clearly distinguishable and oriented toward Stewart Road, creating a prominent and easily identifiable point of entry. A thin-format concrete masonry unit canopy is proposed to frame the entrance, provide weather protection, and reinforce the building's architectural character.

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.

- The main entrance is visible from Stewart Road. While parking is provided at the front of the building, it is offset to the east of the main entrance, with the exception of the accessible parking space. A clearly defined pedestrian route provides safe and direct pedestrian access from the street and parking area to the main entrance.

H. Articulation

4. Vertical and horizontal façades plane breaks and/or articulation shall be incorporated to provide visual interest for facades greater than 30m in length to break up the apparent mass of the building and to add visual interest. Buildings shall avoid long monotonous, uninterrupted walls. Offsets, significant recesses, projections, changes in floor level, and variety in building height and masses shall be used to add architectural interest and variety. A combination of techniques should be used to highlight different building masses and provide pedestrian-scaled elements in the façade. Acceptable methods include those that meet the following:

- a. Provide visual detail from a pedestrian's perspective;
- b. Create visual interest and relief through detailing, cast shadows and highlights;
- c. Have, minimum depth and width of façade articulation of 0.75m and 2m respectively if tied to a change in material or colour; or 3m and 4.5m if not;
- d. Balconies may be used to meet this standard if they are recessed or 7-16 projected at least 0.50m, Juliet balconies and others that appear tacked-on

to the façade will not qualify unless they employ a design and materials determined by the Town to be suitable based on overall design merit;

- e. Create building height variations of a minimum of 2m
 - f. Break down the building into smaller buildings, or façade sections; and/or
 - g. Vary setbacks of building masses to provide visual interest and shadow patterns. This articulation of the building shall be a minimum of 2m in depth; and/or,
 - h. The use of fenestration or material changes to define different building masses.
- Although the proposed building facades are less than 30 m in length, the design incorporates architectural articulation through varied materials, glazing, and façade treatments. Glazing and a differentiated entry canopy is provided along the principal (north façade), while vertical metal panels with subtle seams and joint lines are provided along the non-principal façades (east, south, and west).

J. Fenestration

2. Dark and/or reflective glass shall not be permitted for use as windows

- The building uses glazing in accordance with this section and avoids dark/reflective glass.

3. Windows and doors shall be proportioned to the size of wall in which they appear and, sufficient wall area and/or architectural features between windows shall be provided to set them apart

from each other. Wide mullions may be permitted based on design.

- The proposed windows along the north and west façades are compatible with the building's contemporary architectural style. The clean lines, dark mullion framing (deep grey), and proportional sizing complement the exterior metal panel material.

4. Windows shall be well defined within the facade by any combination of the following: a. Recessing windows in from the building wall; b. Using window trim as highlights; or, c. Using projecting sills and/ or lintels.

- See above response.

5. Upper story windows should create a rhythm, either symmetrical or equally spaced, across the façade, and should be aligned with windows and doors on the ground floor including storefronts or display windows as practical.

- The building design avoids blank walls along street frontages, pedestrian walkways, and outdoor amenity areas by incorporating glazing and windows along the north (street-facing) and west facades.
- Due to the functional requirements of the racquet courts, windows are not incorporated on the south (rear) and east facades. The south and east facades are interior to the site and are not street or public realm facing. Articulation is provided in the vertical metal panelling with subtle seams and joint lines where no windows are provided.

7. Upper floor windows to habitable spaces should be operable not fixed.

- The proposed window design responds to the interior program. Expansive glazing is provided along the front façade while two large windows are provided along the west elevation. There are no windows provided at the south and east elevations due to the racquet court requirements.

N. Roofs

4. Sloped roofs extending 20m or more horizontally shall provide roofline modulation at a minimum of 15m intervals to provide visual interest, with:

- a. A variation of roof ridges both parallel and perpendicular to the street; and/or,
- b. Architectural roofline embellishments that add visual interest, for example: accent gables, dormers, cupolas, clock towers, and other similar elements.
- The building incorporates a flat roof design that is appropriate to the building form and interior program requirements.
- An upper parapet and fencing is provided at the rooftop level to screen the proposed padel courts.

O. Façade Materials

2. Brick and/or masonry shall occupy no less than 75% of the façade areas on the first two floors. Buildings instituting the

Lakeshore and Mountainside Recreation Style of architecture may be exempted. Building materials and colour shall be consistent with the chosen architectural style.

- The chosen architectural style “Lakeshore and Mountainside Recreation”, 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.

- Due to the required interior dimensions of the building and overall site constraints, façade materials must maintain a minimal wall depth in order to comply with the applicable Zoning By-law setbacks and parking requirements. As a result, traditional masonry construction is not feasible given its greater wall thickness and detailing requirements. In response, the proposed design incorporates metal panel cladding, along with concrete masonry at the north entrance canopy, to achieve a durable and visually substantial appearance while maintaining a reduced wall profile in keeping with the surrounding industrial character.
- Refer to Figure 6: Proposed Rendering for a visual representation of the proposed façade materials.

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.
- 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 building incorporates a neutral colour palette, including deep brown metal panels, concrete masonry at the entry canopy, and deep grey window mullions.
 - The proposed façade material colour palette is designed to complement the surrounding context through the use of natural-tone finishes and materials that reflect the area’s industrial character. The selected palette is also consistent with the Lakeshore and Mountainside Recreation architectural theme.

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.
- Not applicable. See response above.

3.3 Built Form and Conceptual Rendering

Height

The height of the upper roof deck is 8.77 m and the rooftop stair deck extends to 10.03 m.

Setbacks

The building is setback 21 m from the front lot line, with a rear yard setback from 13.8 m and interior side yard setback of 6 m.

Site Coverage

Lot coverage = 22.4%

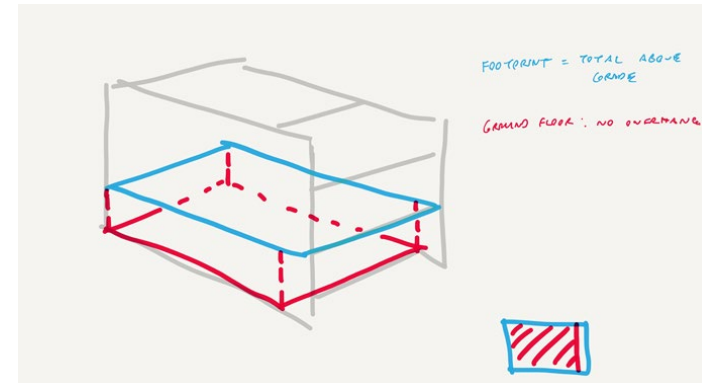
Building footprint = 345.86 m²

Total building area (no exclusions): 489.4 m²

Ground Floor Area (no exclusions): 327.27 m²:

GFA: 416.54 m²

Explanatory purposes only



3.4 Implementation

The contents of this report and the appended drawing set will be implemented through the Site Plan Approval process. The review will assess the proposed development to ensure compliance with applicable design requirements, including site layout, architectural design, parking, servicing, and landscaping.



Figure 6: Conceptual Rendering (Reflect Architecture)

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.

- Pedestrian access, comfort, and accessibility have been integrated into the site design. While parking is located at the front of the building and offset to the east of the main entrance (with the exception of the accessible parking space), sidewalks are provided along the front and rear façades to support direct building access. A clearly defined pedestrian route provides safe and direct access from both the street and parking area to the main entrance. A secondary entrance is also provided at the rear of the building. Wide drive aisles on both the east and west sides further support safe and efficient shared circulation for both vehicles and pedestrians.

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;

- There are currently no sidewalks along Stewart Road, consistent with the surrounding industrial character of the area. Pedestrian access is provided on-site, ensuring safe and direct movement between the street, parking areas, and building entrances. Pedestrian sidewalks are provided at the front and rear.

5. All projects shall connect the on-site pedestrian circulation system to the off-site public sidewalks; and the trail system where present.

- There are no existing sidewalks along Stewart Road. Pedestrian access is provided on-site, ensuring safe and direct connections between the street, parking areas, and building entrances. Bicycle parking is also provided on site to encourage active transportation and support connections to the nearby trail network.

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;

- f. Be distinct from vehicle lanes;
 - g. Provide/maintain continuity of pedestrian ways from adjacent and/or existing ways;
 - h. Be raised to curb height where practical; and,
 - i. Generally have shade by day, light by night.
- See response above. This guideline will be met.

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.

- The front entrance is located at grade to allow for full accessibility.

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;
- Dedicated sidewalks are provided along the front and rear facades. Wide drive aisles on both the east and west sides of the building support safe shared circulation for vehicles and pedestrians.

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

- Due to the location of the site, there is no opportunity for direct pedestrian access to trail connectivity from the site. The property is located on the south side of Stewart Road, next to an existing industrial structure and inside the industrial park. Bicycle parking is also provided on site to encourage active transportation and support connections to the nearby trail network.

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 parking is proposed at the front of the building, providing **four (4)** bike parking spaces. The proposed bicycle rack is located to be easily accessible from the main entrance via the sidewalk along the front of the building, supporting convenient and visible bicycle parking.

3.6 Landscaping & Public Spaces – Section 10

A. General Design

MSLA has prepared a Landscape Plan (Appendix 2) **Updated** outlining proposed hardscape and softscape elements. New plantings are introduced along the site perimeter as well as the west elevation of the proposed building. The site layout maximizes floor area while complying with zoning provisions and lot coverage requirements within an industrial zone. ***The planting bed proposed at the front of the building has been pushed back from parking stalls as per comments received. A row of riverstone has been proposed to provide a buffer for vehicle bumpers, to address Town comments and enhance the site.***

C. Street Trees

Street trees have been proposed. Town comments received have been addressed by MSLA as per the Landscape Plan. Tree Canopy is provided at 44% as per L2-01. Soil Volume and Canopy Cover are included in L2-01.

D. Frontage Plantings

1. 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.

- Proposed landscaping is provided along the site edges to define and frame the development, while enhancing visual interest and contributing to the overall site aesthetic.
- A 3 m wide planting area is proposed along the eastern frontage, providing visual screening from the street and introducing an enhanced landscaped edge.

G. Tree Canopy

Town comments received have been addressed by MSLA as per the Landscape Plan. Tree Canopy is provided at 44% as per L2-01. Soil Volume and Canopy Cover are included in L2-01.

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.
- This guideline is met.

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 street frontage, and in turn the amount of landscaping material.

- A 3 m wide landscaped planting area is provided along the site frontage. The proposed new and existing tree plantings, together with the al and seed mix, provide appropriate site coverage and screening of the front parking area. ***Town comments were taken into consideration, the updated Landscape Plan identifies the tree canopy at 44%, updated plant types (ie. removal of dogwood), ensuring proposed trees are outside of any swale location and additional of ESC fencing.***

4.0 SUSTAINABILITY FEATURES

Erosion and Sediment Control Measures

Prior to construction, an Erosion and Sediment Control Plan will be prepared and implemented. As recommended by Capes Engineering Inc., a silt fence in accordance with OPSD 219.130 will be installed along the limits of site redevelopment. These measures will be maintained throughout construction and remain in place until vegetation is fully established. Removal of control measures will occur only upon written approval from 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.

Stormwater Management

The runoff from the site will enter a shallow ditch system and flows 170m east to a ditch inlet. This flow will then enter the Town's

storm sewer system. The specific discharge point of the storm sewer on High Street is unknown.

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. It establishes an overarching design vision and provides context for how the project has been shaped to respond to its surrounding environment. The report also outlines key elements of site design, layout, built form, landscaping, and demonstrates how the proposal conforms to the policies of the Town of Collingwood's Urban Design Manual.

The proposed development at 12 Stewart Road is a well-designed building that is compatible with the surrounding mix of uses. It replaces an existing health club and continues to support recreational uses that serve and enhance the local community.

The design is consistent with the Lakeshore and Mountainside Recreation architectural theme identified in the Urban Design Manual. It presents a contemporary expression, featuring a highly glazed north façade, while the overall form, scale, and massing remain compatible with the surrounding industrial context.

LOFT PLANNING INC.

A handwritten signature in black ink that reads "Kristine Loft". The signature is written in a cursive, flowing style.

Kristine A. Loft, BAA BES MCIP RPP
Principal

6.0 APPENDICES

ABBREVIATIONS:

A/C	AIR CONDITIONER / CONDITIONING	FOS	FACE OF STUDS	QT	QUARRY TILE
AB	ANCHOR BOLT	FRFP	FIREPROOF	QTY	QUANTITY
ABV	ABOVE	FR	FIRE RATED		
ACT	ACOUSTIC CEILING TILE	FT	FOOT, FEET	R	RISER
ADJ	ADJACENT	FTG	FOOTING	RAD	RADIUS
AFT	ABOVE FINISHED FLOOR	FUR	FURRING	RCP	REFLECTED
ALT	ALTERNATE	FUT	FUTURE		CEILING PLAN
ALUM	ALUMINUM			RD	ROOF DRAIN
ANOD	ANODIZED	GA	GAUGE	RE / REF	REFER, REFERENCE
AP	ACCESS PANEL	GALV	GALVANIZED	REFR	REFRIGERATOR
APL	APPROXIMATELY	GB	GRAB BAR	REG	REGISTER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	REIN	REINFORCE
ARCH	ARCHITECTURAL	GL	GLASS	REQ	REQUIRE(D)
ASPH	ASPHALT	GR	GRADE	RESIL	RESILIENT
AUTO	AUTOMATIC	GYP	GYPSPUM	REV	REVERSE(D), REVISION
AVG	AVERAGE	GYP BD	GYPSPUM BOARD	RFC	ROOFING
				RFL	REFLECTED
BD	BOARD	HB	HOSE BIB	RH	RIGHT HAND
BITUM	BITUMINOUS	HC	HOLLOW CORE	RM	ROOM
BLDG	BUILDING	HDR	HEADER	RO	ROUGH OPENING
BLK	BLOCK	HDWD	HARDWOOD		
BLKG	BLOCKING	HDWR	HARDWARE	S	SOUTH
BM	BEAM	HMT	HOLLOW METAL	SC	SCHED
BO	BOTTOM OF	HOR/HORIZ	HORIZONTAL	SECT	SECTION
		HR	HANDRAIL, HOUR	SF	SQUARE FEET
CAB	CABINET	HT	HEIGHT	SH	SHELF
CARP	CARPET	HTR	HEATER	SHT	SHEET
CB	CATCH BASIN	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHWR	SHOWER
CEM	CEMENT	HW	HOT WATER	SHW	SIMILAR
CER	CERAMIC			SLD	SLIDING
CI	CAST IRON	ID	INSIDE DIAMETER	SM	SQUARE METERS
CL	CLOSET	IN	INCH(ES)	SOG	SLAB ON GRADE
CLG	CEILING	INCL	INCLUDE(D), INCLUDING	SPEC	SPECIFY, SPECIFICATION
CLR	CLEAR	INSUL	INSULATE, INSULATION	SPKL	SPRINKLER
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	SPKR	SPEAKER
CNTR	COUNTER	JST	JOIST	SS	SQUARE
COL	COLUMN	JT	JOINT	STD	STANDARD
CONC	CONCRETE	LAM	LAMINATE(D)	STL	STEEL
COND	CONDITION	LAV	LAVATORY	STOR	STORAGE
CONN	CONNECTION	LF	LEAR FOOT / FEET	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	LH	LEFT HAND	SUSP	SUSPENDED
CONT	CONTINUOUS	LKR	LOCKER	SW	SWITCH
CORR	CORRIDOR	LR	LIVING ROOM	SYM	SYMMETRICAL
CPT	CARPET TILE	LTR	LARGE	SYN	SYNTHETIC
CSK	COUNTERSUNK	LT	LIGHT	STS	SYSTEM
CT	CERAMIC TILE	LVR	LOUVER		
CTR	CENTRE				
CW	COLD WATER				
DBL	DOUBLE	M	METERS	T	TREAD
DEMO	DEMOLISH / DEMOLITION	MAINT	MAINTENANCE	T&B	TOP AND BOTTOM
DF	DRINKING FOUNTAIN	MATL	MATERIAL	T&G	TONGUE AND GROVE
DIA	DIAMETER	MAX	MAXIMUM	TB	TOWEL BAR
DM	DIMENSION	MECH	MECHANICAL	TBD	TO BE DETERMINED
DSP	DISPENSER	MEMB	MEMBRANE	TC	TOP OF CURB
DIV	DIVISION	MEZZ	MEZZANINE	TEL	TELEPHONE
DN	DOWN	MFR	MANUFACTURER	TEMP	TEMPORARY/TEMPERATURE
DO	DOOR	MIN	MINIMUM	TER	TERRAZZO
DS	DOWN SPOUT	MIR	MIRROR	TF	TOP OF FOOTING
DTL	DETAIL	MISC	MISCELLANEOUS	THK	THICK, THICKNESS
DWG	DRAWING	MO	MOUNTED	THR	THRESHOLD
DWR	DRAWER	MTD	MOUNTED	THRU	THROUGH
		MTL	METAL	TO	TOP OF
E	EAST	MUL	MULLION	TOC	TOP OF CONCRETE
EA	EACH			TOIL	TOILET
EL	ELEVATION	N	NORTH	TOP	TOP OF PARAPET
ELEC	ELECTRICAL	N/A	NOT APPLICABLE	TOS	TOP OF SLAB
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	TP	TOP OF PAVEMENT
EMER	EMERGENCY	NO	NUMBER	TPD	TOILET PAPER DISPENSER
ENG	ENGINEER	NOM	NOMINAL	TS	TOP OF STEEL
EOS	EDGE OF SLAB	NTS	NOT TO SCALE	TV	TELEVISION
EQ	EQUAL(LY)			TYP	TYPICAL
EQUIP	EQUIPMENT	O/	OVER	UNFIN	UNFINISHED
EST	ESTIMATE	OA	OVER ALL	UNO	UNLESS NOTED OTHERWISE
EW	EACH WAY	OC	ON CENTRE	UR	URINAL
EX/EXIST	EXISTING	OD	OUTSIDE DIAMETER		
EXP	EXPANSION	OFF	OFFICE	V	VOLT(S)
EXT	EXTERIOR	OH	OVERHANG	VCT	VINYL COMPOSITE TILE
FA	FIRE ALARM	OPNG	OPENING	VERT	VERTICAL
FAST	FASTEN(ER)	OPP	OPPOSITE	VEST	VESTIBULE
FD	FLOOR DRAIN	OVHD	OVERHEAD	VER	VERIFY
FDN	FOUNDATION			VOL	VOLUME
FE	FIRE EXTINGUISHER	PE	PEDESTAL	W	WEST
FEC	FIRE EXTINGUISHER CABINET	PER	PERIMETER	W/	WITH
FF	FINISHED FLOOR	PERF	PERFORATED	W/O	WITHOUT
FFE	FIXTURE, FURNITURE, EQUIPMENT	PERP	PERPENDICULAR	W/C	WATER CLOSET
FC	FINISHED GRADE	PL	PROPERTY LINE	WD	WOOD
FHC	FIRE HOSE CABINET	PLM	PLASTIC LAMINATE	WF	WIDE FLANGE
FIN	FINISH(ED)	PLAS	PLASTER	WH	WATER HEATER
FIXT	FIXTURE	PLBS	PLUMBING	WI	WROUGHT IRON
FLASH	FLASHING	PLYWD	PLYWOOD	WP	WATERPROOF(ING)
FLR	FLOOR	PR	PAIR	WSC	WAINSCOT
FLUOR	FLUORESCENT	PRCST	PRECAST		
FOC	FACE OF CONCRETE	PRFAB	PREFABRICATED		
FOF	FACE OF FINISH	PROP	PROPERTY		
FOM	FACE OF MASONRY	PT	PAINT	YD	YARD

ABBREVIATIONS

	BARRIER FREE		FINISHES TAG		REFLECTED CEILING FINISHES AND HT.
	DOOR TAG		FLOOR DRAIN		REVISION NUMBER
	DETAIL BUBBLE		GRADE ELEVATION - NEW		ROOM NUMBER
	ELEVATION FINISHES		GRADE ELEVATION - EXIST.		SECTION TAG
	ELEVATION TAG		INTERIOR ELEVATION		WALL TYPE TAG
					WINDOW TAG

LEGEND

- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE TO ALL STATUTES, BY LAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- ALL NOTES CONTAINED IN THESE DRAWINGS AND ANY WRITTEN SPECIFICATIONS SHALL BE PART OF THE CONSTRUCTION CONTRACT DOCUMENTS AND THE REQUIREMENTS OF SUCH NOTES WILL BE THE RESPONSIBILITY OF THE GC. CONSTRUCTION CONTRACT DOCUMENTS SHALL REPRESENT THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE GC FOR THE COMPLETION OF THIS CONSTRUCTION PROJECT.
- FOR ALL STRUCTURAL, MECHANICAL AND ELECTRICAL DETAILS REFER TO ENGINEER'S DRAWINGS.
- GC SHALL FIELD VERIFY ALL SITE CONDITIONS AND REQUIREMENTS. GC WILL REPORT TO THE ARCHITECT UPON FINDING ANY DISCREPANCIES.
- NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE CLIENT OR THE ARCHITECT REGARDING THESE DISCREPANCIES.
- COMMUNICATION WITH CLIENT, THE ARCHITECT, CONSULTANTS OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVAL OR NON APPROVALS RESULTING DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTORS RESPONSIBILITY.
- ANY DAMAGES BY GC TO EXISTING BASE BUILDING WITHIN THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE GC AND WILL BE RECTIFIED AT GC'S OWN EXPENSE.
- GC IS RESPONSIBLE FOR ALL DEMOLITION AND DISPOSAL OF ALL ITEMS SLATED FOR DEMOLITION / REMOVAL UNLESS OTHERWISE DIRECTED BY THE CLIENT.
- GC IS RESPONSIBLE FOR FLOOR PATCHING, LEVELING AND PREPARATION FOR AND OF FLOOR FINISHES.
- GC IS REQUIRED TO REVIEW, VERIFY, AND FULLY UNDERSTAND ALL SCOPE OF WORK RELATING TO THE CONTRACT DOCUMENTS AND THE SCOPE OF WORK WITHIN THIS PROJECT.
- THESE DRAWINGS ARE THE PROPERTY OF REFLECT ARCHITECTURE INC. AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF REFLECT ARCHITECTURE INC.
- DO NOT SCALE OFF DRAWINGS.
- GC IS RESPONSIBLE FOR LEAVING THE PREMISES CLEAN, READY FOR OCCUPANCY.
- GC TO SUPPLY AND INSTALL EVERYTHING UNLESS OTHERWISE NOTED OR AGREED UPON WITH THE CLIENT.

GENERAL NOTES

Item	Ontario Building Code Data Matrix Parts 3 & 9								OBC Reference		
1	☒ New ☐ Addition ☐ Change of Use ☐ Alteration				☐ Part 11 11.1 to 11.4		☒ Part 3 2.1.1		☐ Part 9 2.1.1 9.10.1.3		
2	Major Occupancy(s): GROUP D						3.1.2.1.(1)		9.10.2		
3	Building Area : 1 GF: 3527.4 SF (327.7 SM) 2F: 1740.5 SF (161.7 SM)						1.1.3.2		1.1.3.2		
4	Area of Work: 3527.4 SF (327.7 SM)						1.1.3.2		1.1.3.2		
5	Number of Storeys:		Above Grade: 2		Below Grade: 1		3.2.1.1 & 1.1.3.2		2.1.1.3		
6	Number of Streets / Access Routes		1 STREET				3.2.2.10 & 3.2.5.5		9.10.19		
7	Building Classification:		GROUP D				3.2.2.47 3.2.2.53 3.2.2.59		9.10.4		
8	Sprinkler System Proposed:		☒ Entire Building ☐ Basement Only ☐ In Lieu of Roof Rating ☐ Not Required				3.2.2.20 3.2.1.15 3.2.2.17		9.10.8		
9	Standpipe Required:		☐ Yes ☒ No				3.2.9				
10	Fire Alarm Required:		☒ Yes ☐ No				3.2.4		9.10.17.2		
11	Water Service/Supply is Adequate:		☒ Yes ☐ No				3.2.5.7				
12	High Building:		☐ Yes ☒ No				3.2.6				
13	Permitted Construction:		☐ Combustible ☐ Non Combustible		☒ Both		3.2.2.20-83		9.10.6		
	Actual Construction:		☐ Combustible ☐ Non Combustible		☒ Both						
14	Mezzanine(s) Area (m2):		N/A				3.2.1.1.(3)-(8)		9.10.4.1		
15	Occupant Load for the Area of Work Based on:		☐ m2 /person		☒ Design of Building 60 PPL (WITH POSTED SIGNAGE)		3.1.17.1		9.9.1.3		
16	Barrier-free Design:		☒ Yes ☐ No				3.8		9.5.2		
17	Hazardous Substances:		☐ Yes ☒ No				3.3.1.2. & 3.3.1.19		9.10.1.3(4)		
18	Required	Horizontal Assemblies		Listed Design No.		3.2.2.20-83 & 3.2.1.4		9.10.8			
	Fire	FRR (Hours)		Or Description (SG-2)				9.10.9			
	Resistance	Floors:	N/A Min	----							
	Rating	Roof:	N/A Min	----							
	(FRR)	Mezzanine:	N/A Min	----							
	3.2.2.27	FRR of Supporting Members (Hours)		Listed Design No.							
		Floors:	N/A Min	-----(MIN.)							
		Roof:	N/A Min	-----(MIN.)							
		Mezzanine:	N/A Min	-----(MIN.)							
19	Special Separation: 3.2.3.1-D							3.2.3		9.10.14	
	Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const., Nonc. Cladding	Non-Comb. Const.
	NORTH A	94.4	21.0	<3:1	100	67.4	0.75			☒	
	NORTH B	22.7	24.3	<3:1	100	0	0.75			☒	
	EAST A	224.9	6.0	3:1 to 10:1	52	0	0.75			☒	
	EAST B	2.0	13.0	3:1 to 10:1	100	15.0	0.75			☒	
	SOUTH A	111.9	13.9	<3:1	100	0.8	0.75			☒	
	SOUTH B	6.7	34.9	3:1 to 10:1	100	0	0.75			☒	
	WEST A	224.9	6.0	3:1 to 10:1	52	8.2	0.75			☒	
	WEST B	2.0	13.0	3:1 to 10:1	100	0	0.75			☒	

CLIENT:

12 STEWART ROAD INC.
12 STEWART ROAD
COLLINGWOOD, ON L9Y 4K1
CONTACT: ALEX CARTER

ARCHITECT:

REFLECT ARCHITECTURE INC.
406-507 KING ST. E.
TORONTO, ON M5A 1M3
TEL: 416 453 3639
CONTACT: TREVOR WALLACE
EMAIL: TWALLACE@REFLECTARCHITECTURE.COM

PLANNER:

LOFT PLANNING INC.
25 MAPLE ST.
COLLINGWOOD, ON L9Y 2P7
TEL: 705 446 1168
CONTACT: KRISTINE LOFT
EMAIL: KRISTINE@LOFTPLANNING.COM

CIVIL ENGINEERS:

CAPIES ENGINEERING LTD.
511-9TH ST. E
OWEN SOUND, ON N4K 1P4
TEL: 705 994 4518
CONTACT: CLAYTON CAPIES
EMAIL: CLAYTON@CAPIESENGINEERING.COM

MECHANICAL ENGINEERS:

ZAAB CONSULTING
86 BAYBERRY ST.
STOUFFVILLE, ON L4A 0E2
TEL:905 717 7562
CONTACT: CHRIS MOROZ
EMAIL: CHRIS@ZAABCONSULTING.COM

ELECTRICAL ENGINEERS:

HAVA ENGINEERING LTD.
132 ROSEDALE VALLEY RD.
TORONTO, ON M4W 1P7
TEL: 416 927 1658
CONTACT: HASSAN VAKILIAN
EMAIL: HAVA-LTD@SYMPATICO.CA

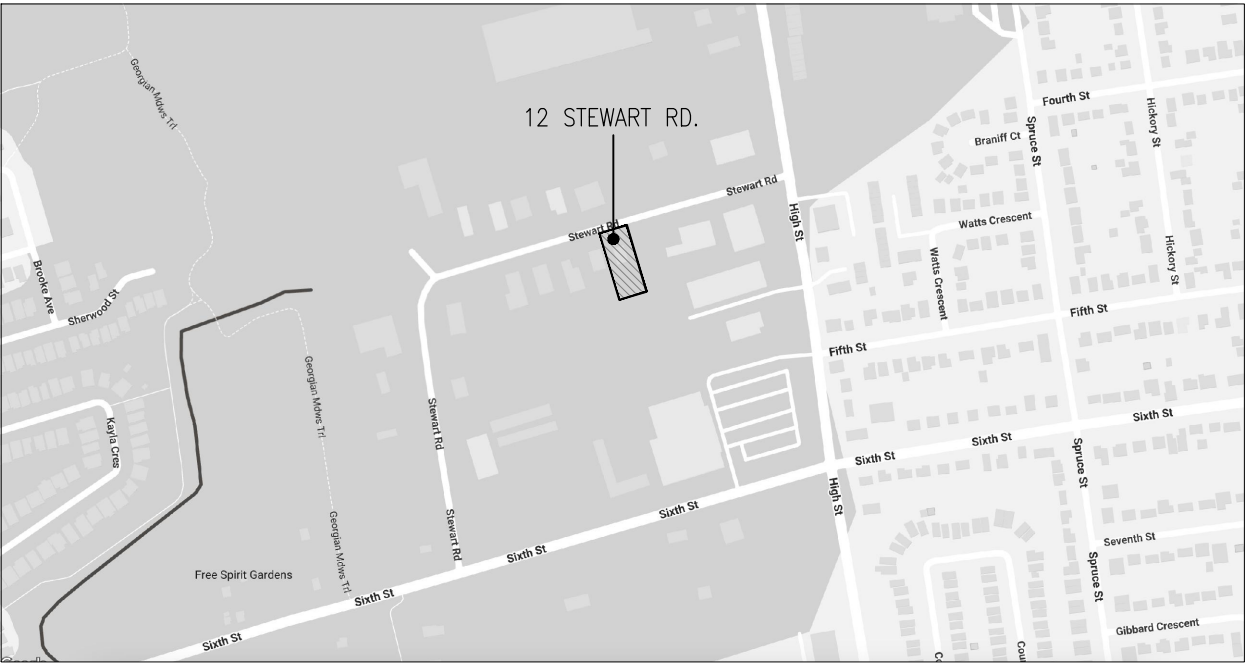
STRUCTURAL ENGINEERS:

CONTACT STRUCTURAL ENGINEERING INC.
209-675 KING ST. W
TORONTO, ON M5V 1M9
TEL: 647 366 9776
CONTACT: TIM JOYCE
EMAIL: TIM@CONTACTENGINEERING.CA

GENERAL CONTRACTOR:

TBC

PROJECT DIRECTORY



LOCATION MAP

2026-06-30	Issued For Pricing
2026-05-27	Issued For Site Plan Approval
2026-04-23	Issued For Coordination
2026-03-31	Issued For Coordination
2026-03-31	Issued For Review

ISSUE RECORDS

REFLECT
ARCHITECTURE

info@reflectarchitecture.com
416.453.3639

DO NOT SCALE DRAWINGS.

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THIS DRAWING IS THE PROPERTY OF REFLECT ARCHITECTURE AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

GENERAL NOTES

CRC SQUASH CLUB

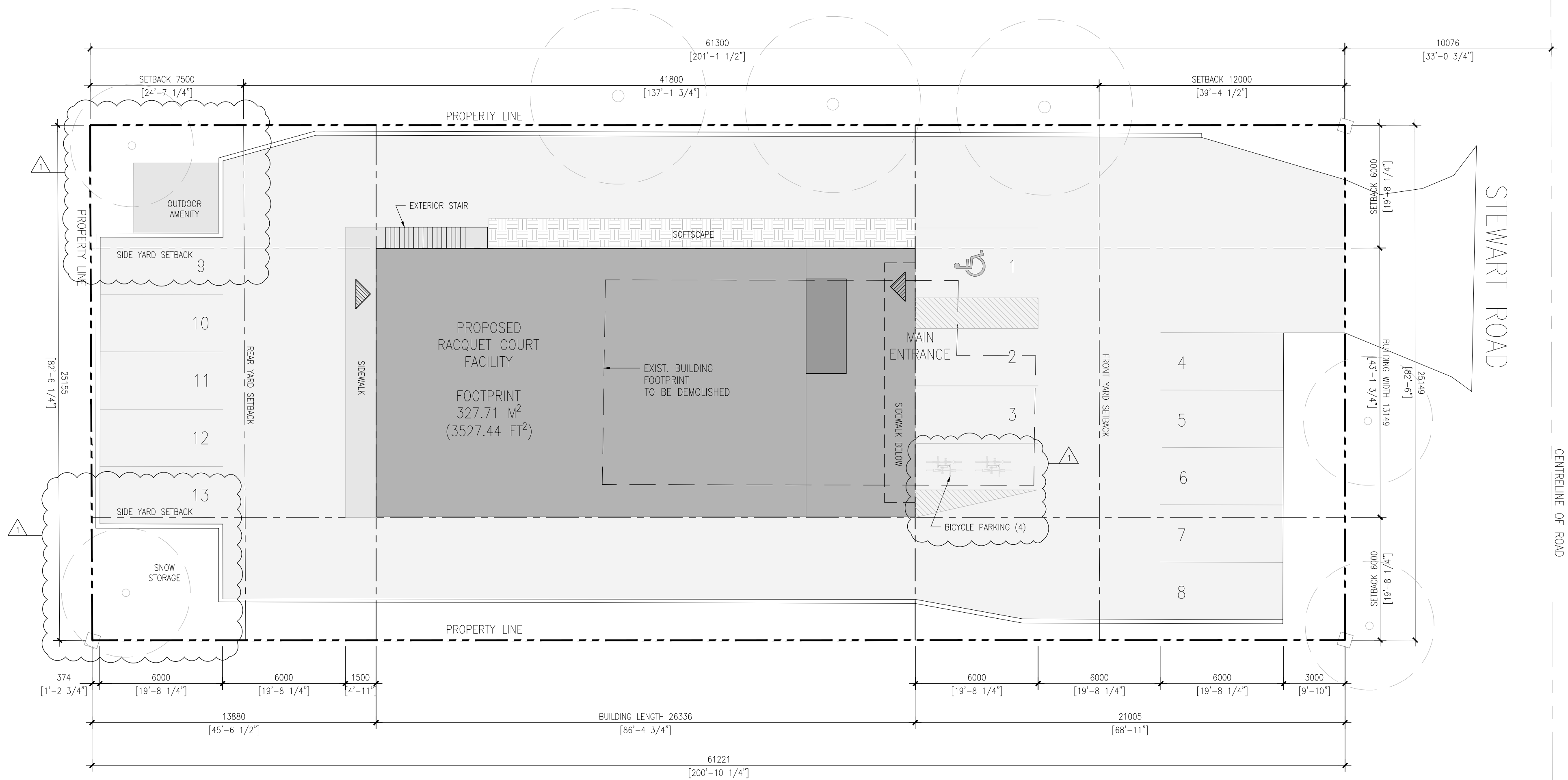
12 STEWART RD
Collingwood, On

2601 PROJECT	N.T.S SCALE	SD DRAWN	TW REVIEWED
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COVER SHEET

A000

LIST OF DRAWINGS



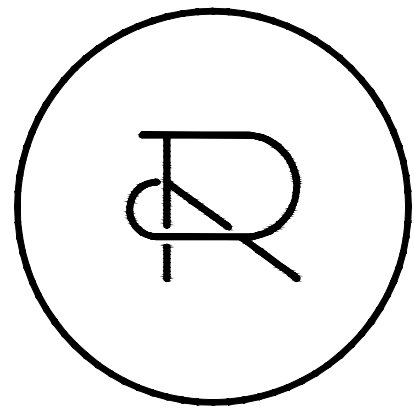
1 Site Plan
A301 SCALE: 1:150

ZONING MATRIX – M5 ZONE

LOT PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA (m ²)	2000	1540
MINIMUM LOT FRONTAGE (m)	30.0	25.14
MINIMUM FRONT YARD (m)	12.0	21.0
MINIMUM INTERIOR SIDE YARD (m)	6.0	6.0
MINIMUM REAR YARD (m)	7.5	13.8
MAXIMUM HEIGHT (m)	15.0	10.0
MAXIMUM LOT COVERAGE	50%	22.4%
MINIMUM LANDSCAPED OPEN SPACE	15%	15%
PARKING REQUIREMENTS (3 PER 100m ² GFA)	13	13
BICYCLE PARKING (10% OF PARKING)	4	4

2026-09-09	Revised Per SPA Comments
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2026-06-30	Issued For Pricing
2026-05-27	Issued For Site Plan Approval
2026-04-23	Issued For Coordination
2026-04-17	Issued For Coordination
2026-03-31	Issued For Coordination
2026-03-31	Issued For Review



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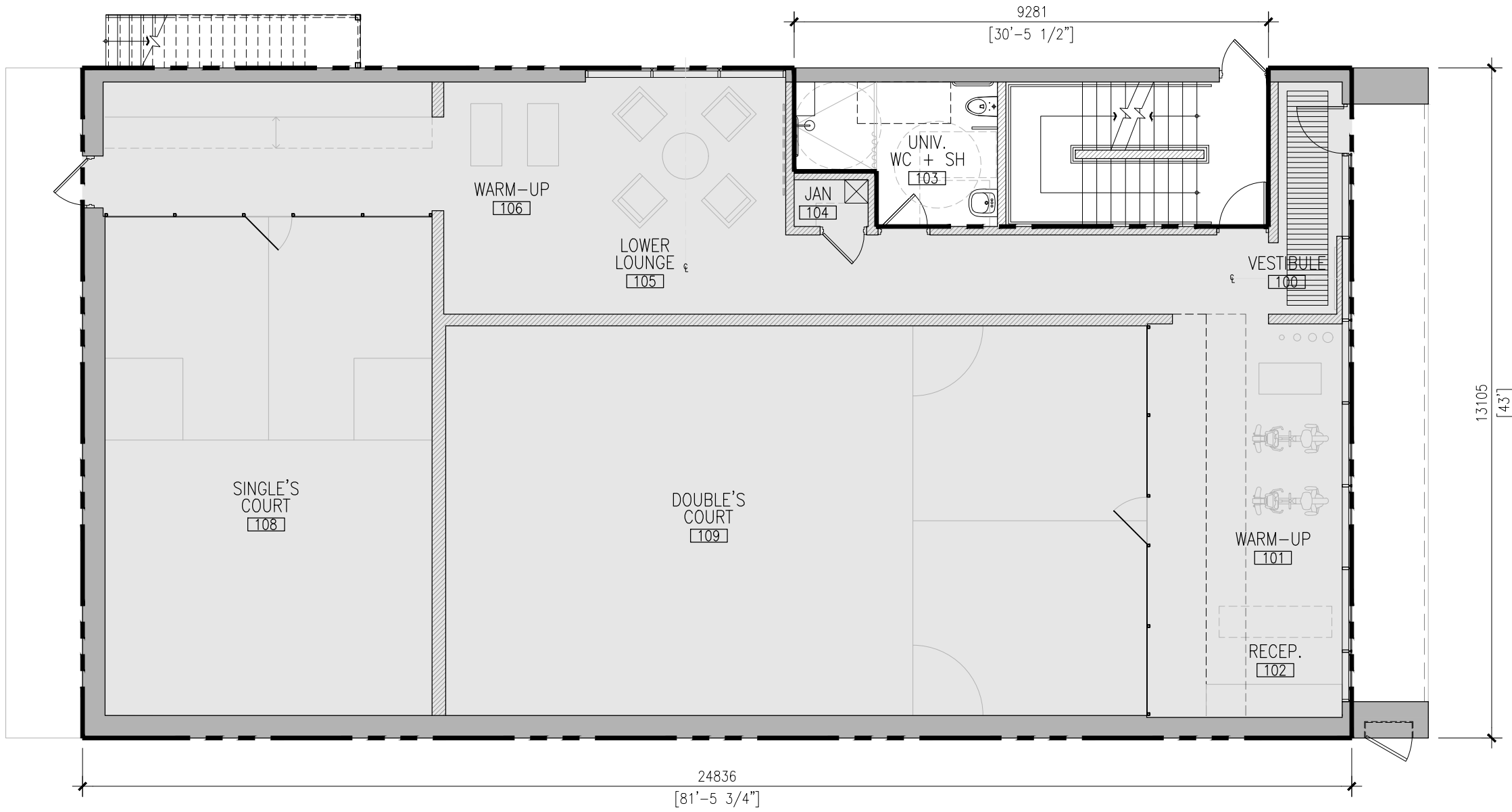
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

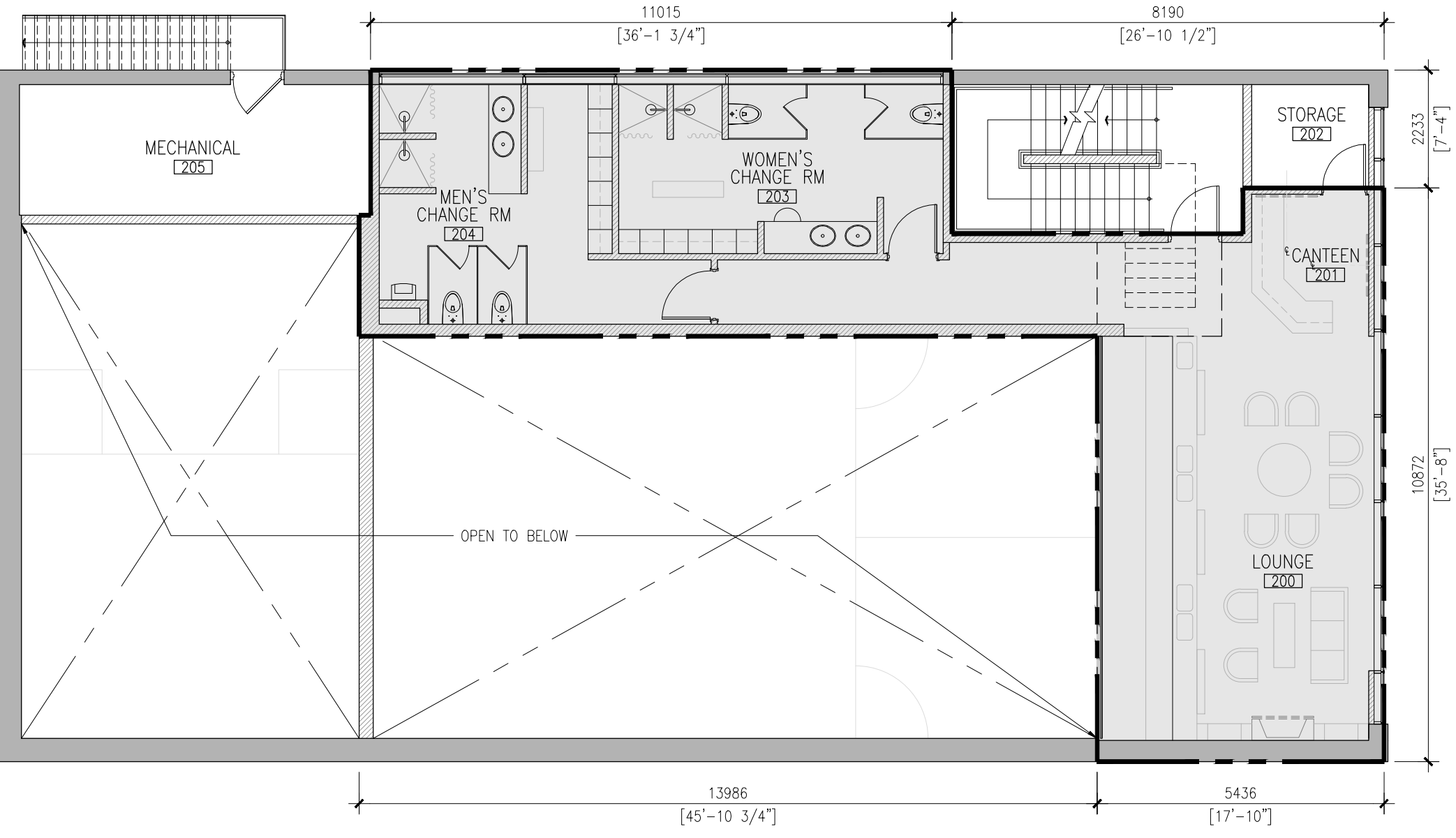
2601 PROJECT	1:150 SCALE	SD DRAWN	TW REVIEWED
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SITE PLAN

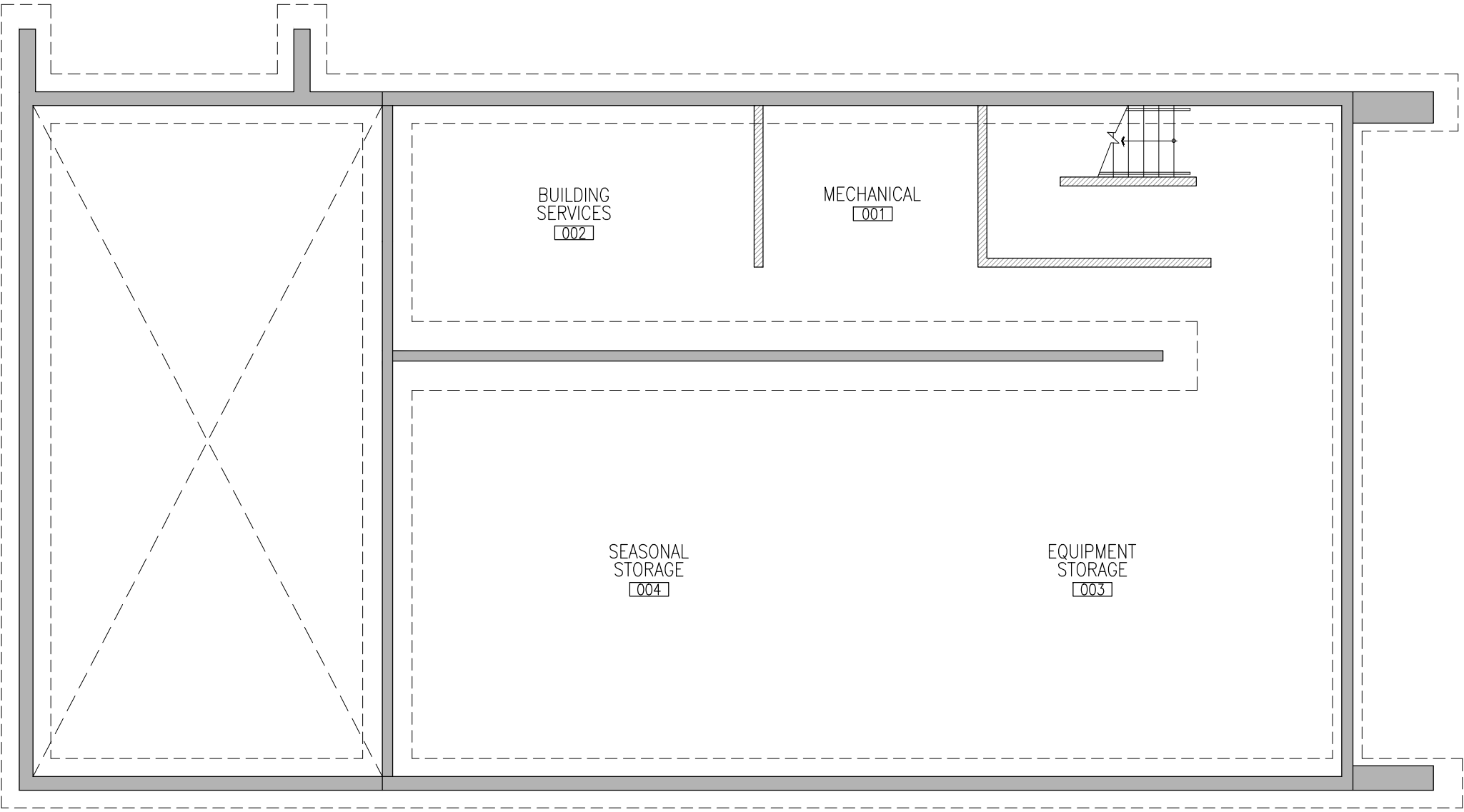
A301



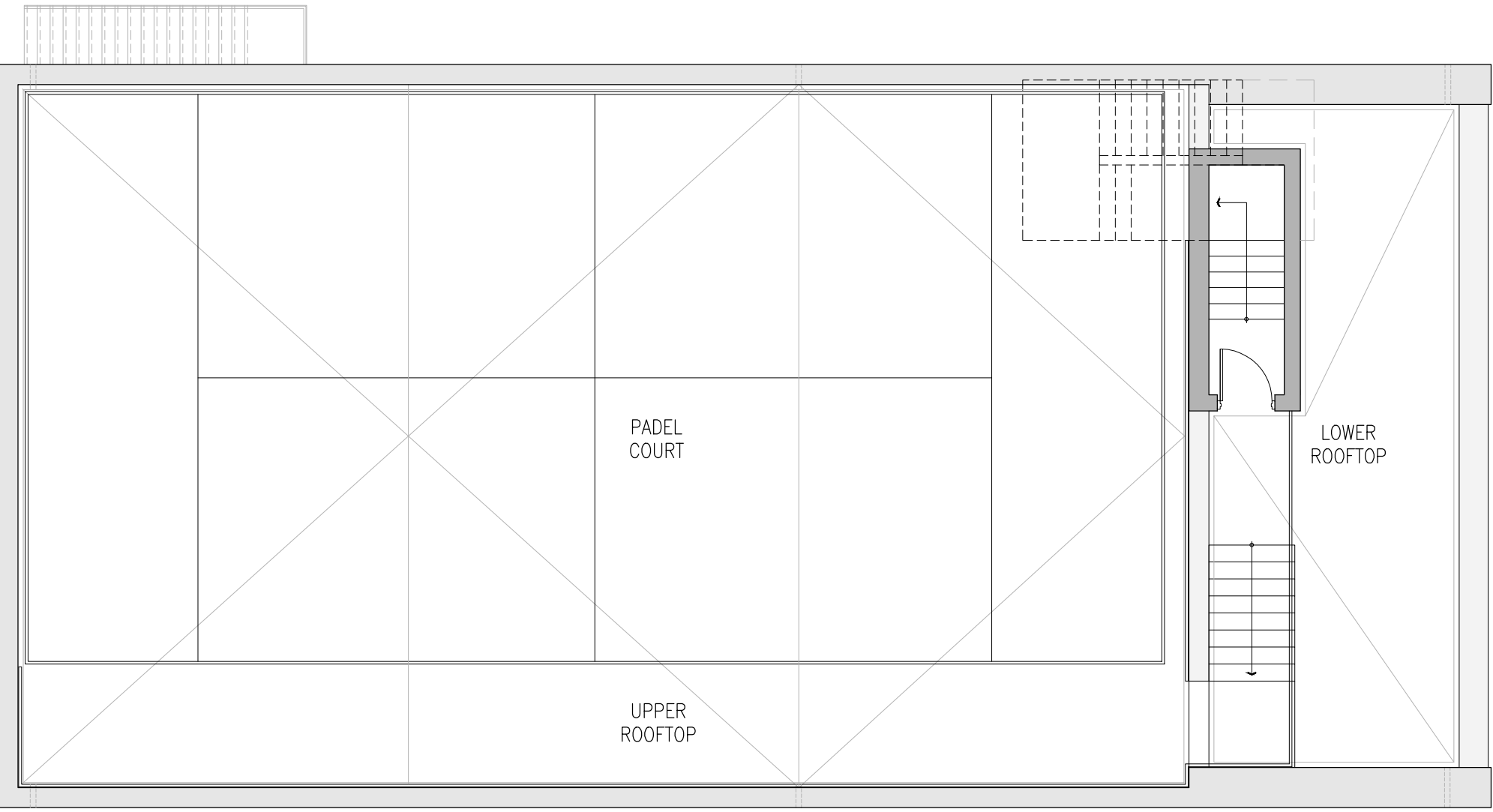
GROUND FLOOR



SECOND FLOOR



BASEMENT



ROOFTOP

1 Area Plans
A302 SCALE: 1:100

GFA SCHEDULE

BUILDING LEVEL	APPLICABLE GFA
BASEMENT	0 m ²
GROUND FLOOR	298.42 m ² (3212.16 FT ²)
SECOND FLOOR	118.11 m ² (1271.32 FT ²)
ROOFTOP	0 m ²
TOTAL	416.54 m ² (4483.59 ft ²)

COLLINGWOOD ZONING BY-LAW 3-14

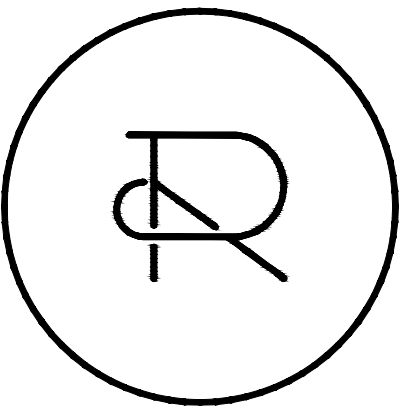
TERM	DEFINITION
	In the case of a dwelling unit, the aggregate sum of the areas of all habitable space measured from the exterior faces of the exterior walls, or from the centre of common walls, but shall not include any space used for storage, heating, laundry, attached garage or carports, porch or unfinished attic.
Gross Floor Area	In the case of all other buildings, the aggregate sum of all floor areas and mezzanines, measured from the exterior faces of the exterior walls, or from the centre of common walls, but shall not include any space used for storage, mechanical rooms, common halls, stairwells, private kitchens, washrooms and garages.

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GENERAL NOTES

CRC SQUASH CLUB

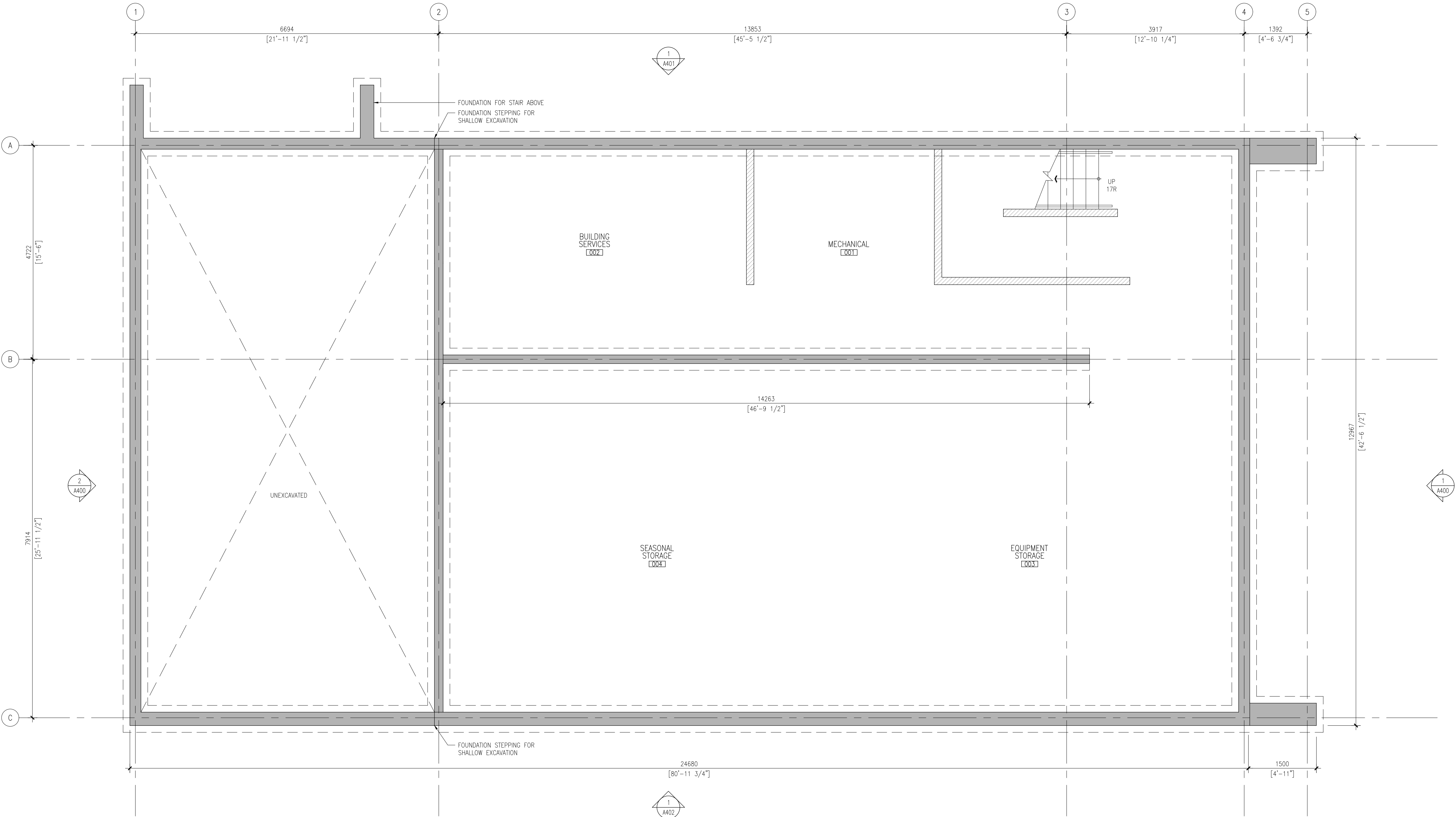
12 STEWART RD
Collingwood, On



2601 PROJECT	1:100 SCALE	SD DRAWN	TW REVIEWED
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AREA PLANS

A302

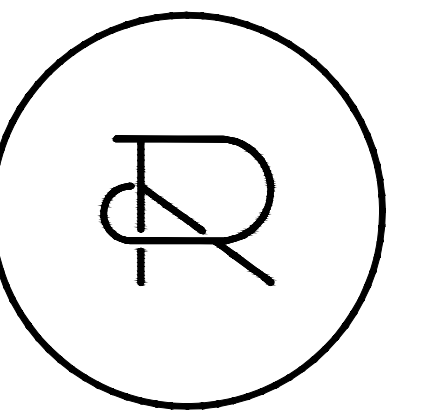


1 Basement Floor Plan
A330 SCALE: 1:50

REVISION RECORDS

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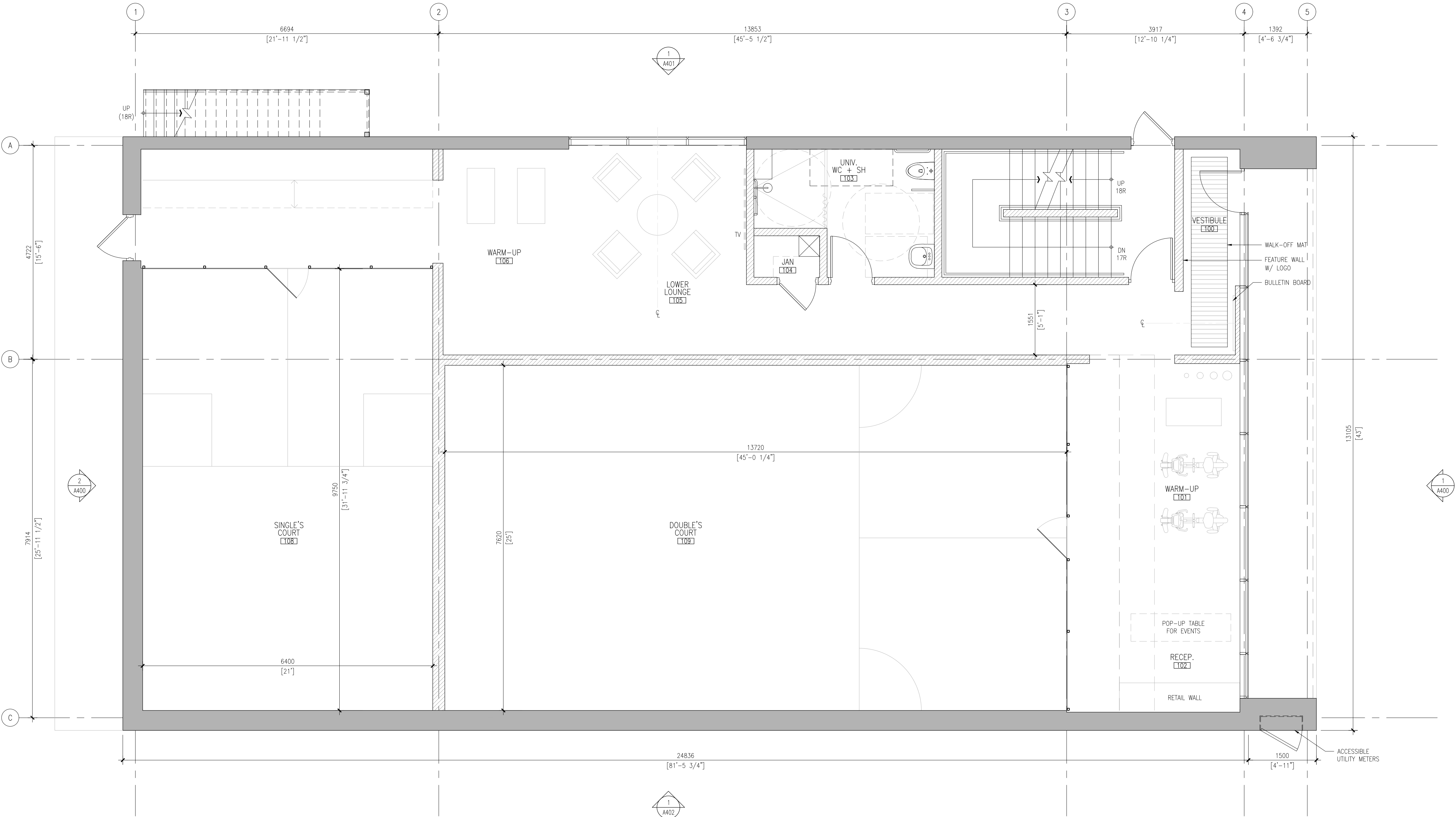
GENERAL NOTES

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12 STEWART RD
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

LOWER LEVEL /
BASEMENT FLOOR PLAN

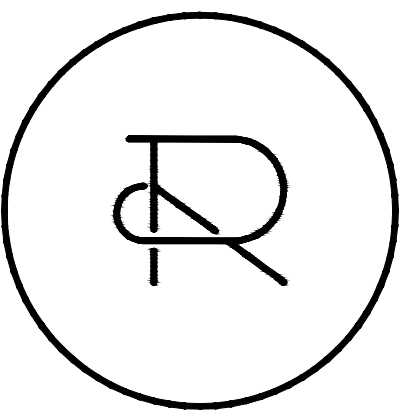
A330



1 Ground Floor Plan
A331 SCALE: 1:50

REVISION RECORDS	
2026-05-27	Issued For Site Plan Approval
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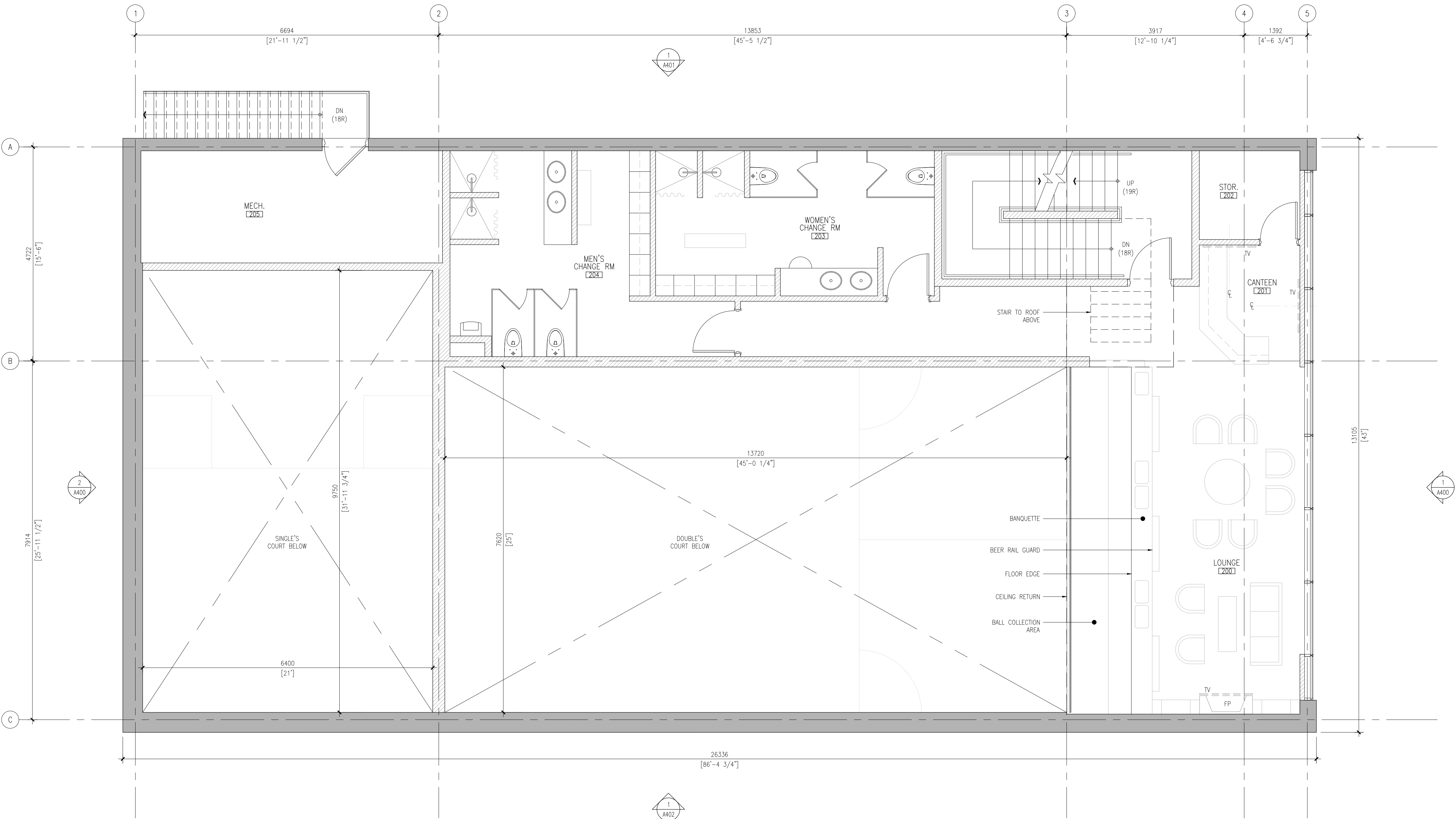
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GENERAL NOTES			
CRC SQUASH CLUB			
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2601 PROJECT	1:50 SCALE	TD DRAWN	TW REVIEWED

GROUND FLOOR PLAN

A331

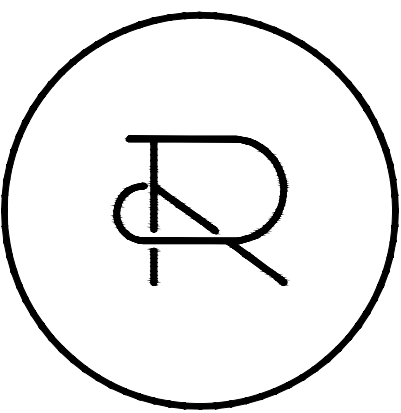


1 Second Floor Plan
A332 SCALE: 1:50

REVISION RECORDS

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GENERAL NOTES

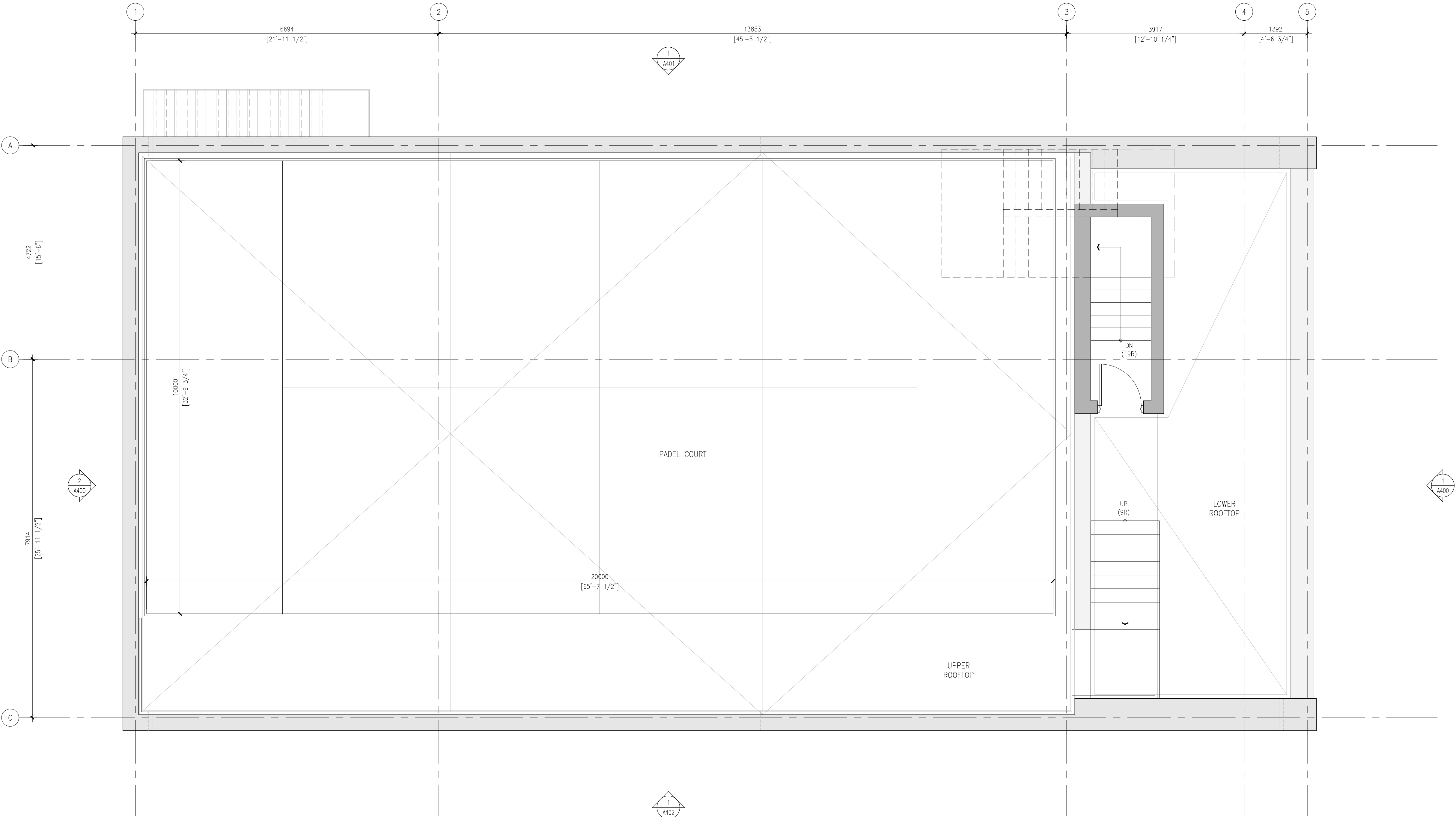
CRC SQUASH CLUB
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2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

SECOND FLOOR PLAN

A332

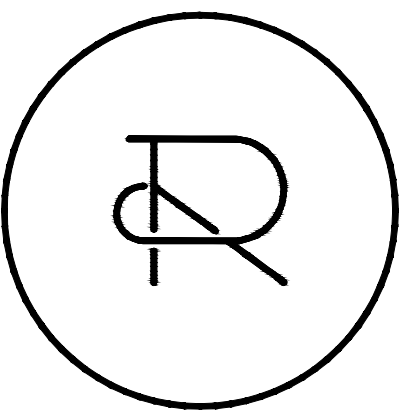


1 Roof Plan
A333 SCALE: 1:50

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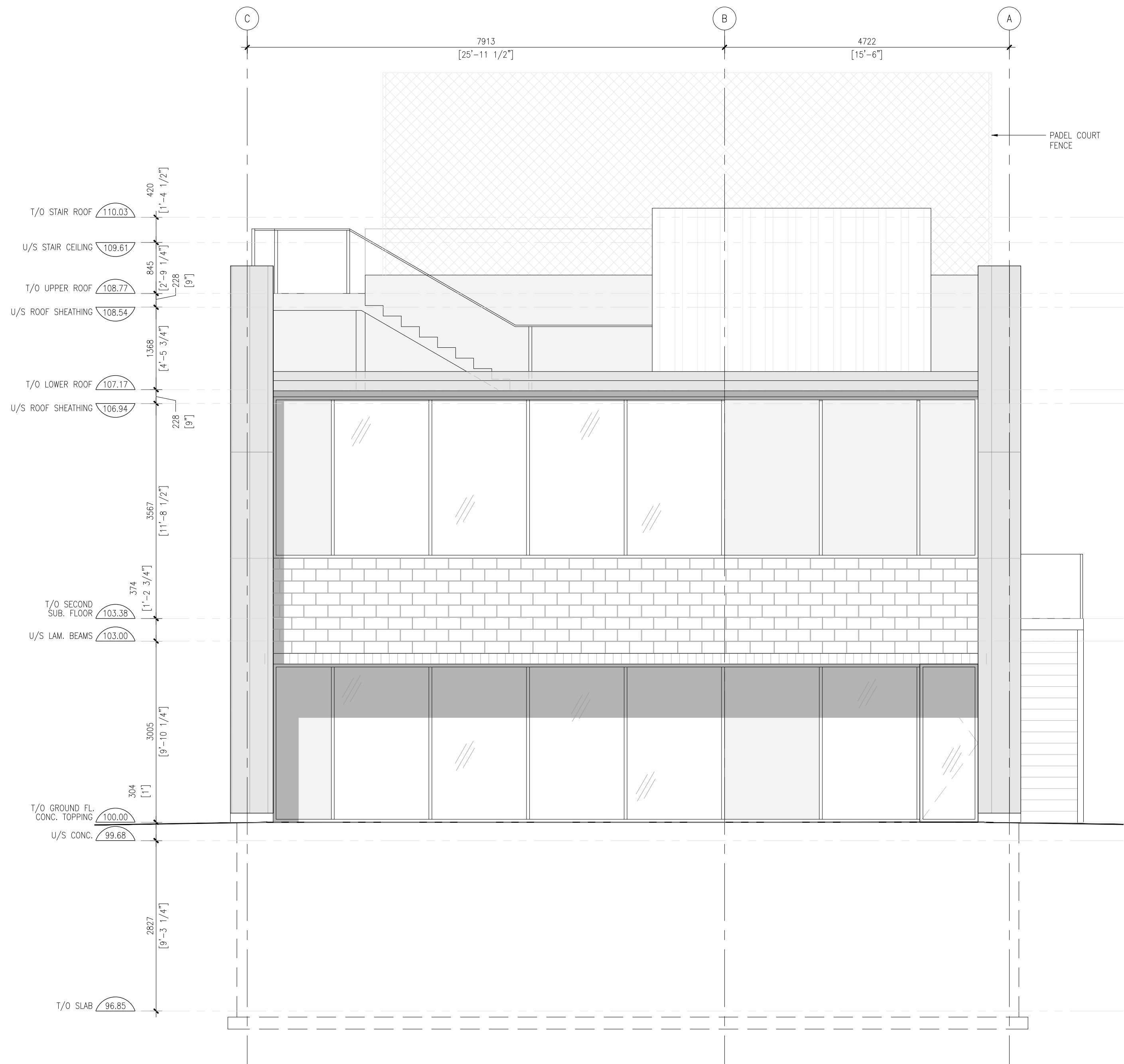
GENERAL NOTES

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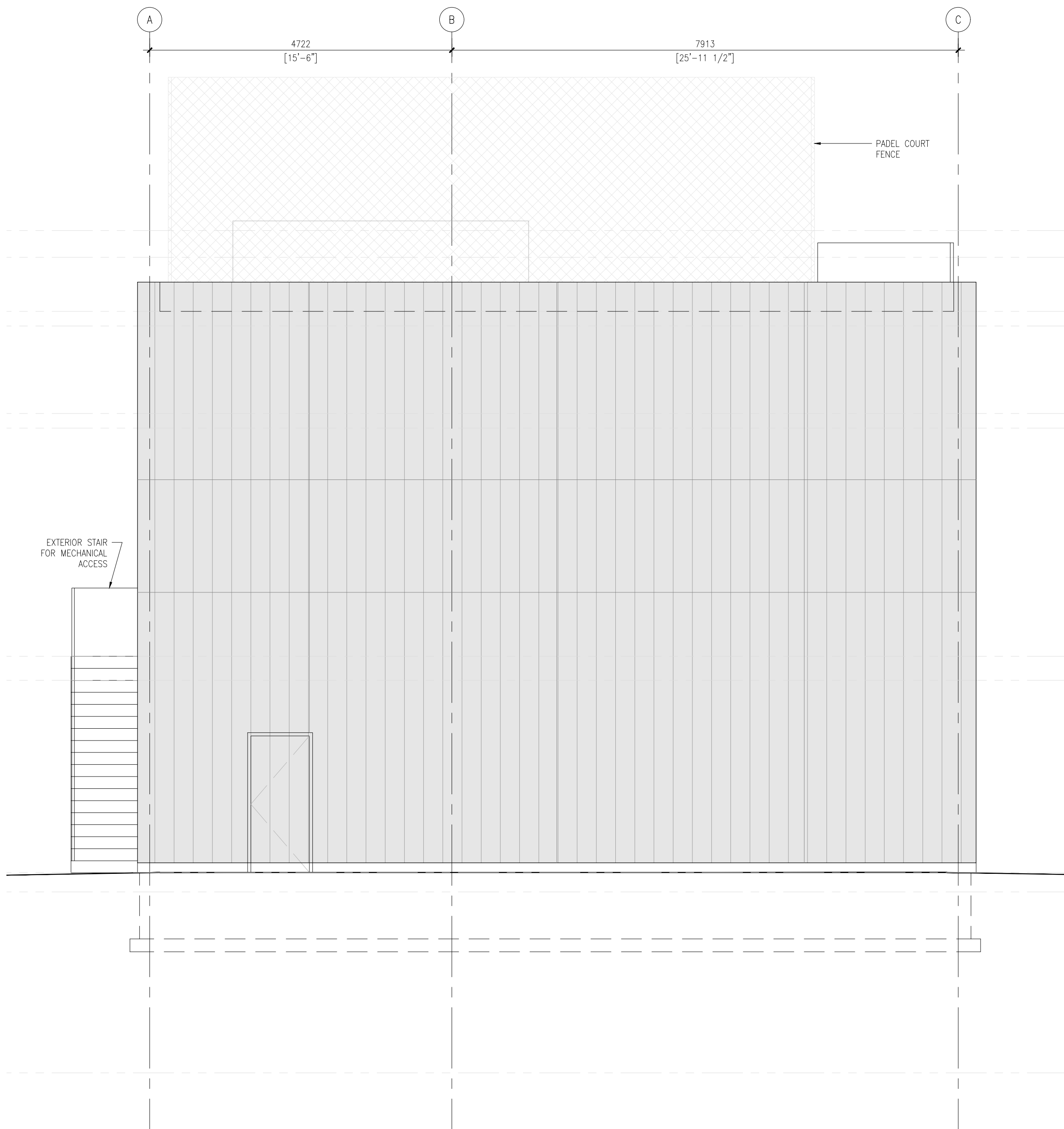
2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

ROOF PLAN

A333



1 Front (North) Elevation
A400 SCALE: 1:50

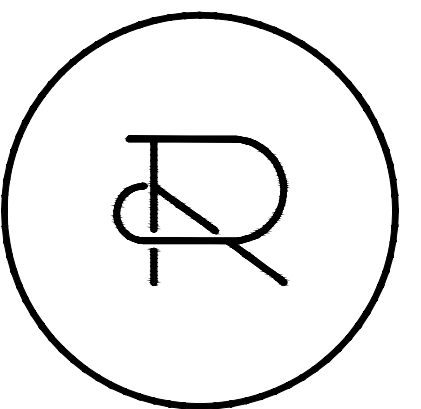


2 Rear (South) Elevation
A400 SCALE: 1:50

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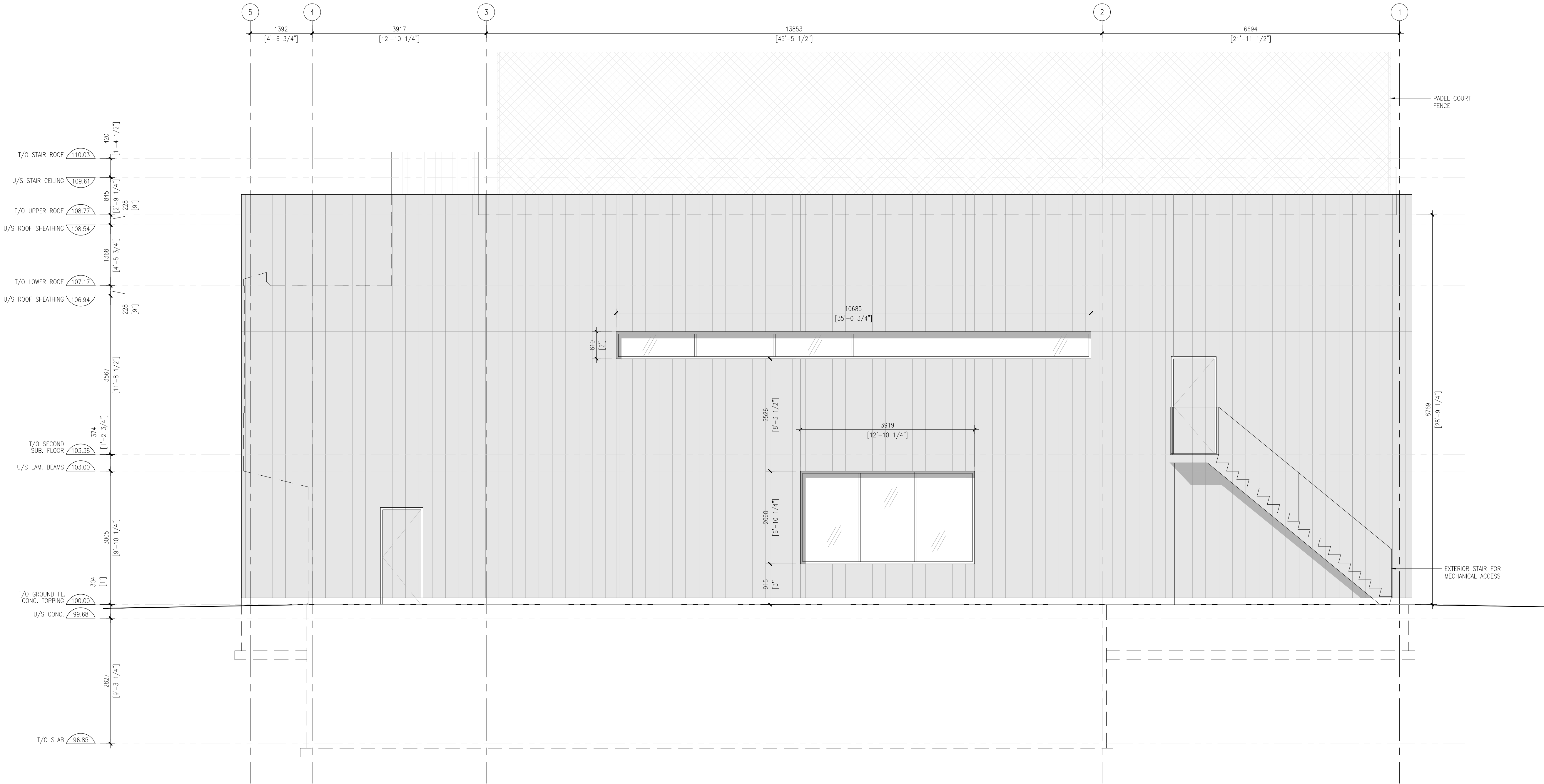
CRC SQUASH CLUB

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2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

NORTH AND SOUTH
ELEVATIONS

A400

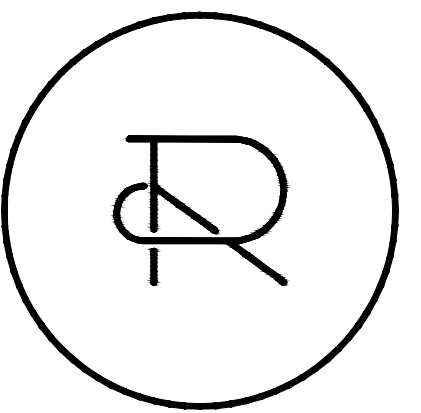


1 Side (West) Elevation
A401 SCALE: 1:50

REVISION RECORDS

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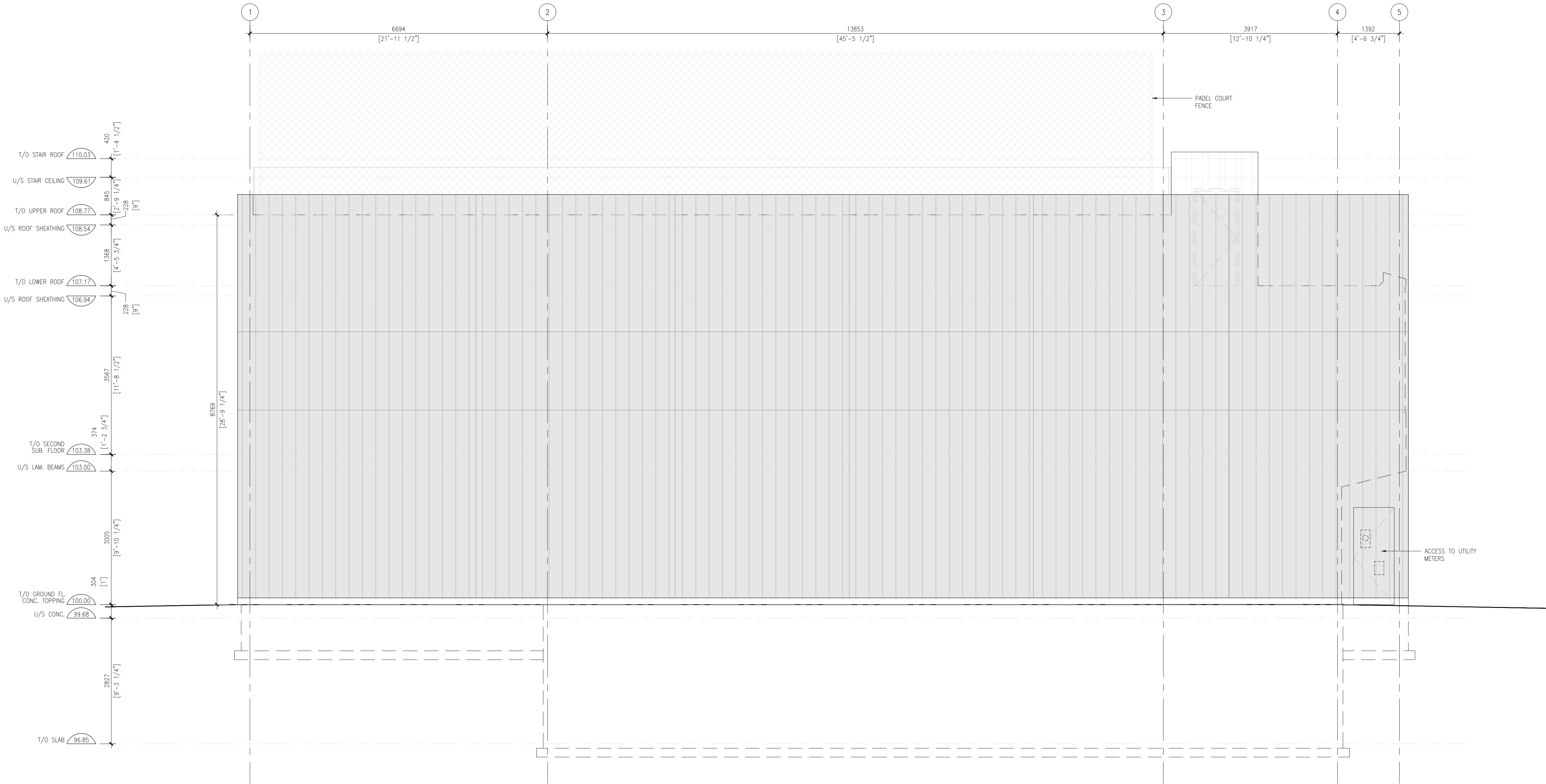
CRC SQUASH CLUB

12 STEWART RD
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

WEST ELEVATION

A401

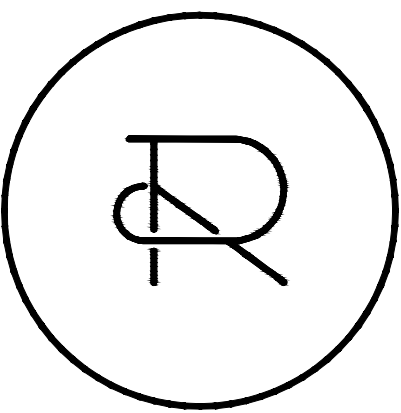


1 Side (East) Elevation
A402 SCALE: 1:50

REVISION RECORDS

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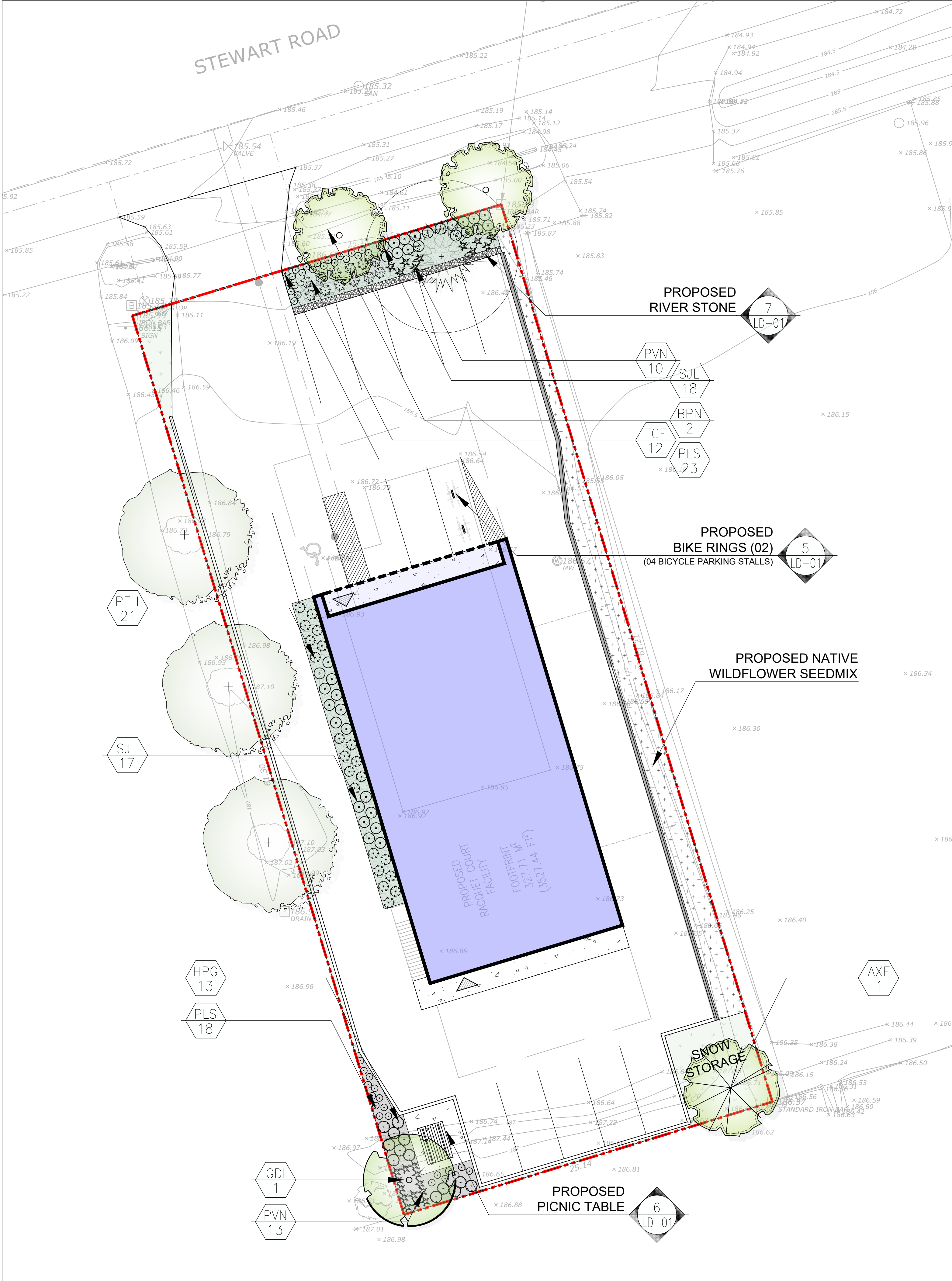
CRC SQUASH CLUB

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2601 PROJECT	1:50 SCALE	TD DRAWN	TW REVIEWED
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EAST ELEVATION

A402



Legend

Existing Deciduous Tree Canopy

Property Line

Tree Protection Fencing

Plant Material Reference Key

Detail Reference Key

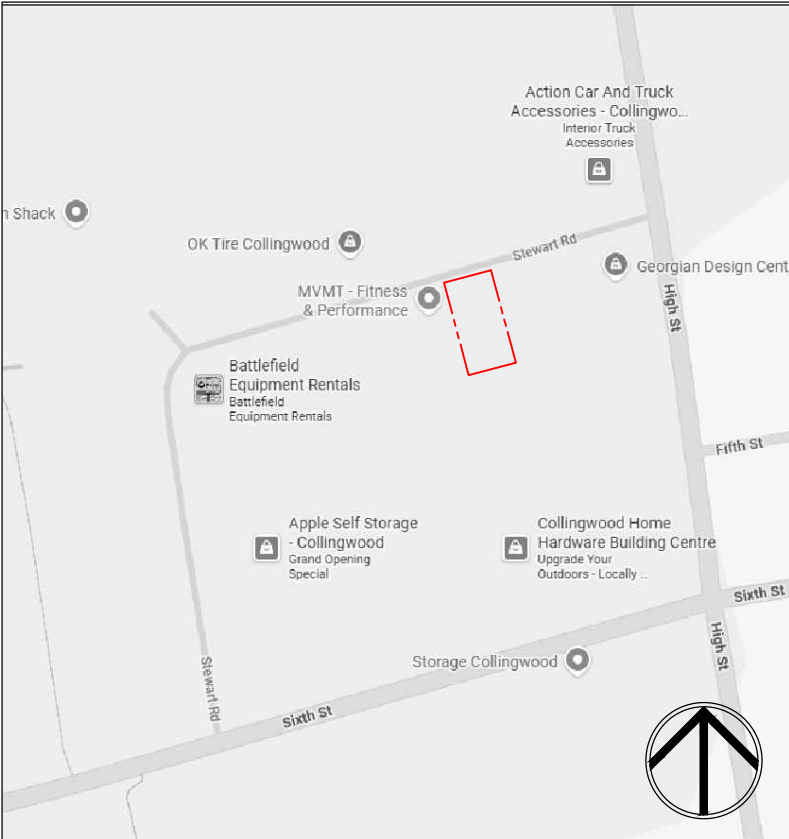
Prop. Sodded Area Typ.

Prop. Concrete Paving Typ.

Prop. Native Seed Mix

Proposed Planting Area

Proposed Deciduous Tree



Key Map

Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
AXF	1	Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	70 mm		B.&B.	Yes	Yes	Full Form
GDI	1	Gymnocladus dioica	Kentucky Coffee Tree	70 mm		B.&B.	High	Yes	Full Form
BPN	2	Betula nigra	River Birch	70 mm		B.&B.	High	Yes	Full Form
DECIDUOUS SHRUBS									
HPG	13	Hydrangea paniculata 'Grandiflora'	Peegee Hydrangea	70 cm		C.G.	High	Yes	Full Form
PFH	21	Potentilla fruticosa 'Happy Face'	Happy Face Potentilla	60 cm		C.G.	Yes	Yes	Full Form
SIL	35	Spiraea media 'Blue Kazoo'	Blue Kazoo Spiraea	60 cm		C.G.	Yes	Yes	Full Form
CONIFEROUS SHRUBS									
TCF	12	Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	Yes	No	Full Form
PERENNIALS & GRASSES									
PLS	41	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal.	Yes	No	Full Form
PVN	23	Panicum virgatum 'Northwind'	Northwind Switch Grass			2 Gal.	High	Yes	Full Form (*PPOY Winner)

Native Seed Mix Information (TERRASEED application or approved equal)

Application Rates:

- The specified seed mix(es) should be applied at a rate of 22-25 kg/ha or at a rate of 125 g/45 m² for smaller areas.

Cover Crop:

ANNUAL RYE NURSE CROP
(OSC 7115 or approved equal)

- A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.
- The cover crop should be applied at a **maximum** rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.
- Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off. NOTE: do not over apply annual rye when using it as a nurse crop.

Terraseed Depth:

- In general, a minimum of 15 cm of topsoil should be applied to disturbed areas prior to terraseeding applications.
- A depth of 50mm of terraseeding should be applied across the entire area shown to be seeded. This depth is recommended to ensure that seeds are not too deep to germinate properly.

Installations Notes:

- Ideally, sowing should take place in the fall, between mid Sept to late October. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring. Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

General Notes:

- All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
- Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
- Survey site for invasive species & remove. Clean away surface debris. This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.
- Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

CVC 7 - Upland Native Meadow Mix*

Common Name	Scientific Name	% of Mix
Black Eyed Susan	Rudbeckia hirta	10%
Heart Leaved Aster	Aster cordifolius	1%
Canada Anemone	Anemone canadensis	1%
Canada Goldenrod	Solidago canadensis	2%
Common Milkweed	Asclepias syriaca	2%
Evening Primrose	Oenothera biennis	25%
Grass Leaved Goldenrod	Euthamia graminifolia	1%
Meadow Sedge	Carex granularis	15%
New England Aster	Aster novae-angliae	1%
Riverbank Wild Rye	Elymus riparius	40%
Virgins Bower	Clematis virginiana	1%
Wild Bergamot	Monarda fistulosa	1%

*Note: Developed by OSC (Ontario Seed Company)

MARTON SMITH LANDSCAPE ARCHITECTS

170 The Donway W Suite 206,
Toronto, Ontario, Canada. M3C 2G3
tel. 416.492.9966 | email: info@msla.ca

Architect:

Client/Owner:

Municipality:

Notes:

03	Issued for Resubmission	08/31/26
02	Issued for Resubmission	05/20/26
01	Issued for Submission	01/16/26

No.	Revision	Date
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North:

Stamp:

Project:
Proposed Landscape and Site Upgrades
12 Stewart Rd.
Collingwood, Ontario

Scale: **1:150** Date: **Jan 2026**

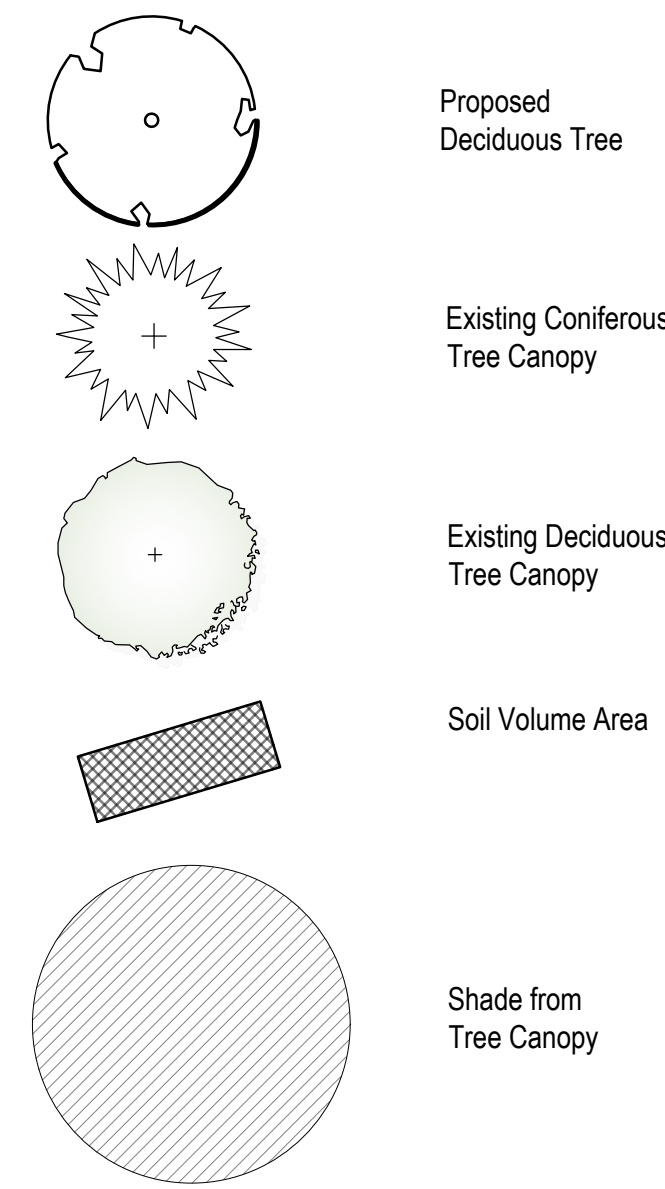
Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title:
Landscape Plan

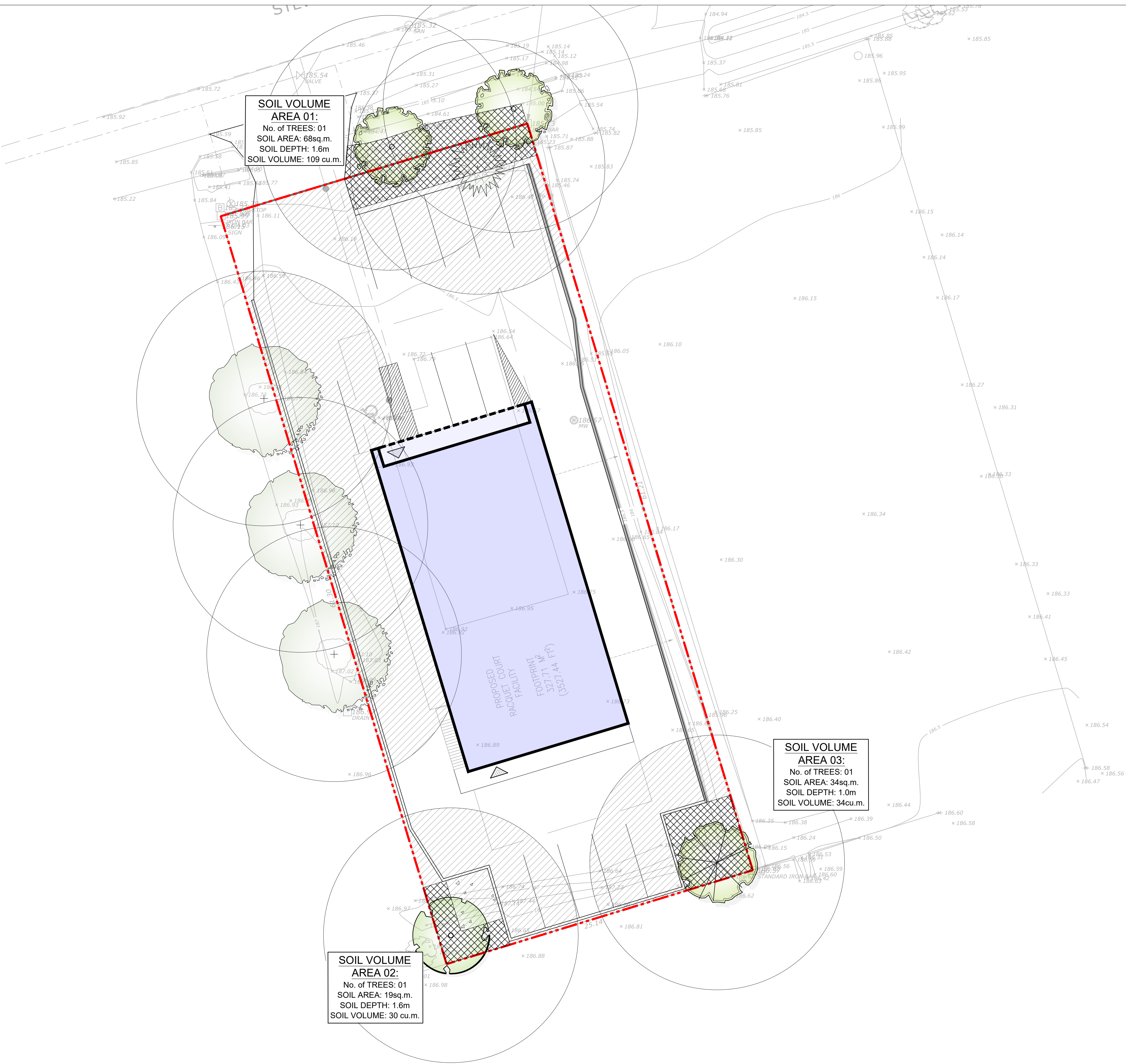
Project No. **26105** Sheet No. **L1-01**

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Legend



Canopy Cover Calculation
Site Area: 1540sq.m.
Projected Tree Canopy: 680sq.m.
Tree Canopy Percentage: 44%



**SOIL VOLUME
AREA 01:**
No. of TREES: 01
SOIL AREA: 68sq.m.
SOIL DEPTH: 1.6m
SOIL VOLUME: 109 cu.m.

**SOIL VOLUME
AREA 03:**
No. of TREES: 01
SOIL AREA: 34sq.m.
SOIL DEPTH: 1.0m
SOIL VOLUME: 34cu.m.

**SOIL VOLUME
AREA 02:**
No. of TREES: 01
SOIL AREA: 19sq.m.
SOIL DEPTH: 1.6m
SOIL VOLUME: 30 cu.m.



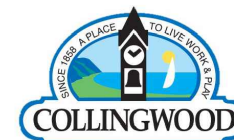
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Client/Owner:

Municipality:

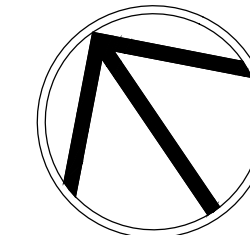


Notes:

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02	Issued for Resubmission	05/20/26
01	Issued for Submission	01/16/26

No. Revision Date

North:



Stamp:



Project:

**Proposed Landscape and
Site Upgrades**
12 Stewart Rd.
Collingwood, Ontario

Scale: 1:150 Date: Jan 2025

Drawn By: S.P. Checked By: L.M.

Drawing Title:

**Soil Volume &
Canopy Cover Plan**

Project No.

26105

Sheet No.

L2-01

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REFER TO PLAN FOR LOCATION

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1).

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING OF THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE. TOPSOIL TO MEET SPECIFICATIONS OF OPSS 803.

SOD

USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 150MM (6") OF COMPACTED TOPSOIL, AND SHALL BE SODDED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED. SOD TO MEET SPECIFICATIONS IN OPSS 802.

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SODDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.).
2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. MIN 500mm(20"). BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND/LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS SPECIFIED ABOVE. ALSO ADD 50 LBS BONE MEAL/CUBIC METER OF PLANTING SOIL (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, 3/8 OR 1/2", UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE GROWN STOCK UNLESS OTHERWISE NOTED.

LANDSCAPE SPECIFICATIONS

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3") FOR GUYING AND STAKING TREES. REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDED CEDAR BARK MULCH BY "ORO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES. VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

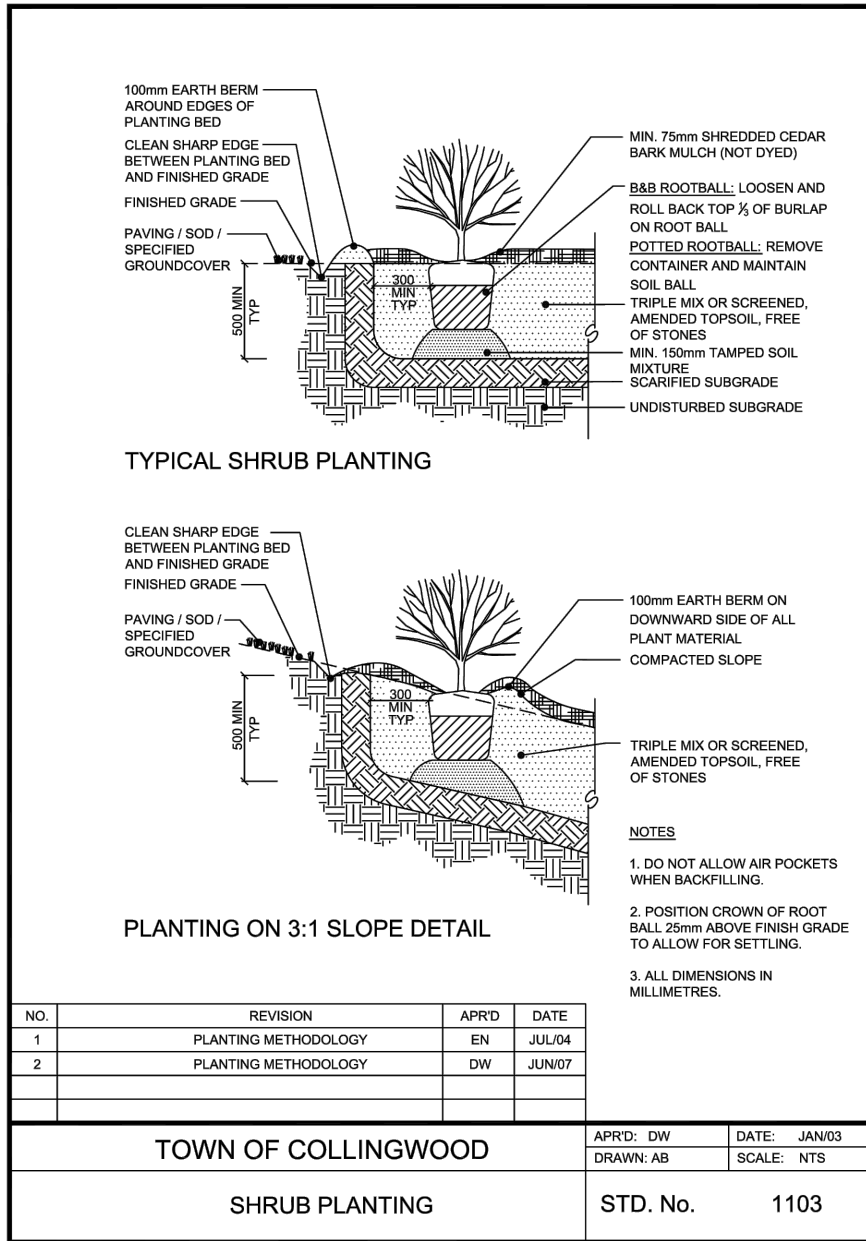
GUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

PLANT MATERIAL INSTALLATION

SCALE: N.T.S. DATE:

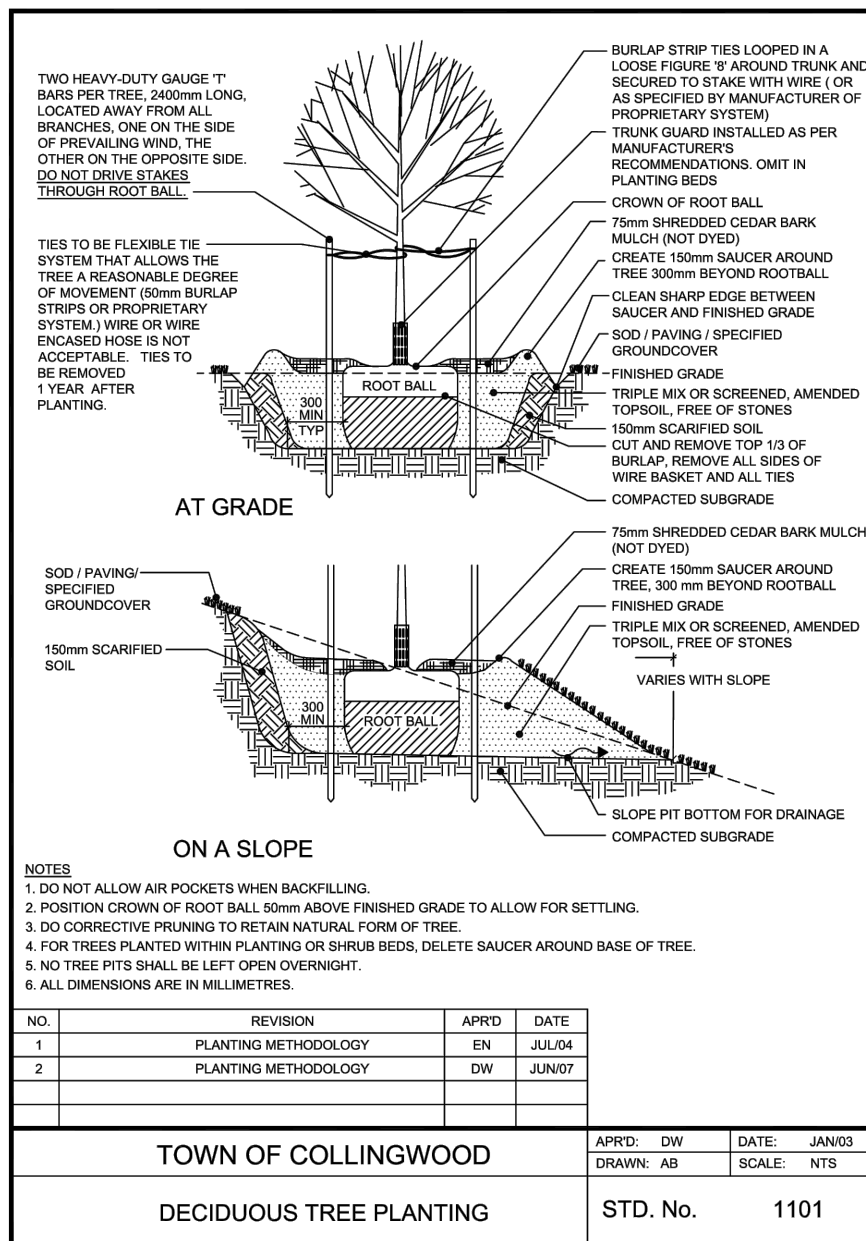
REFER TO PLAN FOR LOCATION



STANDARD SHRUB PLANTING DETAIL

SCALE: N.T.S. DATE:

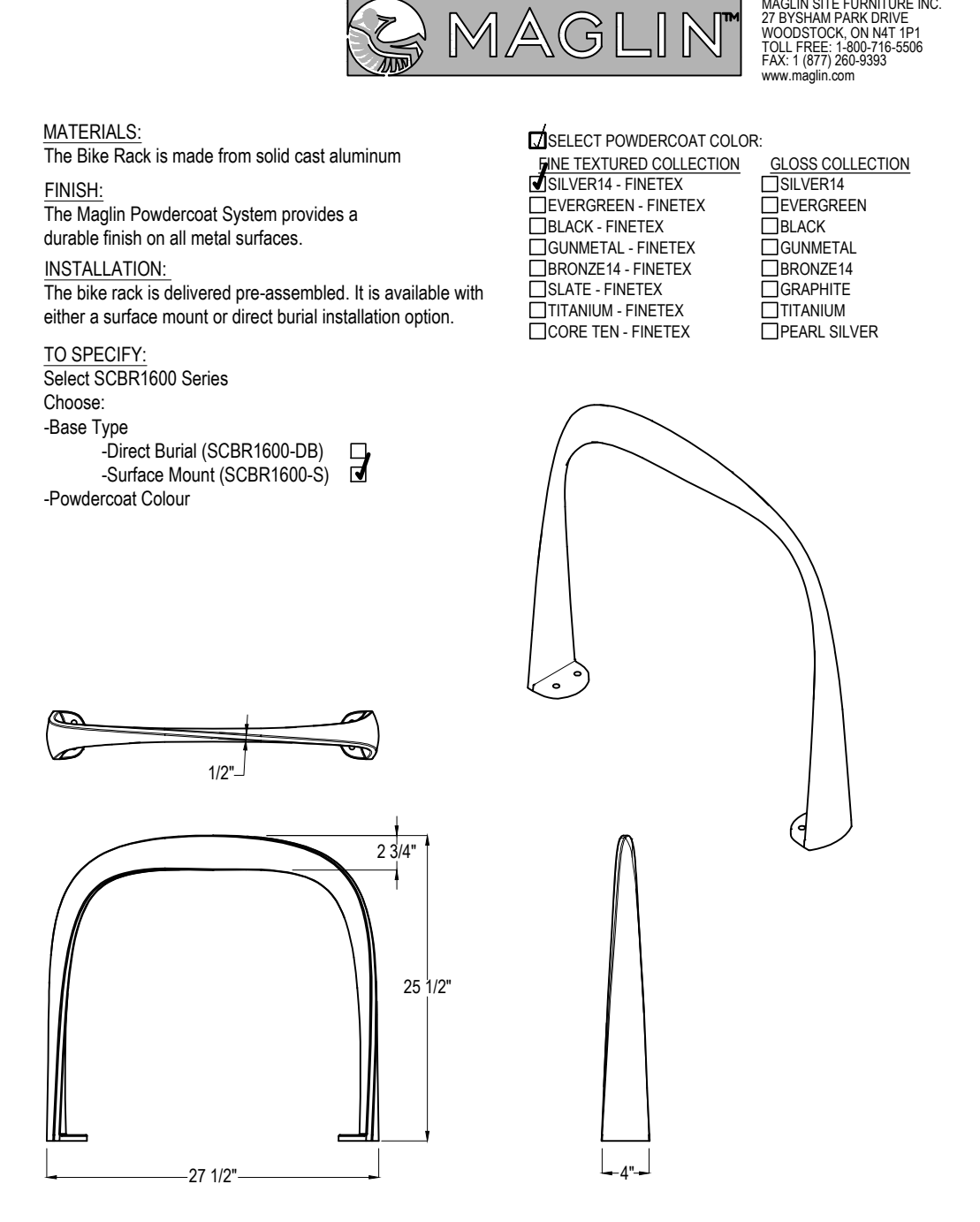
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TREE PLANTING STD 1101

SCALE: N.T.S.

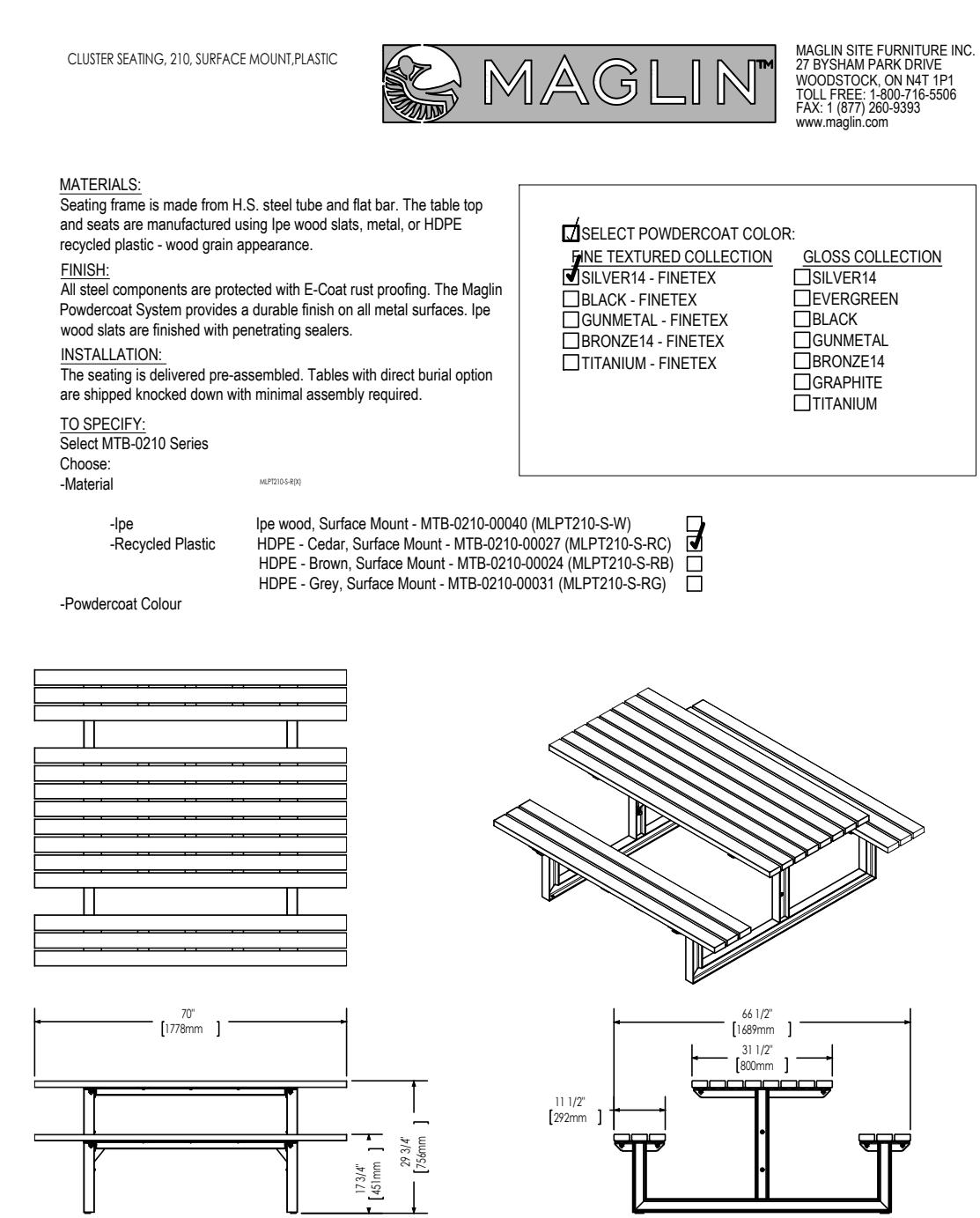
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BIKE RING BY MAGLIN: MODEL SCBR1 600 SERIES

SCALE: N.T.S. SURFACE MOUNT MODEL

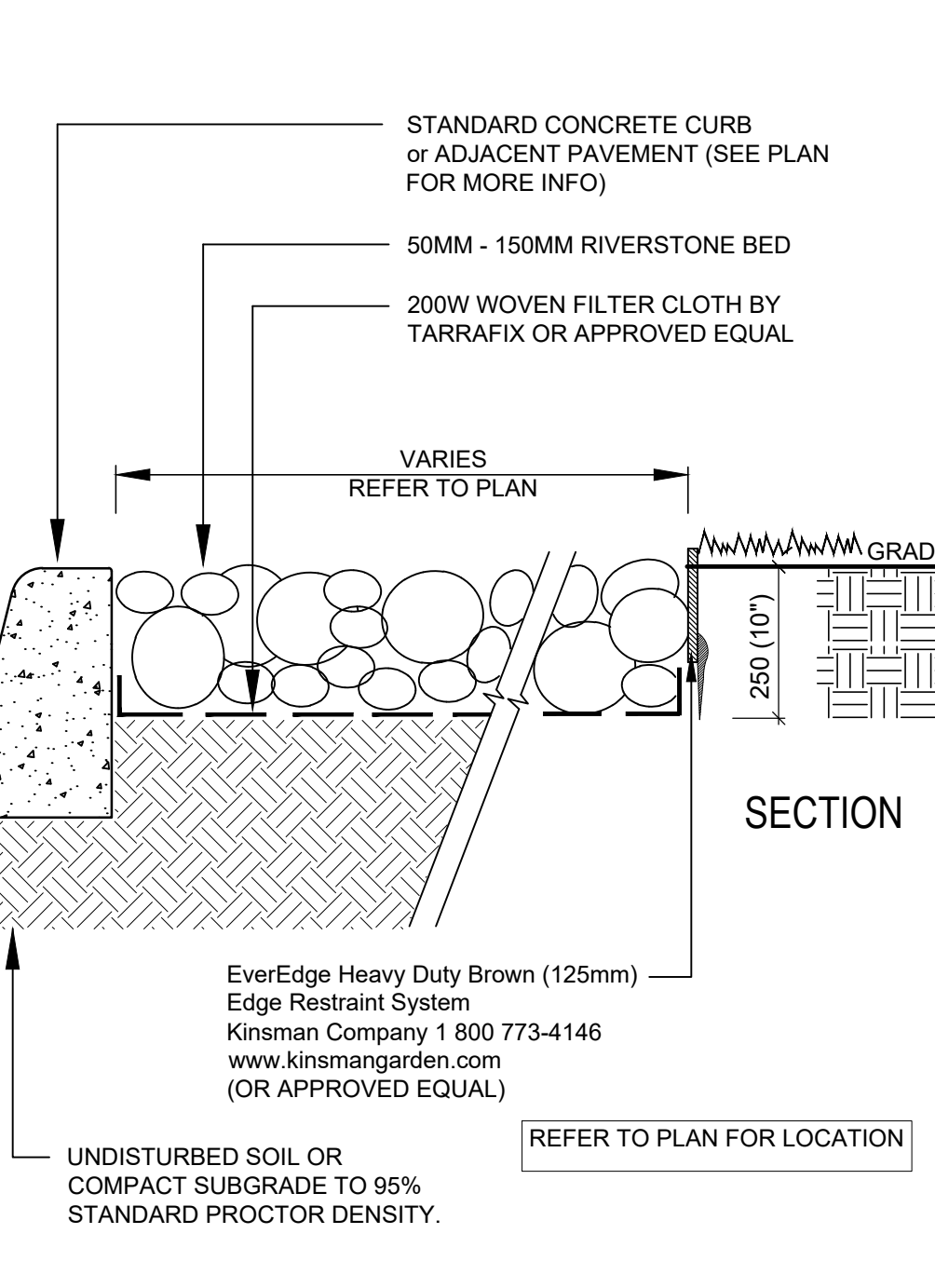
REFER TO PLAN FOR LOCATION



CLUSTER SEATING (PICNIC TABLE) MAGLIN NO. MTB-0210

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION



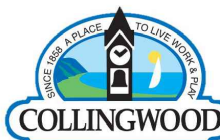
RIVERSTONE BED DETAIL

SCALE: N.T.S. *WITH METAL (STEEL) EDGER AND CONCRETE CURB INTERFACE

Architect:

Client/Owner:

Municipality:



Notes:

03	Issued for Resubmission	08/31/26
02	Issued for Resubmission	05/20/26
01	Issued for Submission	01/16/26

No. Revision Date

North: Stamp:



Project:
Proposed Landscape and Site Upgrades
12 Stewart Rd.
Collingwood, Ontario

Scale: **As Shown** Date: **Jan 2025**

Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title:

Landscape Details

Project No. **26105** Sheet No. **LD-01**