

URBAN DESIGN BRIEF

12 Stewart Road, Collingwood

12 Stewart Road Inc.

Prepared by: Loft Planning Inc.

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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 gross floor area of 496.3 sqm.
- Lounge and warm-up areas, and dedicated men's and women's changing facilities.
- Surface parking including fourteen (14) standard spaces and one (1) Type A accessible space.
- Bicycle parking for eight (8) 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).

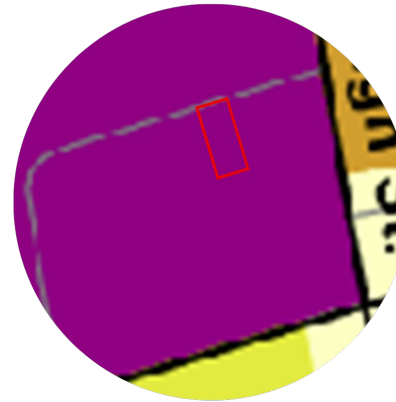


Figure 4: Official Plan (2024)

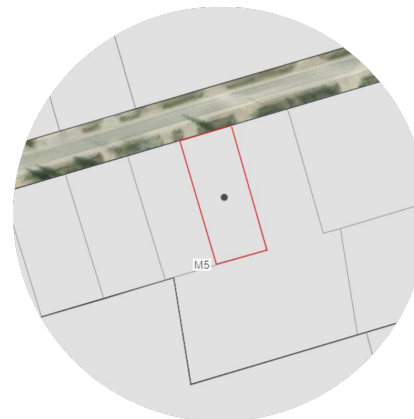


Figure 5: Zoning By-Law 2010-040

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 and Appendix 2 – Landscape Plan 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.
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.
 - Appendix 2: Landscape Plan (MSLA) shows the proposed planting that will enhance the frontage along Stewart Road.
 - 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).
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 15 parking spaces provided, including one (1) accessible space. Eight (8) of the spaces are provided at the front of the building and the remaining seven (7) 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.
 - 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)
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.
 - 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 areas are proposed within the surplus parking spaces provided on site. There are 15 parking spaces provided, whereas only 13 spaces are required. Snow storage will be located to avoid conflict with landscaped areas, views of the building, and pedestrian circulation routes.

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, 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.

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 approximately 21 metres further reinforces the building's low-profile presence within the site and area context.

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

The proposed building has a gross floor area of 496.2 sqm and will have a lot coverage of 22% with 15% of the lot being landscaped open space.

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 eight (8) 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) 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. As a result, while the building footprint is optimized, limited open space remains on the site.

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.

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 soil and seed mix, provide appropriate site coverage and screening of the front parking area.

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, reading "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	FRF	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	ASSUMED PROPERTY LINE	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	HM	HOLLOW METAL	SC	SCHEDULE
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,	SHG	SHEATHING
CEM	CEMENT		AIR CONDITIONING	SHWR	SHOWER
CER	CERAMIC	HW	HOT WATER	SHW	SIMILAR
CI	CAST IRON	ID	INSIDE DIAMETER	SLDG	SLIDING
CL	CLOSET	IN	INCH(ES)	SOG	SQUARE METERS
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	SS	STAINLESS STEEL
CONC	CONCRETE	LAM	LAMINATE(D)	STD	STONE
COND	CONDITION	LAV	LAVATORY	STL	STEEL
CONN	CONNECTION	LF	LEAR FOOT / FEET	STOR	STORAGE
CONST	CONSTRUCTION	LH	LEFT HAND	STRUCT	STRUCTURAL
CONT	CONTINUOUS	LKR	LOCKER	SUSP	SUSPENDED
CORR	CORRIDOR	LR	LIVING ROOM	SW	SWITCH
CPT	CARPET TILE	LRG	LARGE	SYM	SYMMETRICAL
CSK	COUNTERSUNK	LT	LIGHT	SYN	SYNTHETIC
CT	CERAMIC TILE	LVR	LOUVER	STS	SYSTEM
CTR	CENTRE				
CW	COLD WATER				
DBL	DOUBLE	M	METERS	T	TREAD
DEMO	DEMOLISH / DEMOLITION	MAINT	MAINTENANCE	T&B	TOP AND BOTTOM
DF	DIAMETER	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
DV	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	TOL	TOILET
EA	EACH			TOP	TOP OF CONCRETE
EL	ELEVATION	N	NORTH	TOS	TOP OF PARAPET
ELEC	ELECTRICAL	N/A	NOT APPLICABLE	TP	TOP OF SLAB
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	TPD	TOP OF PAVEMENT
EMER	EMERGENCY	NO	NUMBER	TS	TOILET PAPER DISPENSER
ENG	ENGINEER	NOM	NOMINAL	TV	TOP OF STEEL
EOS	EDGE OF SLAB	NTS	NOT TO SCALE	TYP	TELEVISION TYPICAL
EQ	EQUAL(LY)				
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	PD	PEDESTAL		
FEC	FIRE EXTINGUISHER CABINET	PER	PERIMETER	W	WEST
FF	FINISHED FLOOR	PERF	PERFORATED	W/	WITH
FFE	FIXTURE, FURNITURE, EQUIPMENT	PERP	PERPENDICULAR	W/O	WITHOUT
FC	FINISHED GRADE	PL	PROPERTY LINE	W/C	WATER CLOSET
FHC	FIRE HOSE CABINET	PL	PLATE	WD	WOOD
FIN	FINISH(ED)	PLAM	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.
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- 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

Ontario Building Code Data Matrix Parts 3 & 9										OBC Reference				
1	☒ New					☐ Part 11			☒ Part 3	☐ Part 9				
												11.1 to 11.4		2.1.1
	☐ Change of Use					☐ Addition						9.10.1,3		
☐ Alteration														
2	Major Occupancy(s): GROUP D								3.1.2.1.(1)		9.10.2			
3	Building Area : GF: 3502.5 SF (325.4 SM) 2F: 1740.5 SF (161.7 SM)								1.1.3.2		1.1.3.2			
4	Area of Work: 3502.5 SF (325.4 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			3.2.2.20 3.2.1.15 3.2.2.17		9.10.8			
					☐ Basement Only									
					☐ In Lieu of Roof Rating									
					☐ Not Required									
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			3.1.17.1		9.9.1.3			
					60 PPL (WITH POSTED SIGNAGE)									
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 Fire Resistance Rating (FRR) 3.2.2.27	Horizontal Assemblies				Listed Design No.			3.2.2.20-83 & 3.2.1.4		9.10.8 9.10.9			
		FRR (Hours)				Or Description (SG-2)								
		Floors:	N/A	Min	----									
		Roof:	N/A	Min	----									
		Mezzanine:	N/A	Min	----									
		FRR of Supporting Members (Hours)				Listed Design No.								
FRR of Supporting Members (Hours)				Or Description (SG-2)										
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

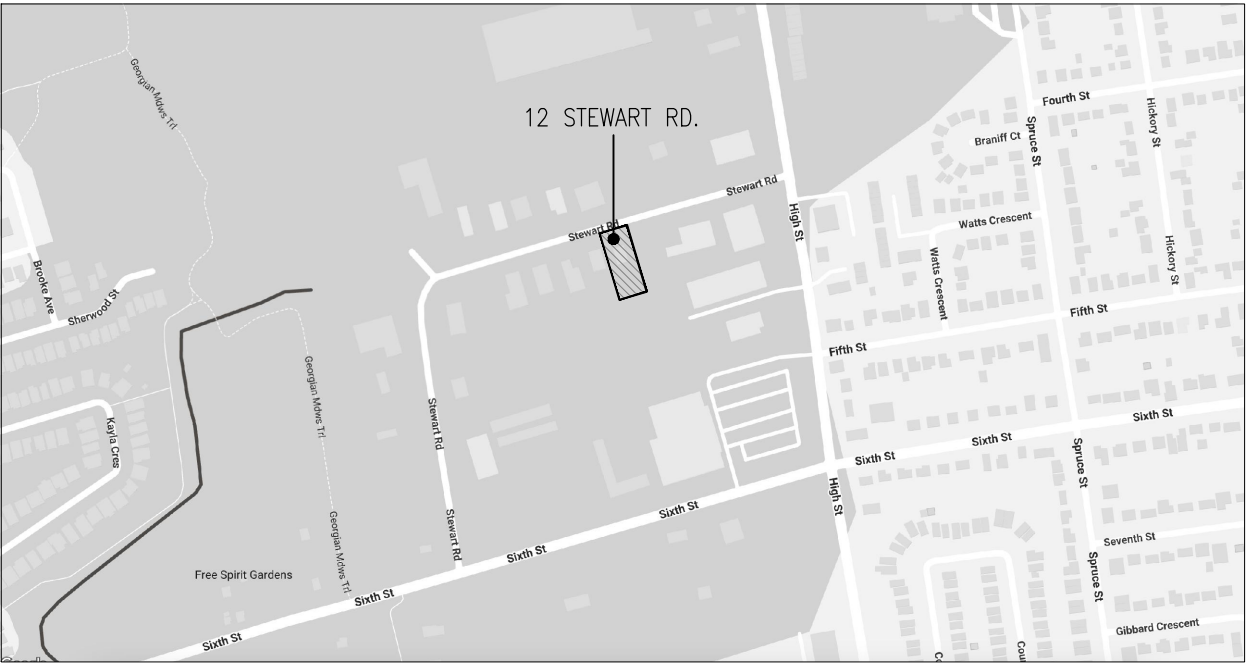
STRUCTURAL ENGINEERS:

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

ARCHITECTURAL:

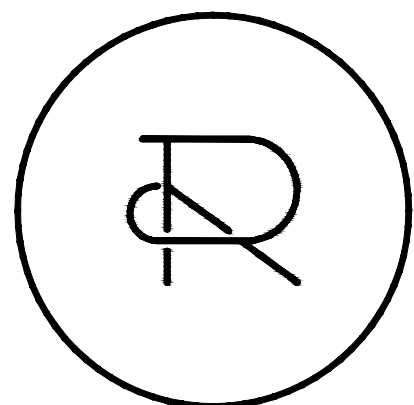
- A000 COVER SHEET, GENERAL INFORMATION
- A301 SITE PLAN
- A302 AREA PLANS
- A330 BASEMENT PLAN
- A331 GROUND FLOOR PLAN
- A332 SECOND FLOOR PLAN
- A333 ROOF PLAN
- A400 EXTERIOR ELEVATIONS
- A401 EXTERIOR ELEVATIONS
- A402 EXTERIOR ELEVATIONS

LIST OF DRAWINGS

REVISION RECORDS

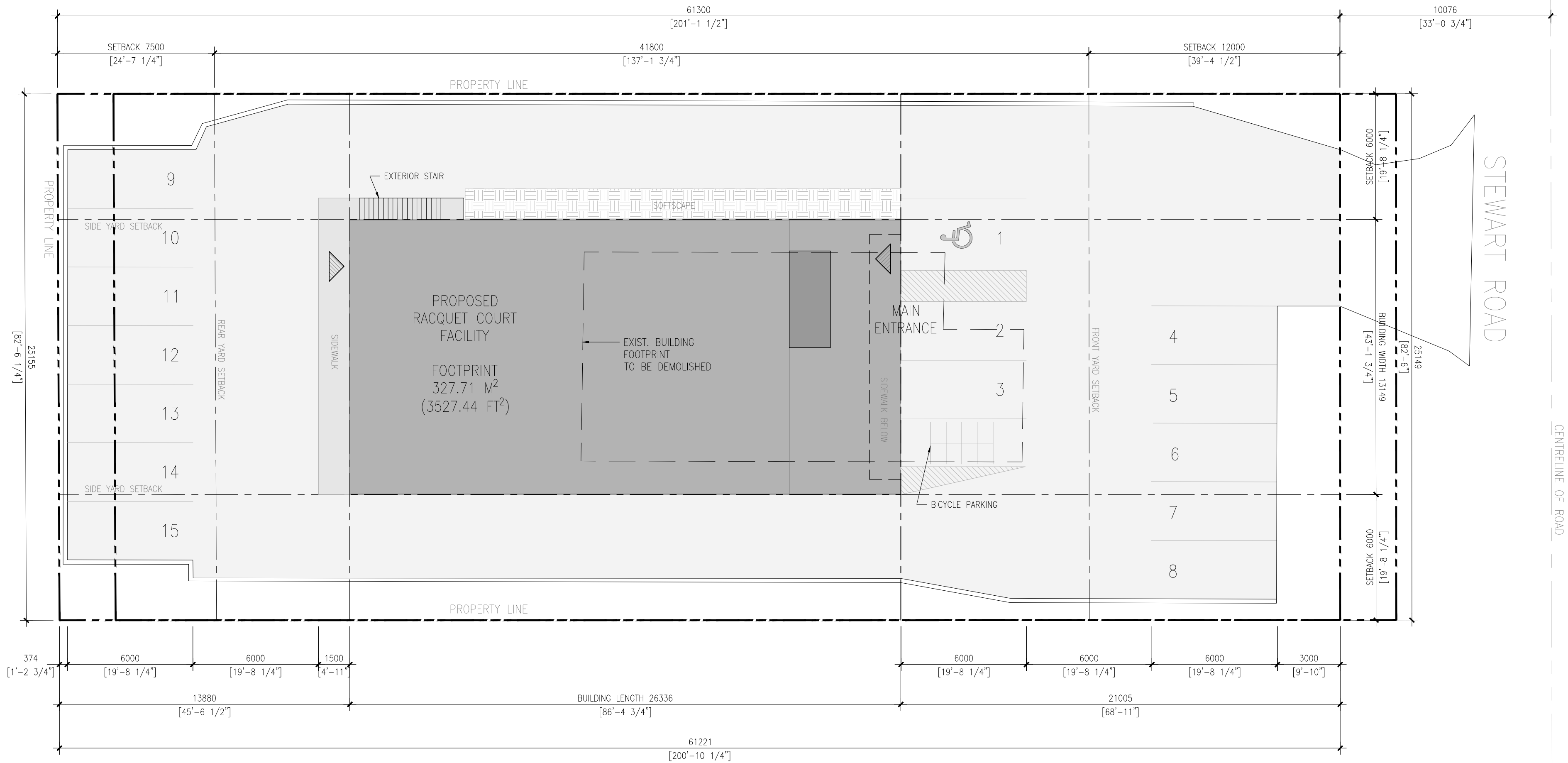
2026-05-27	Issued For Site Plan Approval
2026-04-23	Issued For Coordination
2026-03-31	Issued For Coordination
2026-03-31	Issued For Review

ISSUE RECORDS



REFLECT
ARCHITECTURE
info@reflectarchitecture.com
416.453.3639

DO NOT SCALE



1 Site Plan
A301 SCALE: 1:150

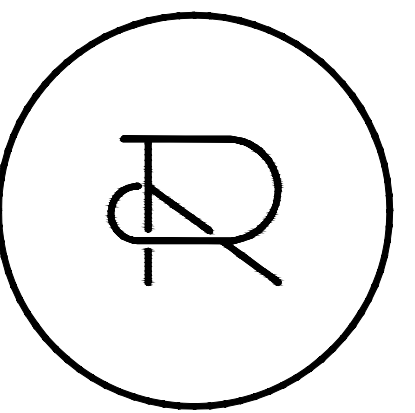
ZONING MATRIX – M5 ZONE

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%
MINIMUM LANDSCAPED OPEN SPACE	15%	15%
PARKING REQUIREMENTS (3 PER 100m ² GFA)	13	15
BICYCLE PARKING (10% OF PARKING)	4	8

REVISION RECORDS

2026-05-27	Issued For Site Plan Approval
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2026-04-17	Issued For Coordination
2026-03-31	Issued For Coordination
2026-03-31	Issued For Review

ISSUE RECORDS



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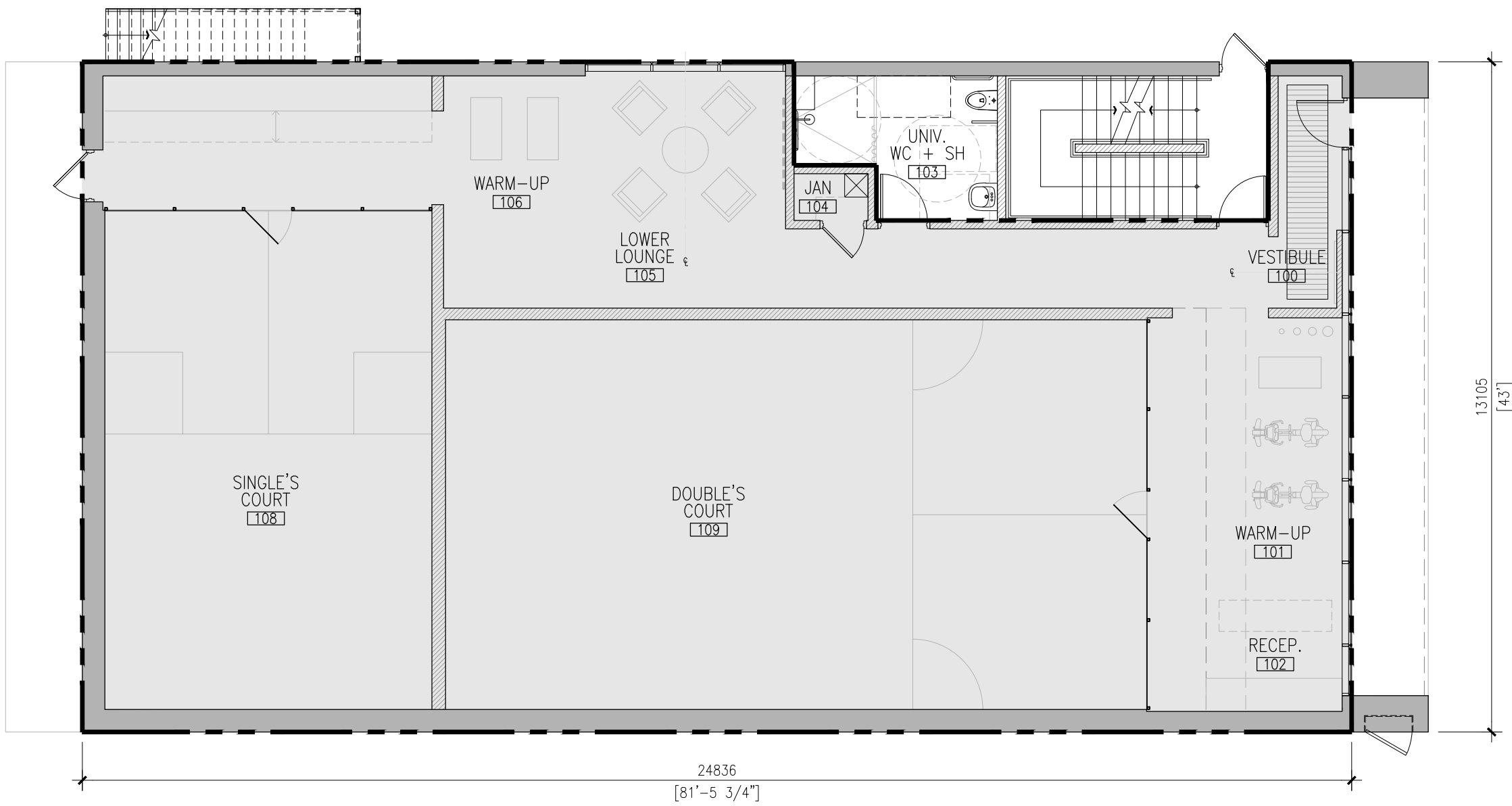
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

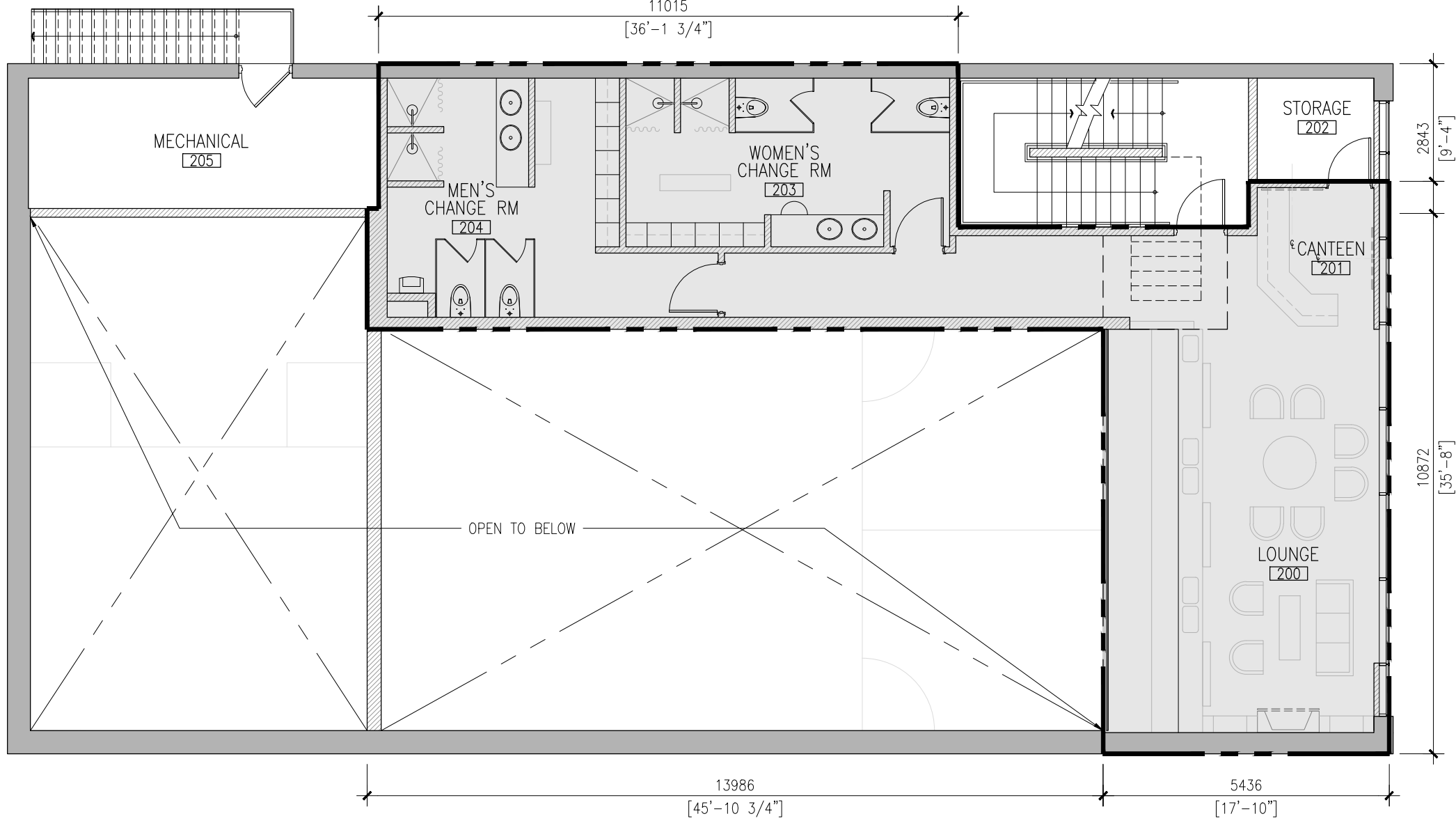
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SITE PLAN

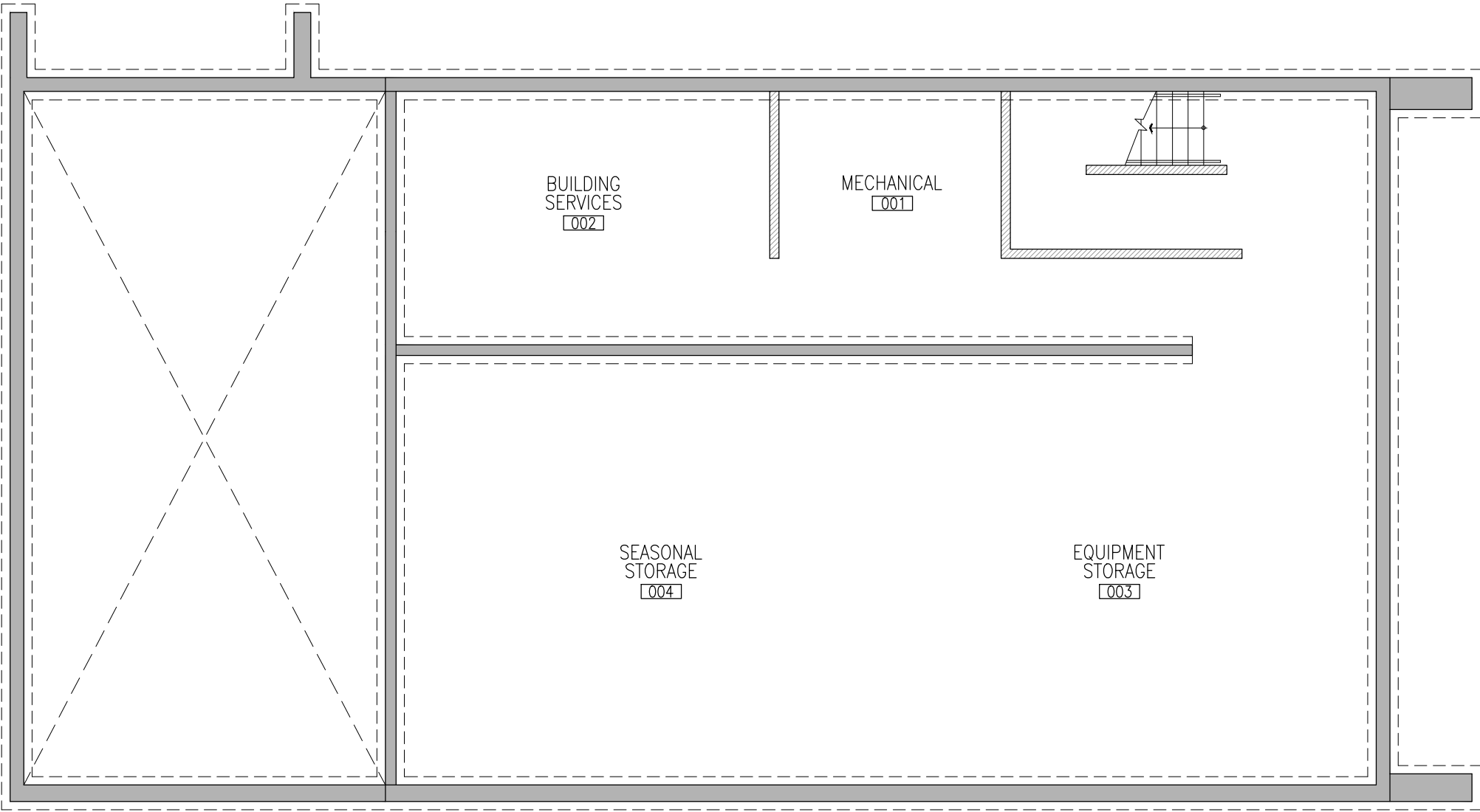
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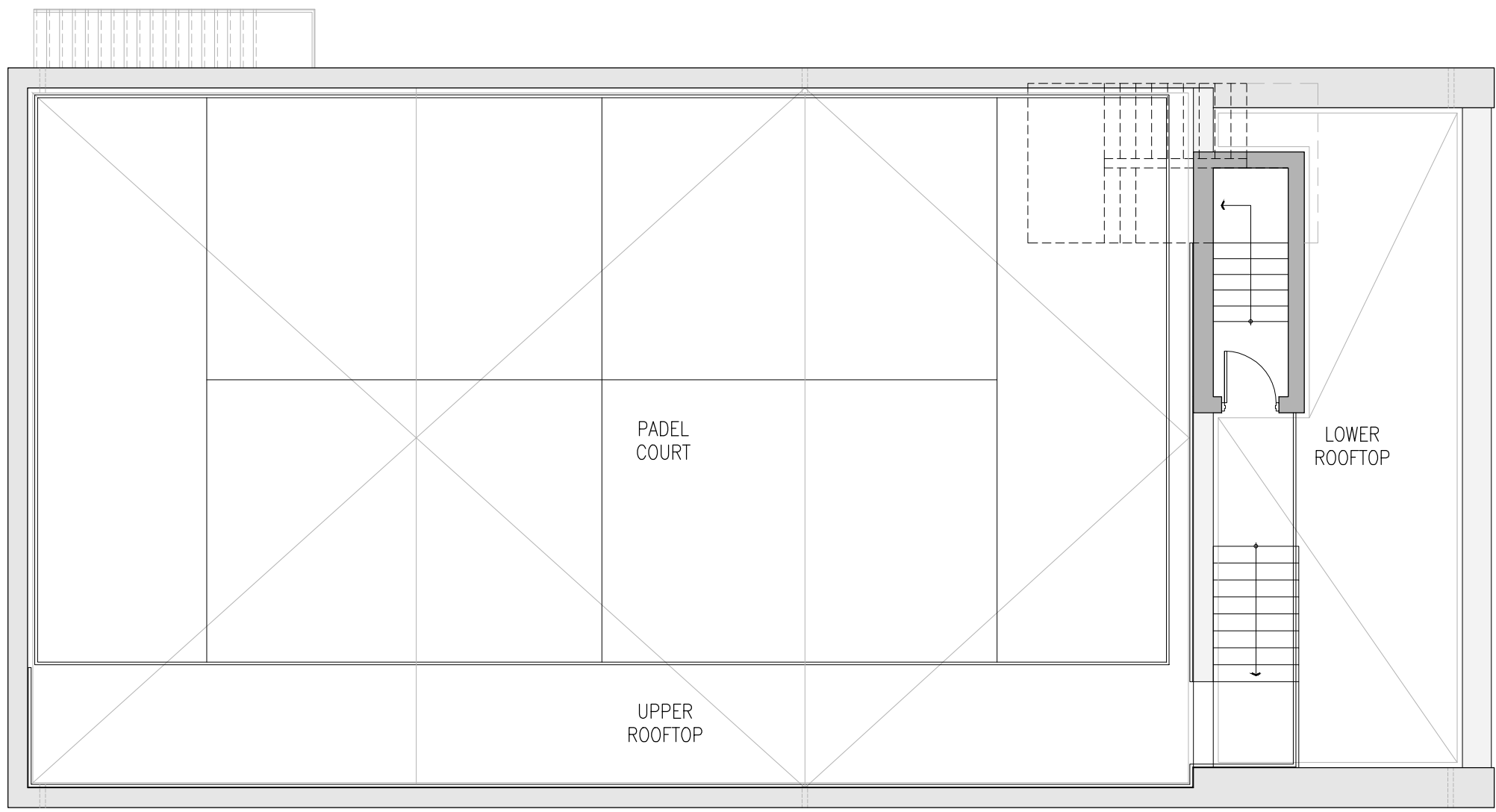
GROUND FLOOR



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	414.90 m ² (4465.94 ft ²)

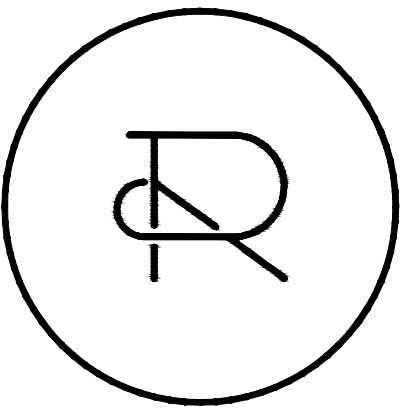
COLLINGWOOD ZONING BY-LAW 3-14

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.

REVISION RECORDS

2026-05-27	Issued For Site Plan Approval
2026-04-23	Issued For Coordination
2026-04-17	Issued For Coordination

ISSUE RECORDS



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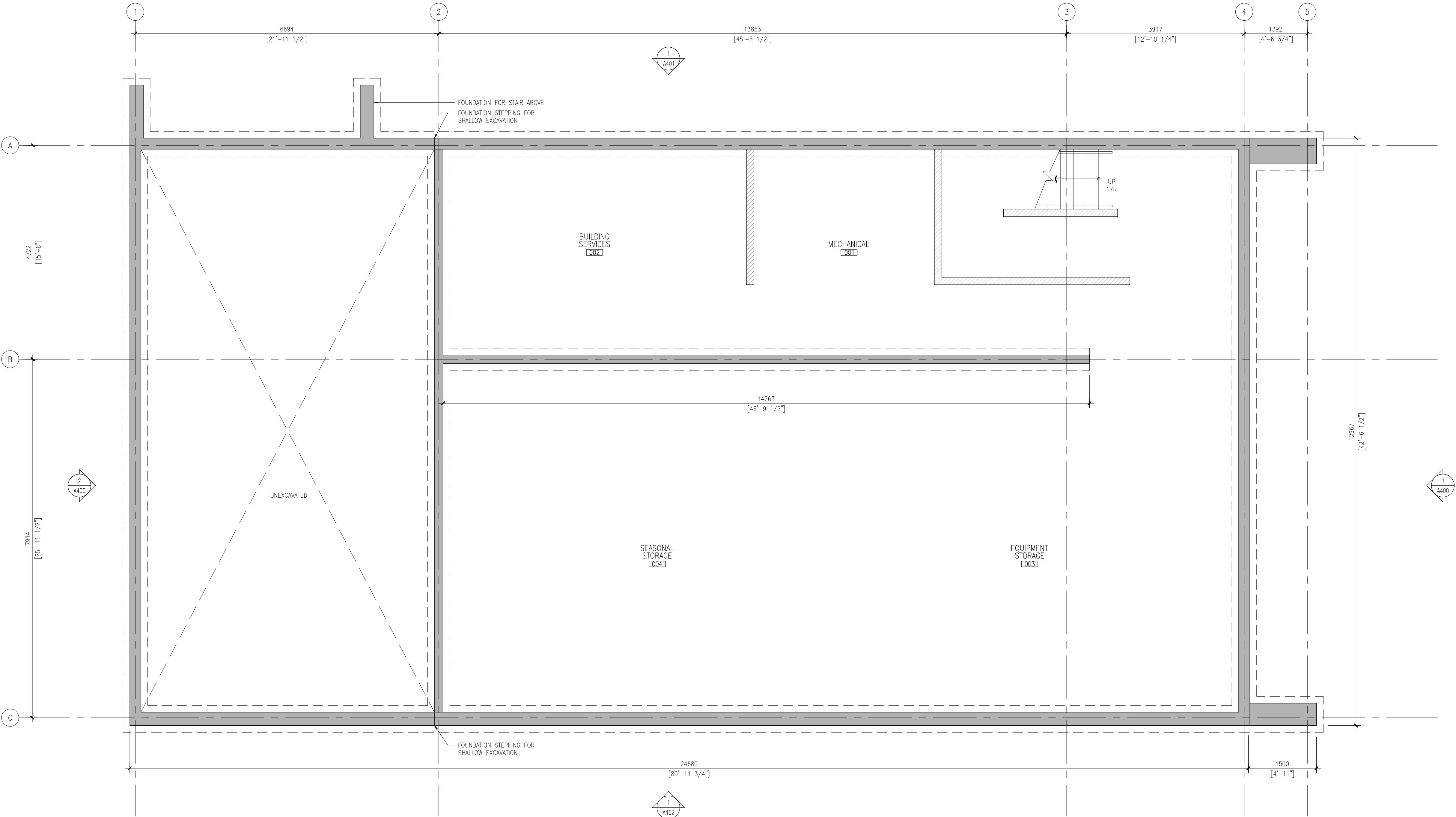
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

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

A302

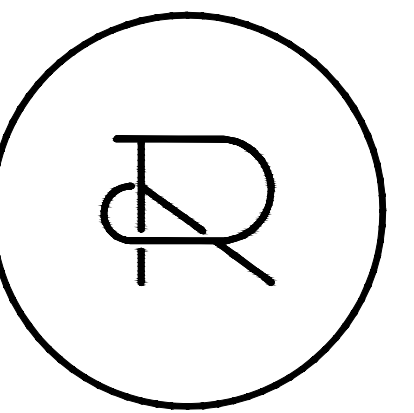


1 Basement Floor Plan
A330 SCALE: 1:50

REVISION RECORDS

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2026-03-31	Issued For Review

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GENERAL NOTES

CRC SQUASH CLUB

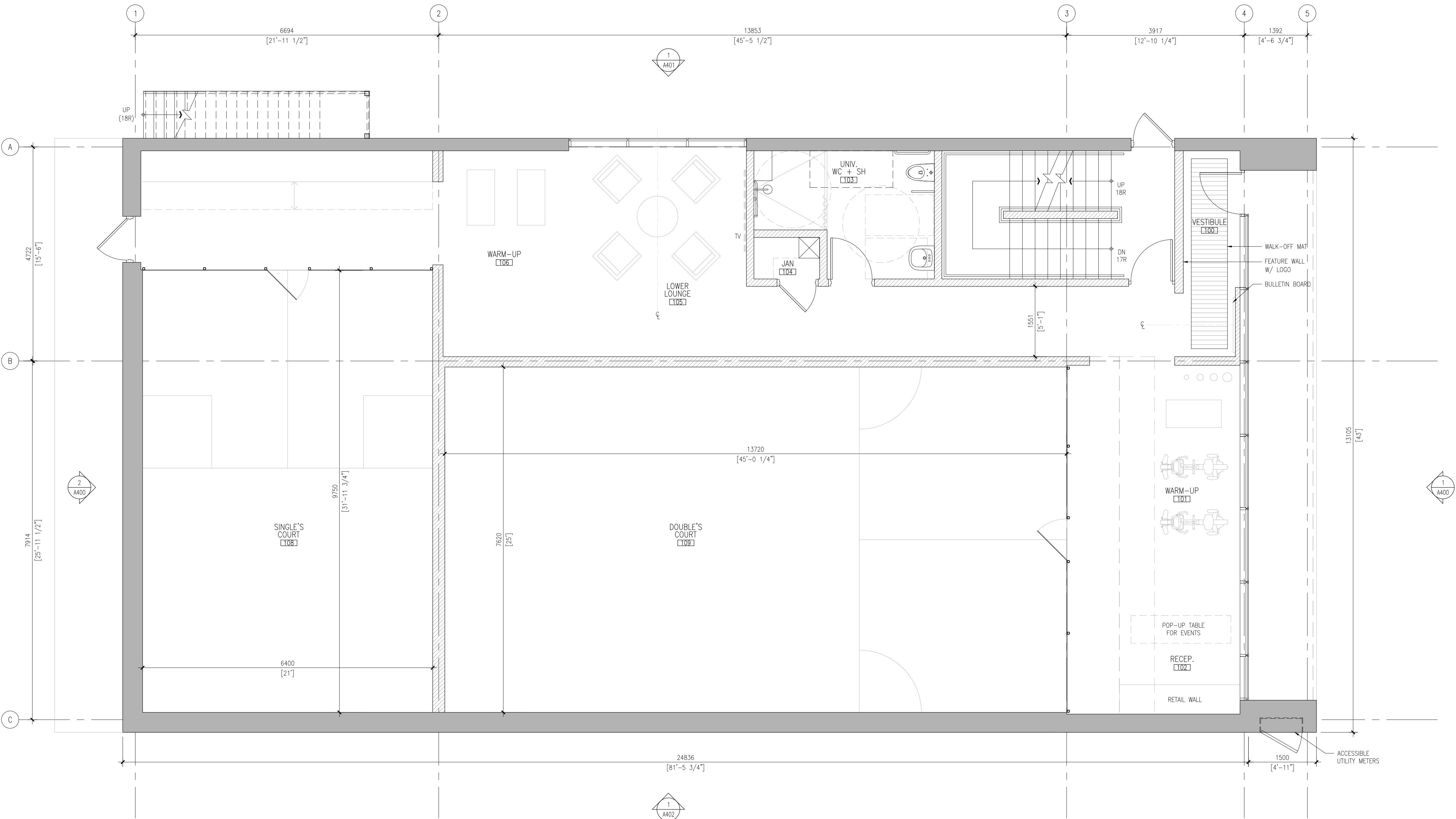
12 STEWART RD
Collingwood, On



2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

LOWER LEVEL /
BASEMENT FLOOR PLAN

A330

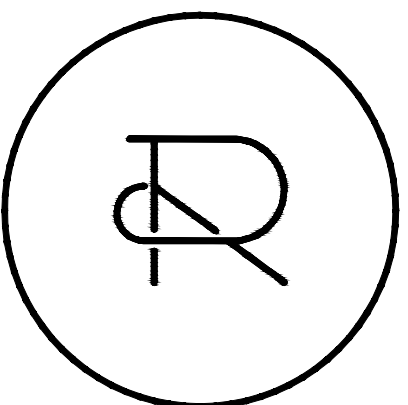


1 Ground Floor Plan
A331 SCALE: 1:50

REVISION RECORDS

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2026-03-31	Issued For Coordination
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ISSUE RECORDS



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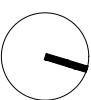
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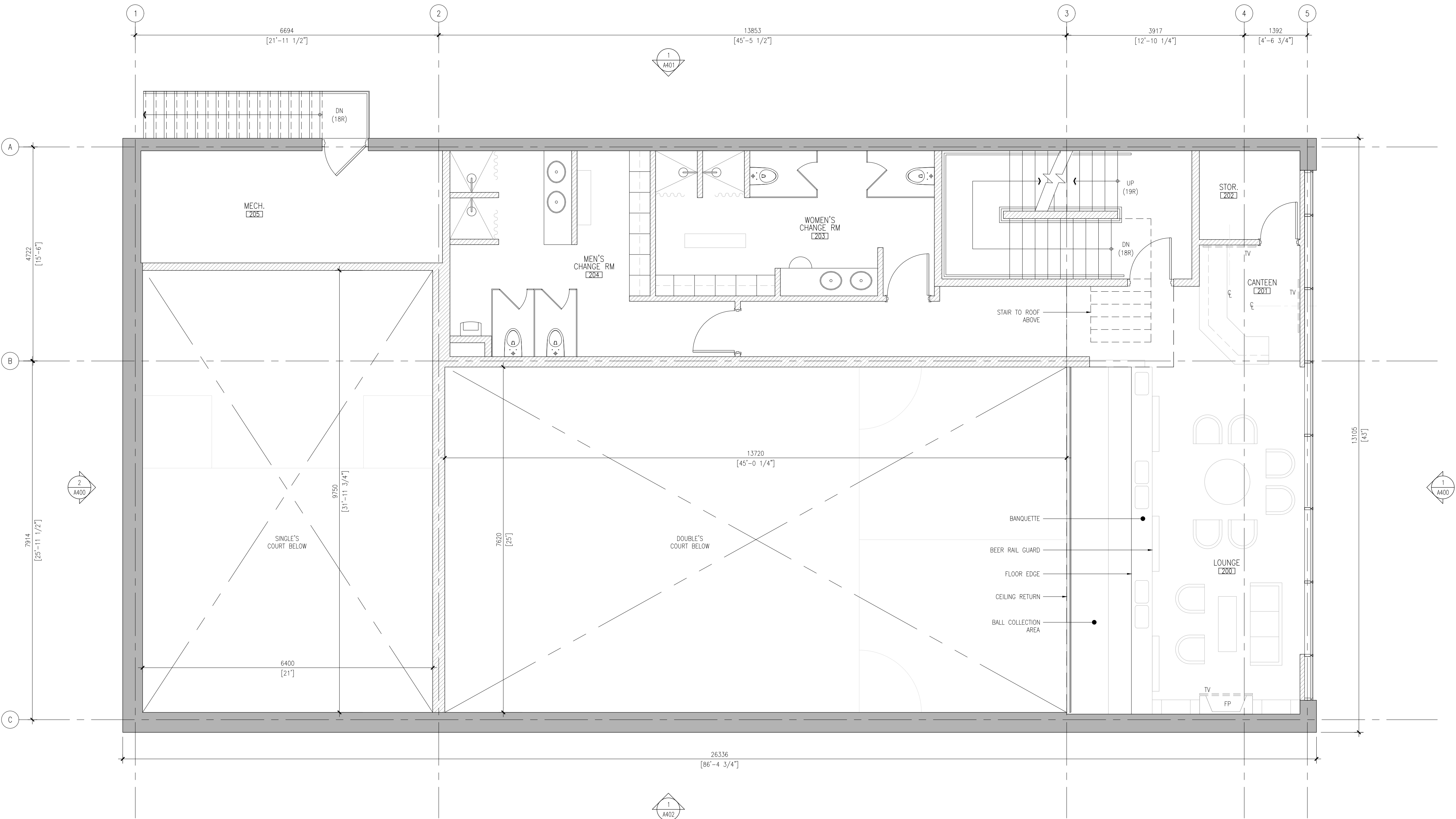
CRC SQUASH CLUB
12 STEWART RD
Collingwood, On



2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

GROUND FLOOR PLAN

A331

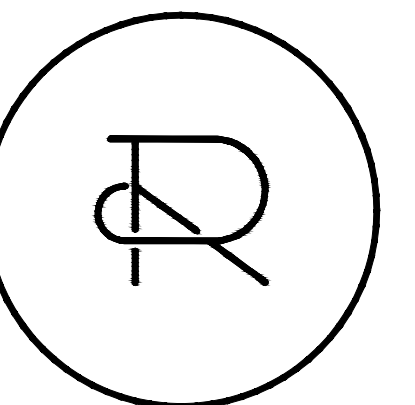


1 Second Floor Plan
A332 SCALE: 1:50

REVISION RECORDS

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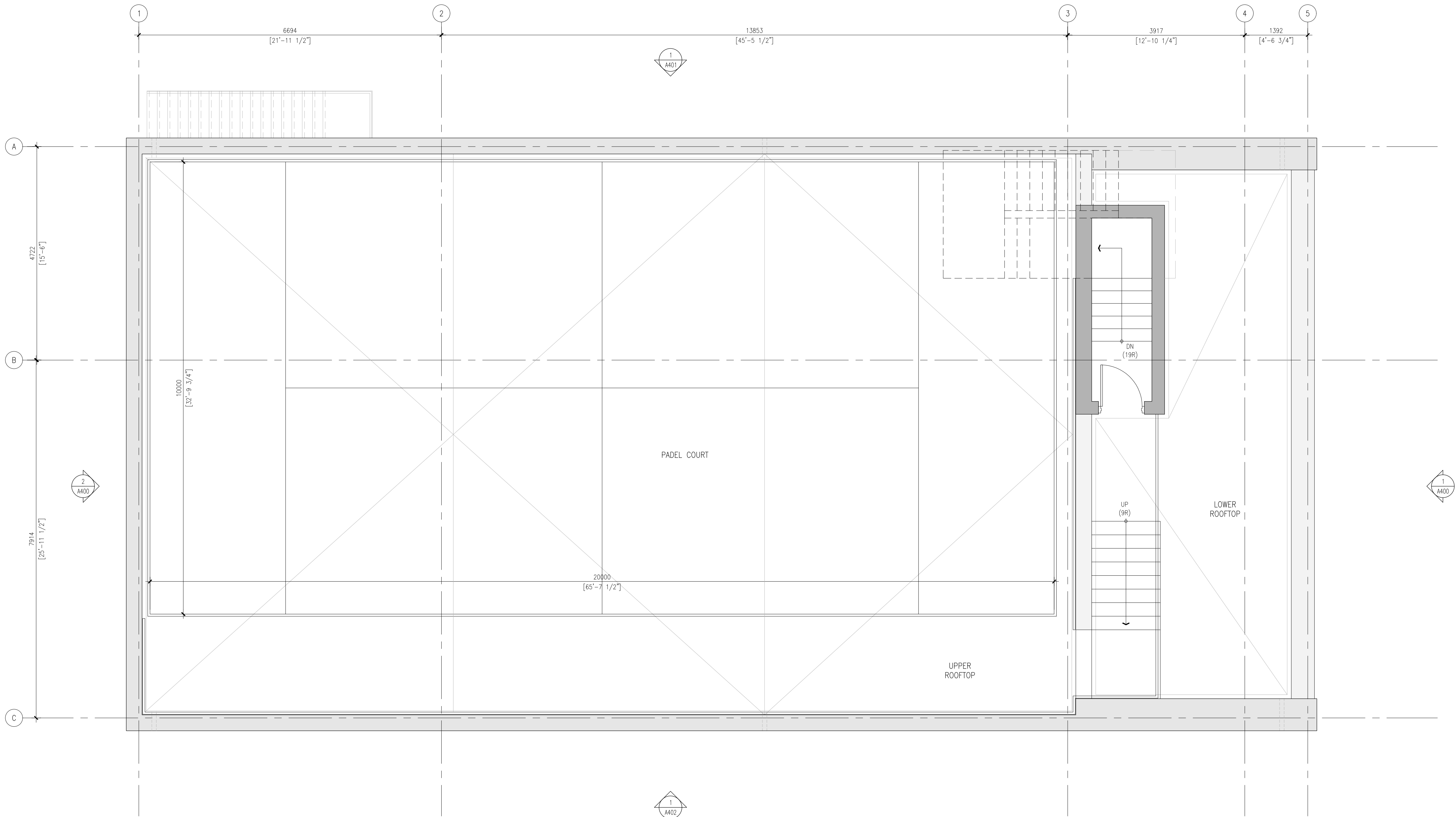
CRC SQUASH CLUB
12 STEWART RD
Collingwood, On



2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

SECOND FLOOR PLAN

A332

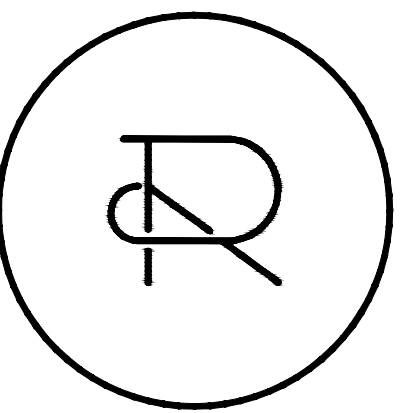


1 Roof Plan
A333 SCALE: 1:50

REVISION RECORDS

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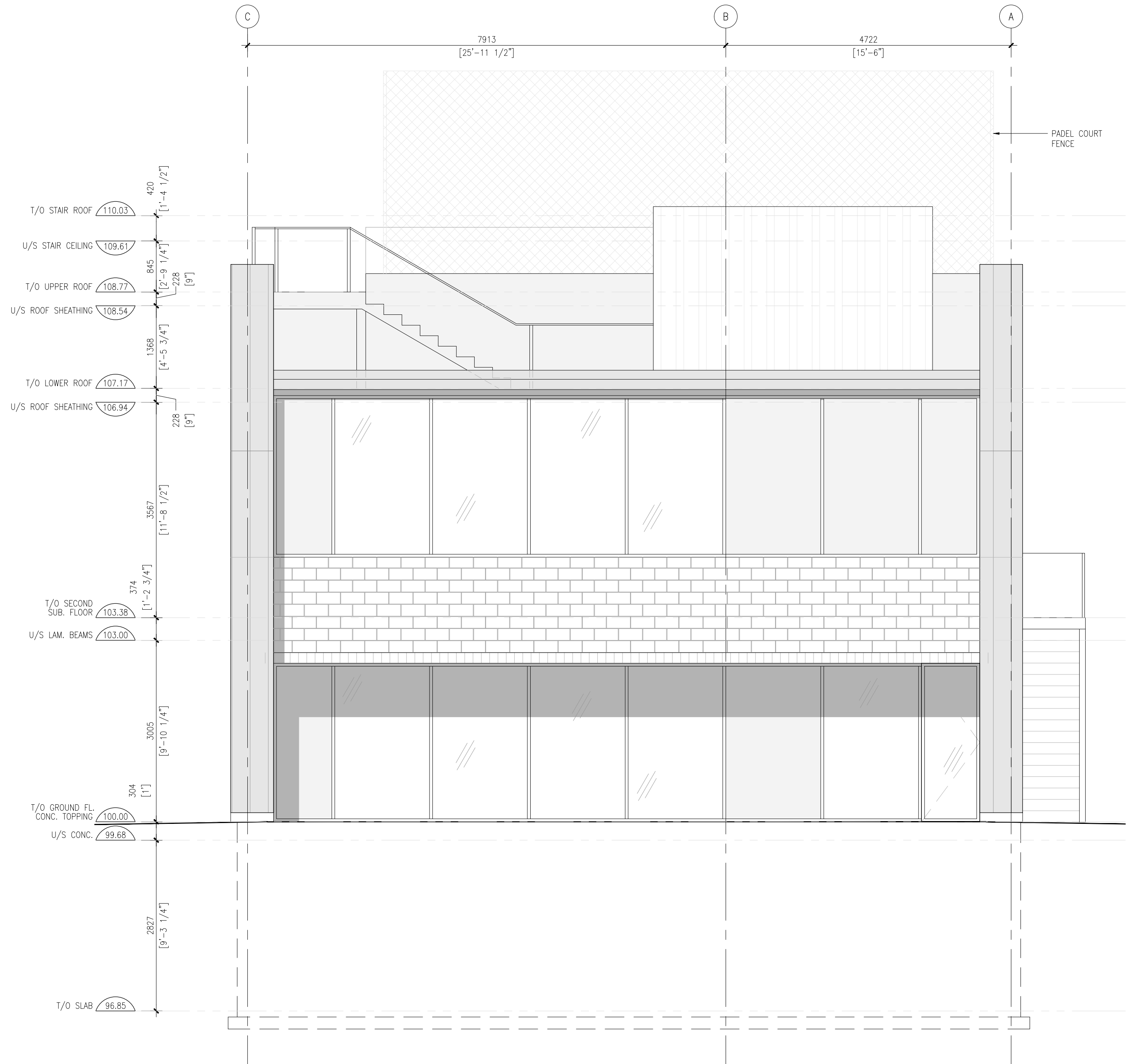
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

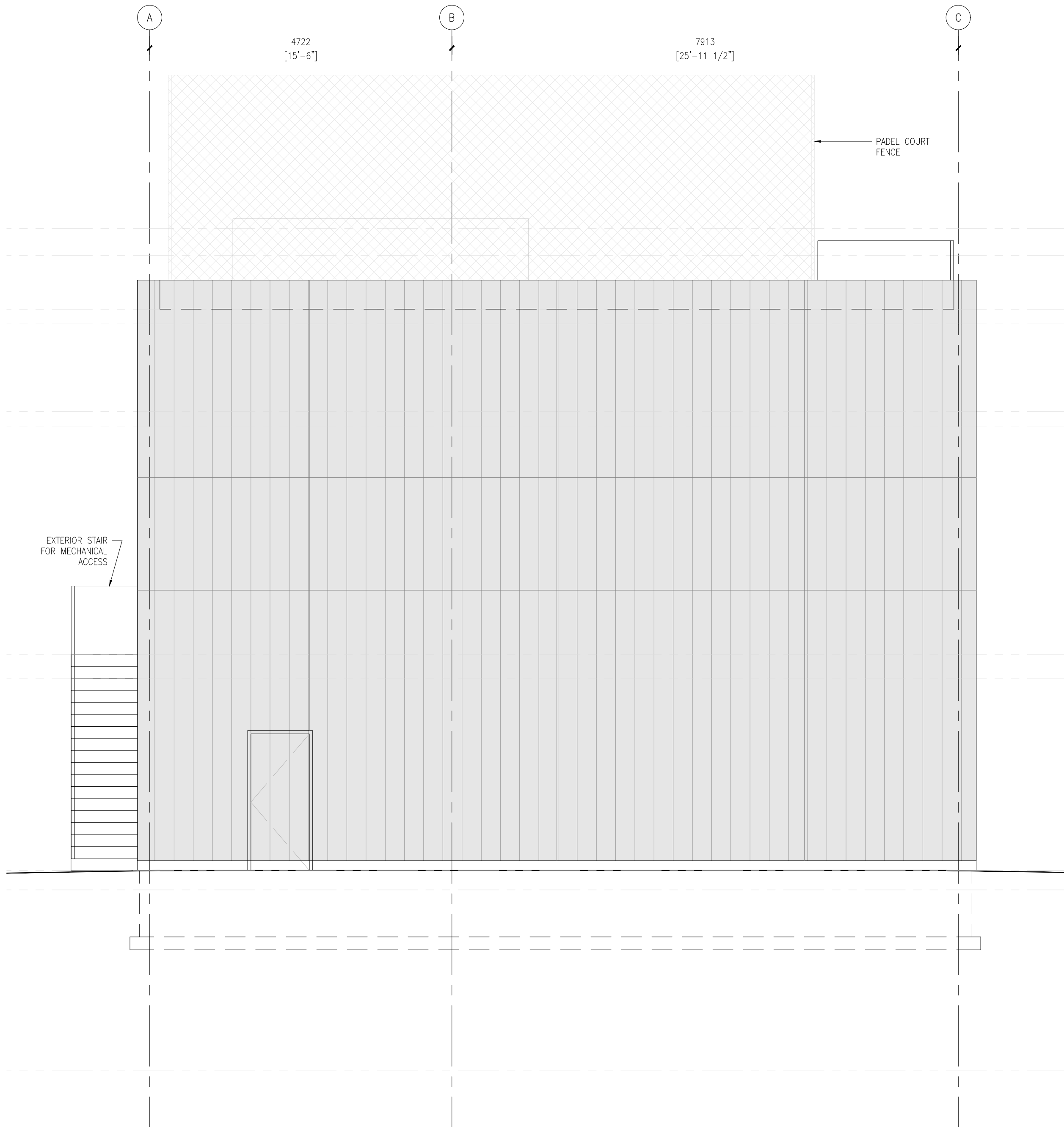
2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

ROOF PLAN

A333



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

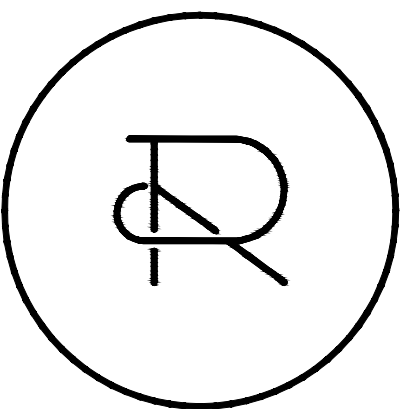


2 Rear (South) Elevation
A400 SCALE: 1:50

REVISION RECORDS

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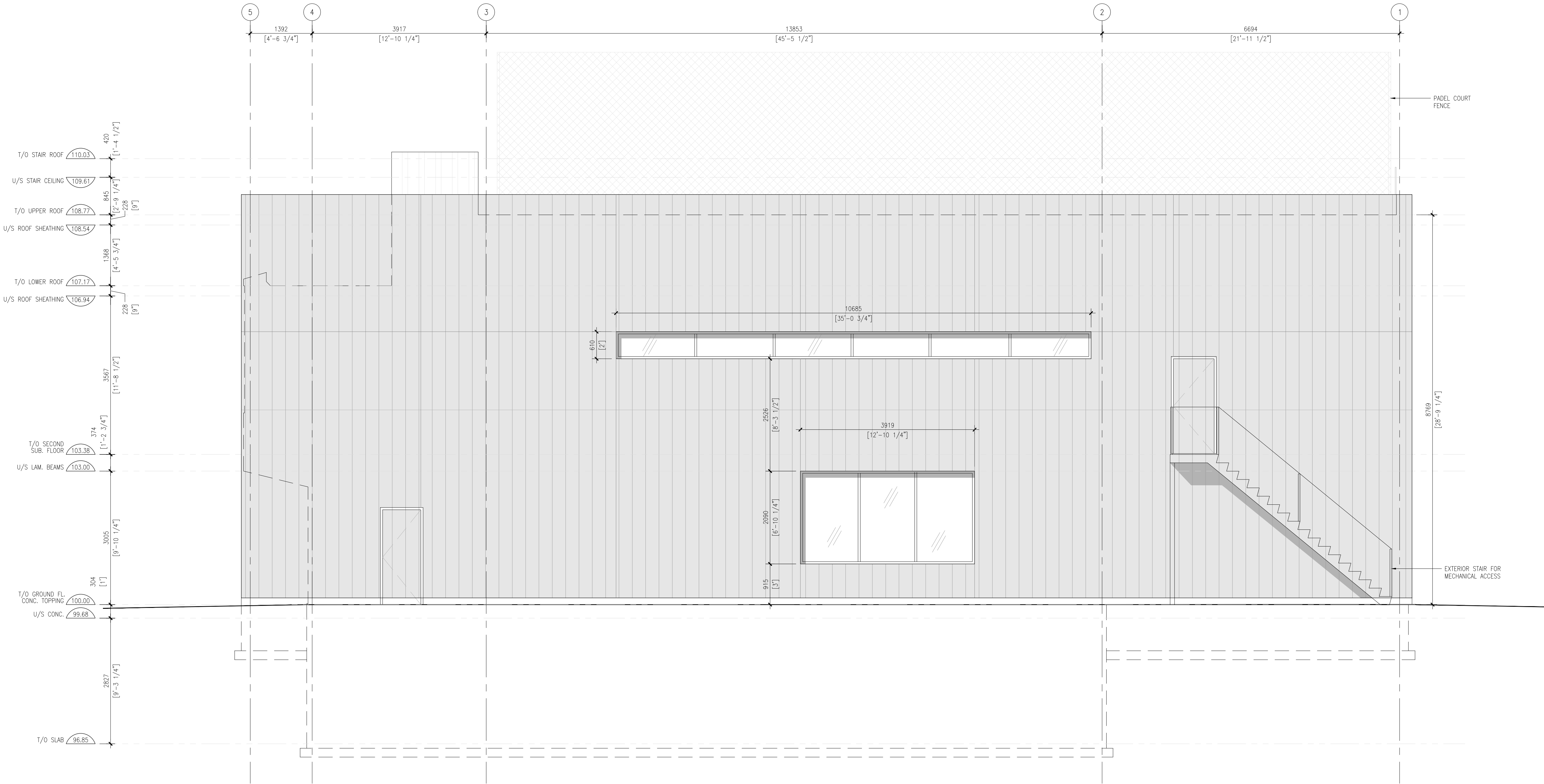
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

NORTH AND SOUTH
ELEVATIONS

A400

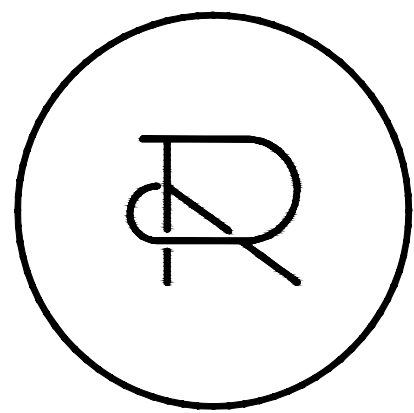


1 Side (West) Elevation
A401 SCALE: 1:50

REVISION RECORDS

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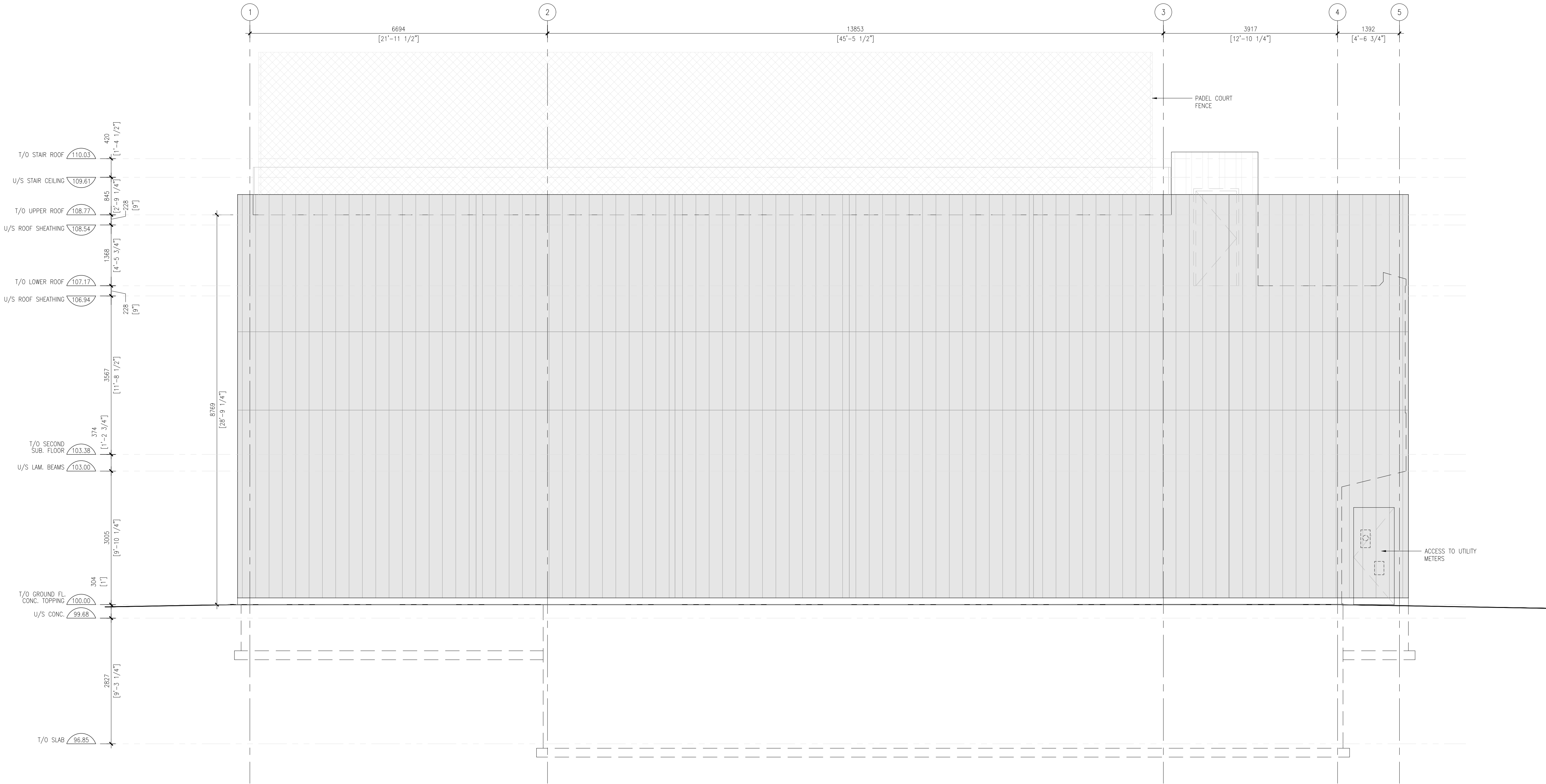
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

WEST ELEVATION

A401

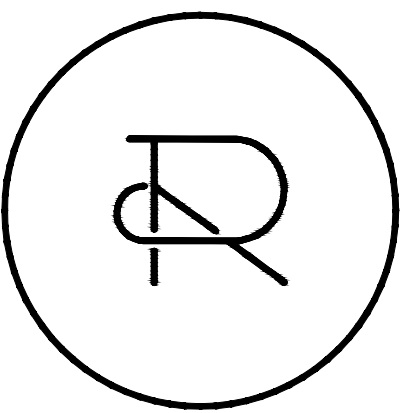


1 Side (East) Elevation
A402 SCALE: 1:50

REVISION RECORDS

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2026-04-23	Issued For Coordination
2026-03-31	Issued For Coordination
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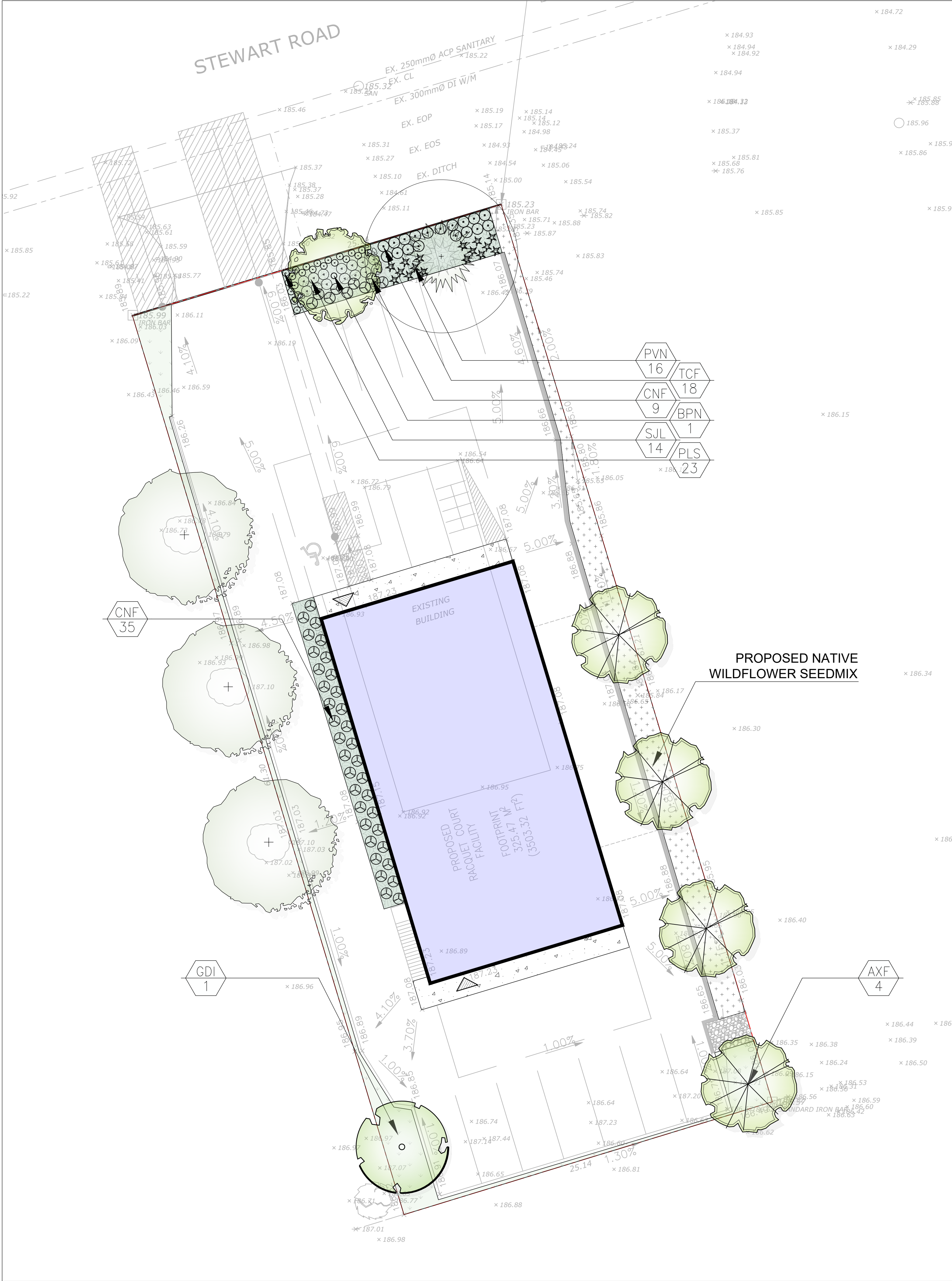
CRC SQUASH CLUB

12 STEWART RD
Collingwood, On

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

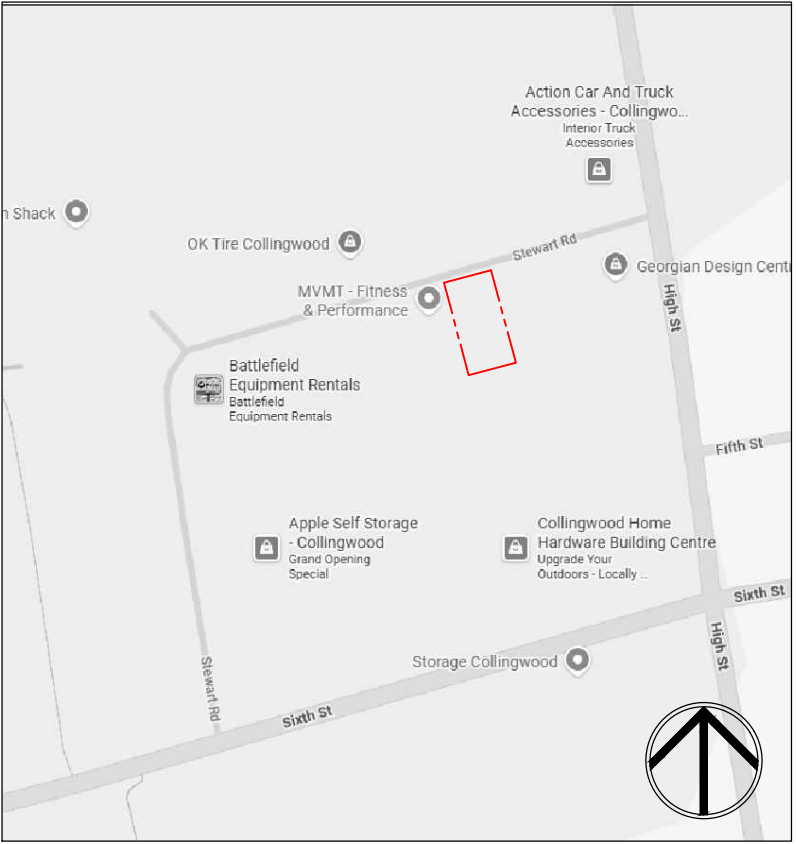
Prop. Sodded Area Typ.

Prop. Concrete Paving Typ.

Prop. Native Seed Mix

Proposed Planting Area

Proposed Deciduous Tree



Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
AXF		Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	70 mm		B.&B.	Yes	Yes	Full Form
GDI		Gymnocladus dioica	Kentucky Coffee Tree	70 mm		B.&B.	High	Yes	Full Form
BPN		Betula nigra	River Birch	70 mm		B.&B.	High	Yes	Full Form
DECIDUOUS SHRUBS									
CNF		Cornus sericea 'Farrow'	Artic Fire Dogwood	60 cm		C.G.	High	Yes	Full Form
SJL		Spiraea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	Yes	Yes	Full Form
CONIFEROUS SHRUBS									
TCF		Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	Yes	No	Full Form
PERENNIALS									
PLS		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal.	Yes	No	Full Form
PVN		Panicum virgatum 'Northwind'	Northwind Switch Grass			2 Gal.	High	Yes	Full Form (MPOY 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:

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 2026

Drawn By:

S.P.

Checked By:

L.M.

Drawing Title:

Landscape Plan

Project No.

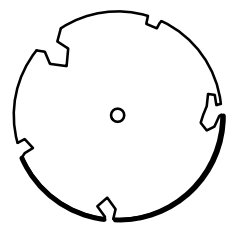
26105

Sheet No.

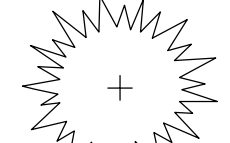
L1-01

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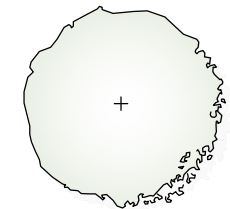
Legend



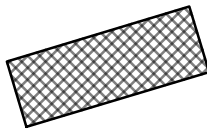
Proposed
Deciduous Tree



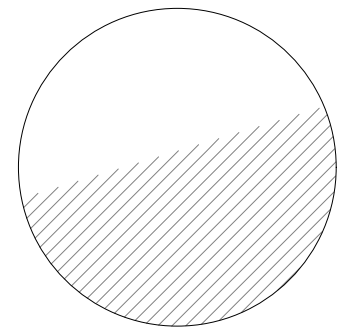
Existing Coniferous
Tree Canopy



Existing Deciduous
Tree Canopy



Soil Volume Area



Shade from
Tree Canopy



**SOIL VOLUME
AREA 01:**
No. of TREES: 01
SOIL AREA: 30sq.m.
SOIL DEPTH: 1.0m
SOIL VOLUME: 30 cu.m.

**SOIL VOLUME
AREA 04:**
No. of TREES: 01
SOIL AREA: 20sq.m.
SOIL DEPTH: 1.6m
SOIL VOLUME: 30 cu.m.

**SOIL VOLUME
AREA 03:**
No. of TREES: 01
SOIL AREA: 11sq.m.
SOIL DEPTH: 1.6m
SOIL VOLUME: 18 cu.m.

**SOIL VOLUME
AREA 02:**
No. of TREES: 01
SOIL AREA: 20sq.m.
SOIL DEPTH: 1.5m
SOIL VOLUME: 30 cu.m.



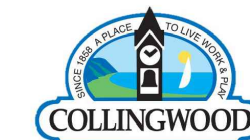
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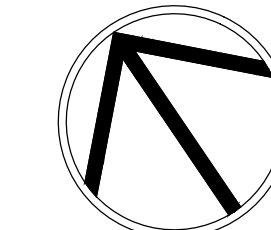


Notes:

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 2025**

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

Drawing Title:

Soil Volume Plan

Project No.

26105

Sheet No.

L2-01

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