

URBAN DESIGN BRIEF - Addendum 1

Project Name: Erie Street Dental Relocation

Project Site: 876 Hurontario Street, Collingwood, Ontario

Application Type: Concurrent Site Plan Control and Deeming By-law

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1.0 Introduction and Design Vision

This Urban Design Brief (UDB) is submitted in support of a concurrent Site Plan Control and Deeming By-law application for the property located at 876 Hurontario Street. In accordance with the Town of Collingwood's Urban Design Manual (UDM), this brief demonstrates how the proposed dental clinic redevelopment integrates cleanly into the surrounding physical fabric while upholding high standards of architectural excellence, accessibility, and pedestrian connectivity.

The overarching design vision aligns explicitly with the Lakeshore and Mountainside Recreation architectural theme outlined within the Town's guidelines. Rather than introducing a completely new structural footprint, the development intelligently embraces the existing built form, dramatically elevating its presence within the streetscape through a refreshed, premium facade materiality. By leveraging a structural vernacular inspired by natural mountain and cottage design elements and replacing dated finishes with high-end, contemporary materials, the project takes what is currently on-site and transforms it into an elevated, visually sophisticated facility. This design approach effectively introduces high-quality built forms and textured surfaces that actively enrich the public realm along this primary commercial gateway.

2.0 Context Analysis and Neighbourhood Compatibility (UDM Section 2.0 + 3.0)

The subject property is positioned along Hurontario Street, a major commercial corridor. The site is bounded entirely by long-standing or planned commercial uses, establishing complete land-use synergy with its immediate neighbours:

- North: Commercial use (Bowling Alley).
- South: Commercial use (Gas Station).
- West: Commercial use (Coin Wash).
- East: Hurontario Street, directly fronting a vacant parcel slated for future commercial

development.

Massing and Built Form Compatibility (UDM Section 4.0)

To respect the established physical character of the corridor, the development maintains the exact footprint of the existing building, avoiding changes to the property's low-impact footprint. Visual and spatial enhancements are restricted to the vertical plane through a second-storey addition designed to accommodate administrative office uses.

In compliance with UDM architectural compatibility guidelines, the addition is styled as a backsplit. This steps the building's massing back away from the Hurontario street line. The second storey is visible predominantly from the side and rear profiles, preventing the building from dominating the street edge while creating an articulated, low-rise commercial profile that harmonizes seamlessly with the variable massing of adjacent commercial properties.

3.0 Architectural Character, Materiality and Aesthetics (UDM Section 4.3)

Embodying the Lakeshore and Mountainside Recreation aesthetic, the exterior envelope bypasses urban Victorian architecture in favor of a rustic, premium material palette that celebrates the region's geography through contemporary tones:

- Grounded Masonry Base: Retains the existing charcoal-painted brick and stone, establishing a modern, deeply grounded base at the pedestrian scale.
- Board and Batten Siding: Utilizes light grey "board and batten" style siding (blending existing elements with new matching installations) to introduce strong vertical articulation, geometric shadow lines, and classic cottage-like visual warmth.
- Heavy Timber Post & Beam Accents: Integrates dressed, smooth-finished Douglas Fir heavy timber post and beam elements. To align with the regional recreation aesthetic, these structural accents feature solid grey or natural stained tones (such as rich Chestnut or Hawthorne browns), anchoring the mountainside motif.
- Cohesive Clean Trims: Implements clean white aluminum fascias, soffits, miscellaneous trims, and white vinyl windows, ensuring a uniform, highly polished finish across both the existing structure and the new addition.

4.0 Site Layout, Access, and Parking Design (UDM Section 5.0 + OP Section 5.3.2.4)

4.1 Access, Mobility, Loading, and Garbage Facilities (OP Section 5.3.2.4 b, d)

Vehicular access is restricted to a single, optimized curb cut on Hurontario Street, minimizing disruption to traffic flow and reducing potential pedestrian conflicts across the sidewalk. Given the boutique footprint of the dental clinic, a dedicated heavy commercial loading space is not

mandated through the Zoning By-law and has not been included.

In accordance with UDM Section 5.4 and OP Section 5.3.2.4(d), waste management facilities are situated out of prominent public view in a dedicated service zone in the northeast quadrant of the site. The garbage enclosure is fully screened by a structural wood enclosure styled to match the primary clinic building.

4.2 Parking Placement, Pedestrian Connectivity, and Frontage Buffering (UDM Section 5.3 / OP Section 5.3.2.4 c, e)

The site accommodates 18 parking spaces, balancing the Town's public realm standards with critical patient accessibility needs:

- **Rear Parking Field:** The vast majority of vehicular parking is tucked behind the building, completely screened from the public streetscape to satisfy standard municipal configuration objectives.
- **Front-Yard Barrier-Free Parking (Justified Healthcare Exception):** The designated barrier-free accessible space is intentionally positioned in the front court between the building and the road. While front-court parking is generally restricted, it is a vital operational necessity for a dental clinic serving elderly patients, young children, and individuals with acute mobility constraints. Bringing these spaces directly adjacent to the front entrance ensures safe, immediate, and dignified access. This layout interfaces directly with an integrated, fully accessible ramp at the main entrance, utilizing grading controls to ensure a seamless, barrier-free transition into the clinic lobby.
- **Frontage Landscape Buffer (Comment 8 Response):** To enhance the visual appearance of the development along the Hurontario Street corridor and mitigate the visual impact of the front-court parking and garbage enclosure, a continuous 2.0-metre landscape buffer has been introduced along the property frontage. The 2.0-metre width was specifically selected as an optimal dimension: it provides sufficient depth for robust, salt-tolerant screening plantings and high-canopy vegetation while maintaining enough clearance for property management to safely perform routine seasonal maintenance, snow clearance, and plant care without encroaching on municipal property or drive aisles.
- **Pedestrian Connectivity and Site Constraints:** A dedicated concrete walkway directly connects the municipal sidewalk along Hurontario Street to the internal pedestrian network. Due to physical footprint boundaries and grading constraints directly in front of the building, a direct perpendicular connection to the front door is not feasible. Instead, the walkway routes safely toward the barrier-free access ramp, guiding pedestrians smoothly to the main entrance.

4.3 Refinements to Site Landscaping & Public Amenity Features (UDM Section 6.0 & 6.1.4)

In response to municipal peer review comments and detailed site microclimate evaluations, two key refinements have been made to the landscape scheme:

- Relocation of Required Bench / Amenity Seating: Municipal comments initially requested a bench directly adjacent to the multi-use pathway along Hurontario Street. However, placing public seating immediately alongside a busy commercial arterial road is ill-suited for a specialized medical facility. It exposes waiting patients to traffic noise, dust, and lack of privacy. Through technical discussions, Town Planning staff concurred that a bench situated within the site is significantly more functional and appropriate. The bench has been relocated to the north side of the building along the primary pedestrian path. This location provides a comfortable, quiet, and sheltered waiting zone for patients awaiting pickup or resting before/after appointments. Additionally, a movable bench detail has been specified so property management can relocate or store the unit during winter months, protecting it from snowplow clearance, salt spray, and snow accumulation.
- Microclimate Modification of East Foundation Plantings (UDM Section 6.1.4): Fixed foundation planting beds directly adjacent to the eastern exterior wall have been removed and replaced with clean, durable concrete hardscaping. Due to the tight spatial configuration between the building structure and the elevated barrier-free access ramp, this narrow area suffers from extreme microclimate limitations—specifically permanent overhead shade, restricted airflow, and heavy winter salt spray off the ramp surface. Under Section 6.1.4 of the Collingwood Urban Design Manual, hardscaped alternatives are explicitly encouraged where microclimate constraints prevent long-term plant viability. Hardscaping provides a permanent, low-maintenance finish that protects foundation drainage and structural integrity.
- Frontage Buffer Setback and Driveway Sightlines: In accordance with staff discussions, internal foundation plantings were omitted due to harsh winter road-salt conditions and low plant viability. The 2.0 m landscape buffer is concentrated along the Hurontario Street frontage but is intentionally set back from the immediate driveway throat. This offset maximizes horizontal sightlines and clear visibility for drivers—particularly elderly dental patients—exiting the property onto Hurontario Street.

5.0 CPTED Considerations, Illumination, and Landscape Sightlines

The site layout strictly adheres to Crime Prevention Through Environmental Design (CPTED) principles to maintain visual clarity and site safety:

- Sightline and Height Control: In accordance with CPTED guidelines for healthcare properties, ground plantings near driveways and pedestrian pathways are strictly restricted to low-growth species under 1.0 m in height. Additional shade trees were intentionally excluded directly around the front entrance and drive aisles to avoid creating visual blind spots or obstructing driver visibility.
- Site Illumination: No additional pole-mounted lighting fixtures are proposed or required. Ample, uniform nighttime illumination is naturally provided by adjacent municipal street lighting along the Hurontario corridor, supplemented by low-glare,

dark-sky compliant building-mounted entry fixtures.

- Patient Amenity and Bench Location: As vetted and agreed upon with Town Planning staff, the required bench has been placed along the north elevation rather than directly along Hurontario Street. This provides a dignified, CPTED-compliant, and sheltered waiting space for dental patients awaiting pickup away from arterial traffic noise.

6.0 Conclusion

The proposed development at 876 Hurontario Street represents a highly compatible, well-proportioned infill project that honors the Lakeshore and Mountainside Recreation theme of the Town's Urban Design Manual. By maintaining the existing footprint and introducing a stepped-back second story clad in natural, premium materials, the design respects its commercial surroundings. The minor front-court parking adjustment is explicitly justified by healthcare accessibility requirements and is effectively mitigated through dedicated pedestrian channels and robust landscape buffering. The project stands as a clear fulfillment of the core design goals of the Town of Collingwood.