URBAN DESIGN REPORT

LINKSVIEW SUBDIVISION

780 Tenth Line

Draft Plan of Subdivision

Town of Collingwood

prepared for:
2577336 Ontario Ltd.

prepared by:

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1.0 INTRODUCTION

1.1 SCOPE AND INTENT OF THE URBAN DESIGN REPORT

This Urban Design Report has been prepared on behalf of 2577336 Ontario Ltd. for the subject lands, to be known as "Linksview", located at 780 Tenth Line within the Town of Collingwood. The purpose of this document is to establish a development vision, design principles and show how the proposed development complies with the Towns' policy documents and is appropriate to its local context;

- is environmentally sustainable;
- respects the natural heritage features of the area;
- creates an attractive and safe public realm;
- supports active transportation and recreational activities.

- To describe revisions made to the development proposal in response to Town urban design comments.
- To assess the development proposal against the design guidelines found within the Collingwood Urban Design Manual and provide a comprehensive summary of how the proposed development addresses urban design matters.
- To demonstrate that the proposed building sitings and architecture will reinforce an attractive, high quality development with a recreational resort character.
- To demonstrate variety among dwelling designs within an established vocabulary of architectural styles, forms, materials and details.

1.2 LOCATION / COMMUNITY CONTEXT

The subject lands comprise an area of 19.27 hectares (47.62 acres) located on the west side of Tenth Line, north of Sixth Street and south of Mountain Road in the Town of Collingwood, as shown on the Site Location Plan below. The site is bounded by:

- North - Blue Mountain Golf and Country Club; further north is a residential subdivision;
- South - Recreational lands also known as Fisher Fields and rural lands with a portion containing the Bygone Days Heritage Museum;
- East - Tenth Line; further east is an existing residential subdivision constructed in the early 2000s consisting of single detached dwellings;
- West - Rural and Environmental Protect lands.

The subject lands are presently vacant and were previously used for agricultural purposes. Topography is generally flat with gentle slopes that present no constraints to development. The site contains a woodlot in the northwest corner that will be preserved and buffered from development. All existing structures on-site have been recently demolished to facilitate the proposed development. The subdivision will form the logical extension of the existing residential community to the east through the extension of Georgian Meadows Drive.

Refer to community context plan on the following page.

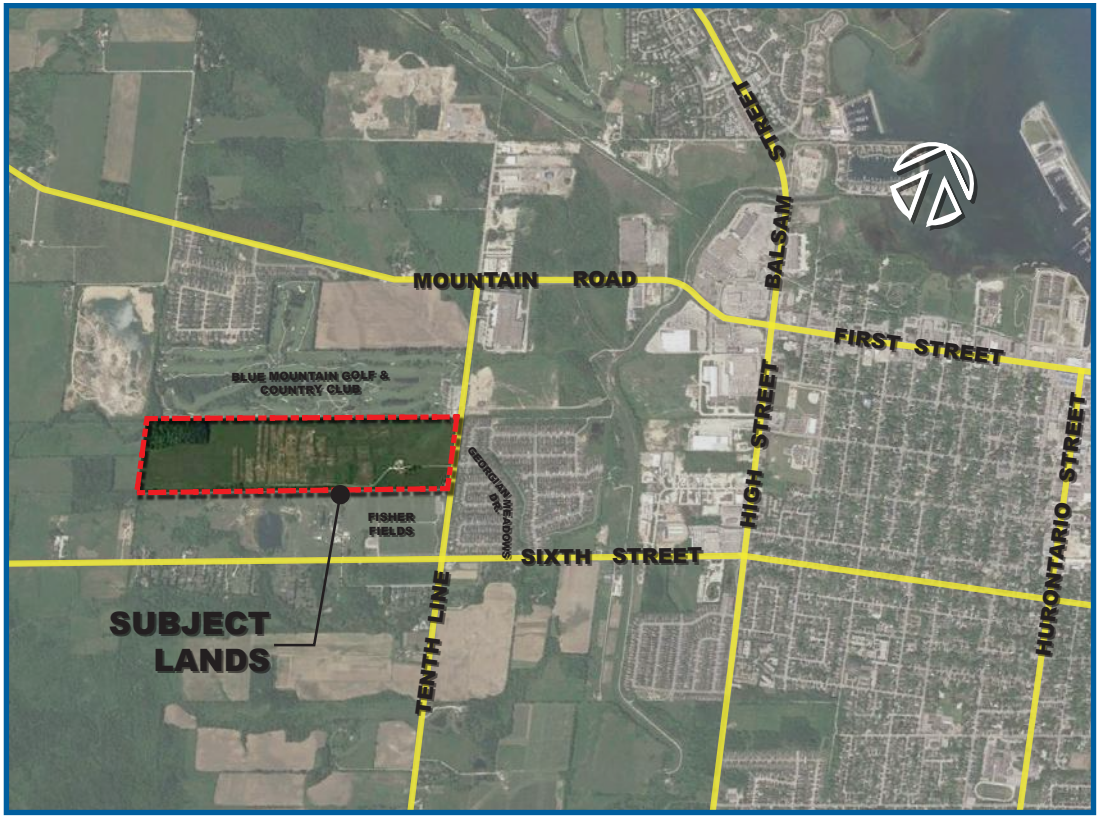


Fig. 1.1 - Key Map

1.3 PROPOSED DEVELOPMENT

The proposed development is comprised of the following components:

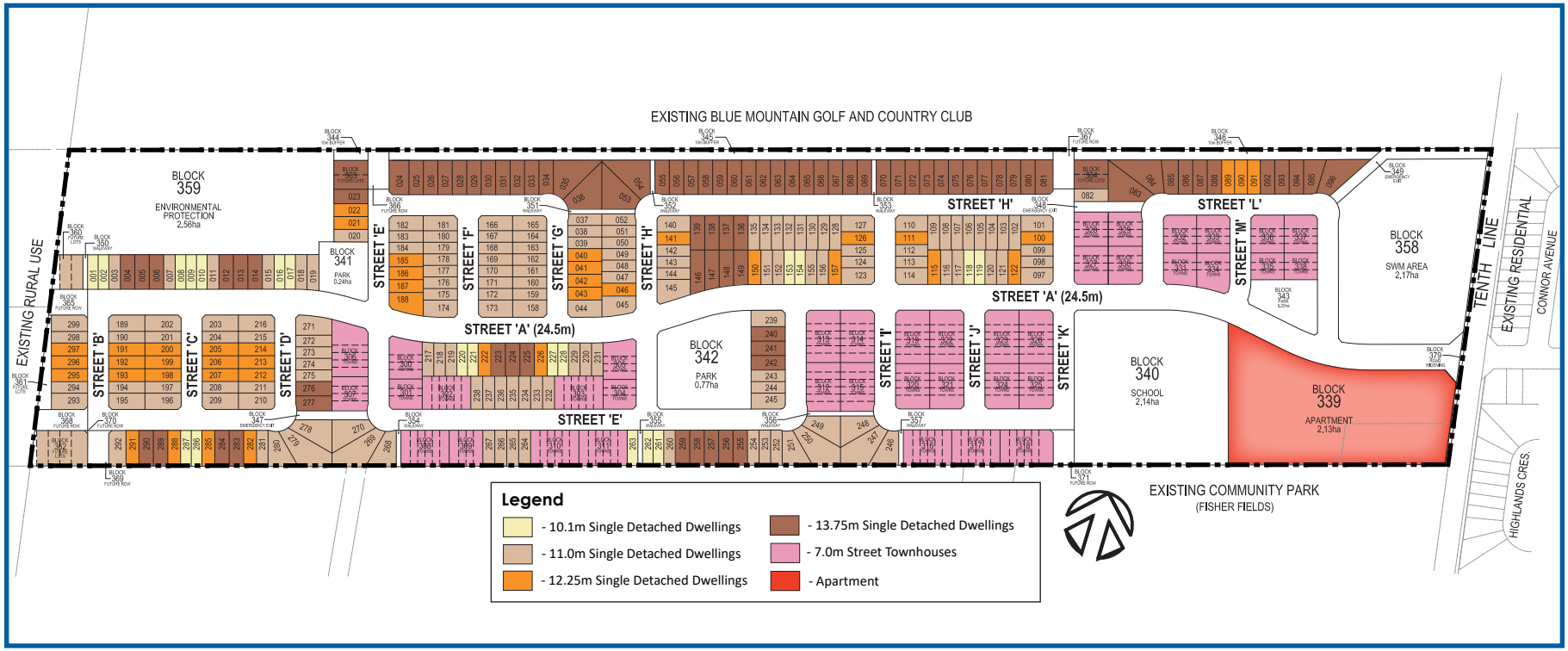
- A modified grid network of municipal roads will provide access to the site from 10th Line and allow linkage to future development to the east.
- An interconnected network of pedestrian sidewalks will be provided to a) ensure a safe and walkable neighbourhood, b) provide connectivity to the Town of Collingwood.
- One type of townhouse will be provided:
  - Street Townhouses+: These 2 storey townhouses (187 units with 7.0m frontage) 1-car garages at the front of the dwelling accessed from the municipal road. Block sizes range from 4 to 8 units per block. Private outdoor amenity space for each unit will be located in a rear yard at the rear of the building.
- Four types of single lot houses will be provided:
- 10.1m Single Lots (20 Units)
- 11.0m Single Lots (157 Units)
- 12.25m Single Lots (43 Units)
- 13.75m Single Lots (89 Units)
- Two 4-storey condominium apartment buildings are located at the western portion of the site overlooking 10th Line and the School Site.
- Pedestrian amenity areas in Parks / tot lots will be located in park areas within the development.

2.0 VISION AND GUIDING PRINCIPLES

2.1 LINKSVIEW URBAN DESIGN VISION

Linksview is envisioned as a vibrant and attractive residential neighbourhood that will become an integral and environmentally sustainable component of the Town of Collingwood, providing a range of housing options, creating an attractive and safe public realm, respecting significant natural heritage features of the area, and supporting active transportation and recreational activities.

A combination of heritage- and contemporary-inspired architectural styles will be utilized to complement the existing built form character of Collingwood. Each new building will be designed and sited to generate visually appealing streetscapes through careful attention to architectural style, building orientation, garage / parking placement, massing, articulation, materials and site conditions.



LINKSVIEW - Proposed Development / Built Form Typology

LINKSVIEW - Community Context Plan Source: Google Earth

View of the site from Tenth Line

Entrance to the Blue Mountain Golf & Country Club

Existing employment use northeast of the subject lands

Existing homes with reverse frontage east of the site

View of Georgian Meadows Drive east of the site

Existing homes on Georgian Meadows Drive

Existing homes with reverse frontage east of the site

View of Fisher Fields located south of the subject lands

View of the Bygone Days Heritage Museum located south

View of rural lands south of the site

2.2 GUIDING PRINCIPLES

The vision to create a vibrant new neighbourhood is supported by the following principles:

- Establish a sustainable neighbourhood that will seamlessly integrate into the urban fabric and built form of Collingwood.
- Create a highly livable residential development with access to open space, recreation, and neighbouring uses.
- Create an aesthetically pleasing residential neighbourhood with streetscapes and buildings that are well suited to the community context.
- Ensure compatible interfaces and connectivity between private property and the public realm.
- Protect and enhance the area's distinct natural heritage system.
- Establish a connected framework of open space and recreational areas.
- Provide a hierarchy of roads, sidewalks and trails that facilitates ease of access throughout the neighbourhood for vehicles, pedestrians and cyclists and that supports active transportation.
- Provide a range of building types and sizes, including single- and multi-unit residential, to respond to a broad demographic and a wide set of homeowner needs.
- Promote innovative building designs that minimize the visual impact of garages and parking areas within the public realm.
- Provide context sensitive buildings designed to respond to their location within the community and to adjoining uses.
- Ensure that buildings on priority lots (such as corner lots, gateway lots, park lots, etc.) are given special design consideration.
- Incorporate principles of CPTED (Crime Prevention Through Environmental Design) in order to promote a safe, pedestrian-friendly environment.
- Provide access to various high-quality private and public spaces associated with residences.

Linksview - a highly livable residential development with access to open space, recreation, and neighbouring uses

2.3 SUSTAINABILITY

Sustainable development practices balance the health and well-being of the environment and related resources with the pressure of urbanization, bringing forward strategies to better manage increased population densities, resource and energy consumption and vehicular traffic volumes.

The following sustainable development practices will be incorporated:

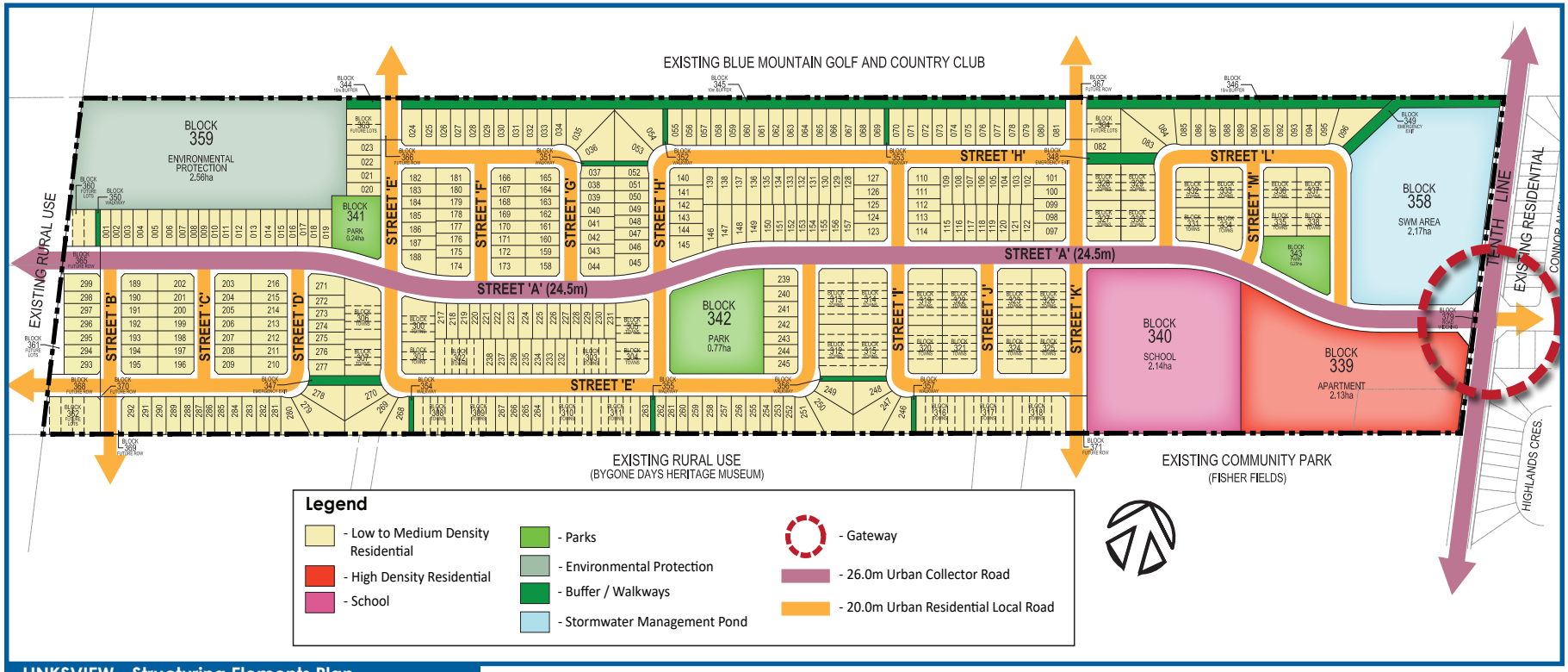
- Provide a naturalized approach to storm water management facilities.
- Ensure overland flow routes respond to natural drainage patterns of the site.
- Preserve and enhance existing natural features and utilize them as an opportunity to create a linked open space system.
- Increase top soil depth on residential lots to provide extra storm water storage at the landscape area, reduce runoff from the site and enhance infiltration and evapotranspiration.
- Provide street tree planting and landscaping that increases the urban canopy, creates comfortable micro-climate conditions, mitigates negative seasonal effects (wind breaks or shade canopy) and contributes to overall biodiversity.
- Source local materials and manufactured components where possible to reduce transportation emissions.
- Provide logical and convenient pedestrian connections throughout the community to promote walkability.
- Implement resource management measures during construction to ensure trades work efficiently to reduce and eliminate waste.
- Provide erosion control measures and filter cloths on all catch basins during construction.
- Utilize energy efficient materials and home construction methods, where feasible, including:
  - Increased insulation / air tightness and efficient heating, hot water and air conditioning systems;
  - High-performance windows;
  - CFC reduction in HVAC equipment
  - Sealed ducts for better air distribution;
  - Water conservation through use of low-flush toilets;
  - Low maintenance building materials;
  - Low-emitting adhesives and sealants, paints and coatings, and carpets and flooring;
  - Use of materials with recycled content, where feasible/practical.

3.0 PUBLIC REALM GUIDELINES

The public realm is a vital component of the proposed subdivision that will work together with private realm elements to assist in the efficient functioning of the neighbourhood. A successful public realm provides:

- A functional, safe, sustainable, and enriching environment.
- Attractive streetscapes with generous landscaped boulevards.
- A network of streets that accommodate multi-modal choices for pedestrians, cyclists, and vehicles.
- Pedestrian linkages that connect the residential population to open spaces and the larger community.
- Well-designed street furnishings and wayfinding elements that provide orientation, identity and a sense of place.

Detailed design drawings for public realm elements will be provided by the developer's Landscape Architect as part of their landscape submission. All open space, streetscape and landscape elements within the Linksview development will be designed in accordance with current Town standards.

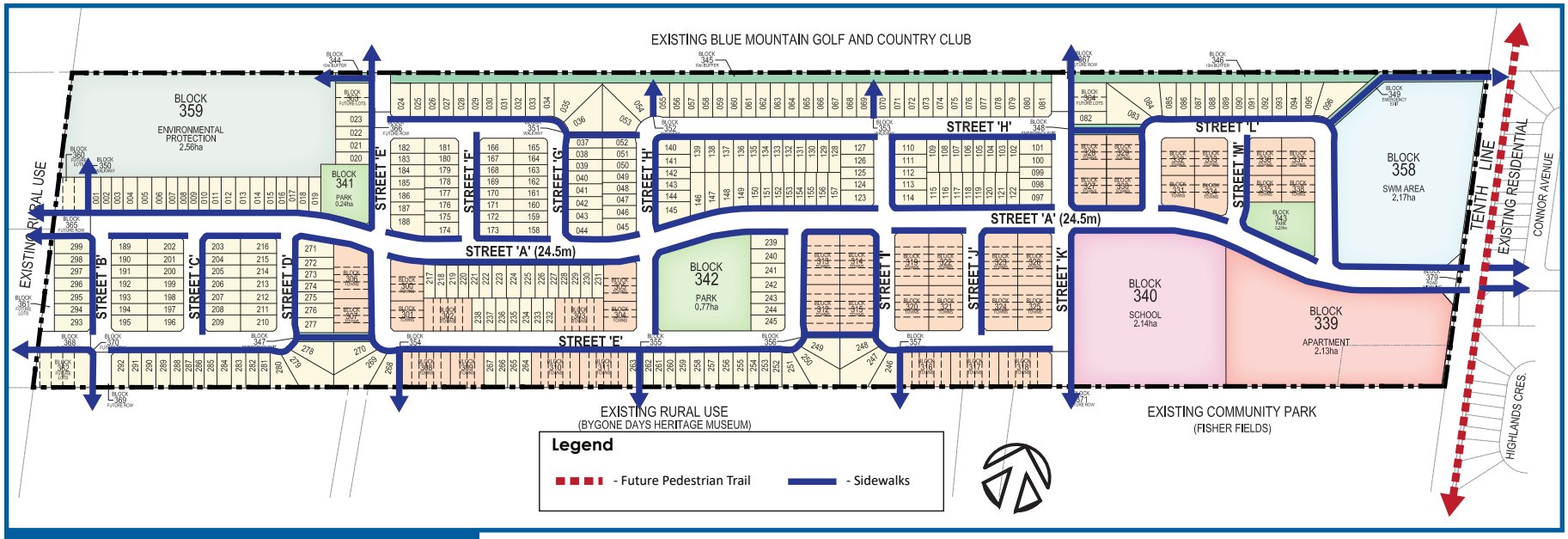


LINKSVIEW - Structuring Elements Plan

3.1 STRUCTURING ELEMENTS

Structuring elements within the proposed development include:

- A development pattern influenced by adjacent land uses and existing road patterns.
- A large woodlot (environmental protection lands) located in the northwest corner of the subject lands will enhance the open space character of the neighbourhood and act as a natural amenity space for the community.
- Three parks that will provide passive and active amenities for residents.
- A modified grid road network that connects to the established road pattern to the east and whose hierarchy is reinforced through streetscape design. Connections to adjoining lands north, south and west of the site are provided to ensure future linkage opportunities.
- An apartment site located prominently at the entrance to the subdivision from Tenth Line will serve as a landmark gateway building and provide affordable housing options for the community.
- A school block is provided adjacent to the apartment site and park in an accessible and visually prominent location along the neighbourhood spine road (Street 'A').
- A stormwater management pond located at the northwest corner of Tenth Line and Street 'A' will assist with the environmental sustainability objectives for the community and provide a 'green' gateway to enhance the development's open space character.
- A 10.0 metre wide buffer has be provided adjacent to the Blue Mountain Golf and Country Club to further separate residential rear yards from golf course activities.
- A series of 3.0 and 10.0 metre wide walkway blocks are provided throughout the subdivision to provide permeability for active transportation networks.
- A range of housing options (including single detached homes, street townhouses and apartment buildings) that will assist in creating a diverse, yet cohesive, neighbourhood for residents of different incomes, household compositions and lifestyles.
- Community edges, gateway features and streetscape elements that promote an attractive and functional public realm.



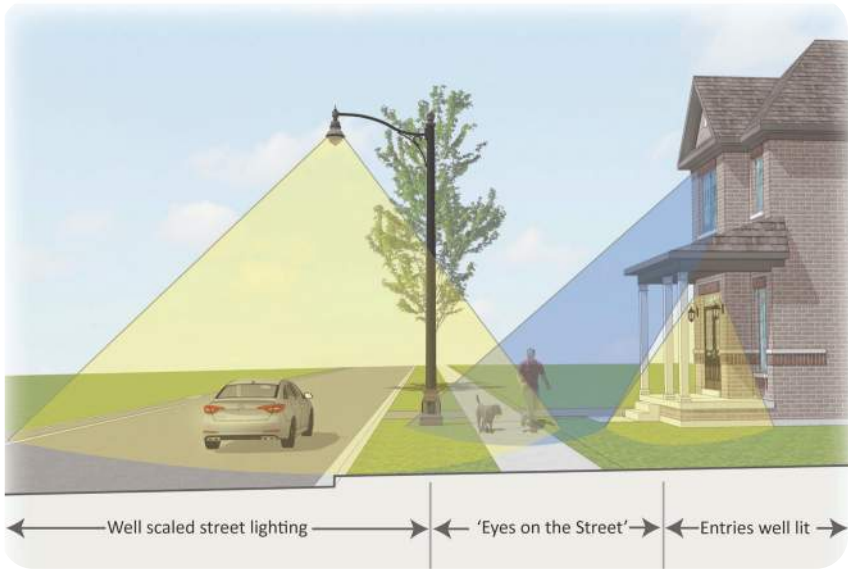
LINKSVIEW - Structuring Elements Plan

3.2 COMMUNITY SAFETY

Community safety is a fundamental cornerstone of creating a sustainable new neighbourhood. In order to promote a safe, pedestrian-friendly community, the design of the neighbourhood will incorporate the principles of CPTED (Crime Prevention Through Environmental Design), including the following:

- Pedestrian and cycling routes should be well-defined and allow for safe and easy connectivity through the community.
- Open space amenities shall be located within comfortable walking distance of all residents and linked via a sidewalk / trail network.
- A clear definition between public and private space should be provided through the design and placement of buildings, fencing and landscaping.
- Site planning and building design should allow for visual on-look of public spaces.
- Safe sightlines should be maintained at all intersections.
- Ample fenestration facing public areas should be provided to promote casual surveillance or "eyes on the street".
- Front porches that create a transitional area between the street and the home are encouraged.
- Main entrances should be visible from the street, clearly defined, well lit and connected to the street, sidewalk or driveway by a hard surface walkway.
- The presence of the garage within the streetscape should be diminished by limiting its projection in front of the house.
- Lighting should be designed to relate to the pedestrian scale. It should be directed downward and inward to mitigate negative impact on neighbouring uses and help maintain a dark nighttime sky to the extent feasible.

Promoting Pedestrian / Cyclist Connectivity, Comfort and Safety Will Assist In Creating a Sustainable, Healthy Community



Dwellings should be designed to provide 'eyes on the street' and large porches to foster a safe, pedestrian-oriented neighbourhood

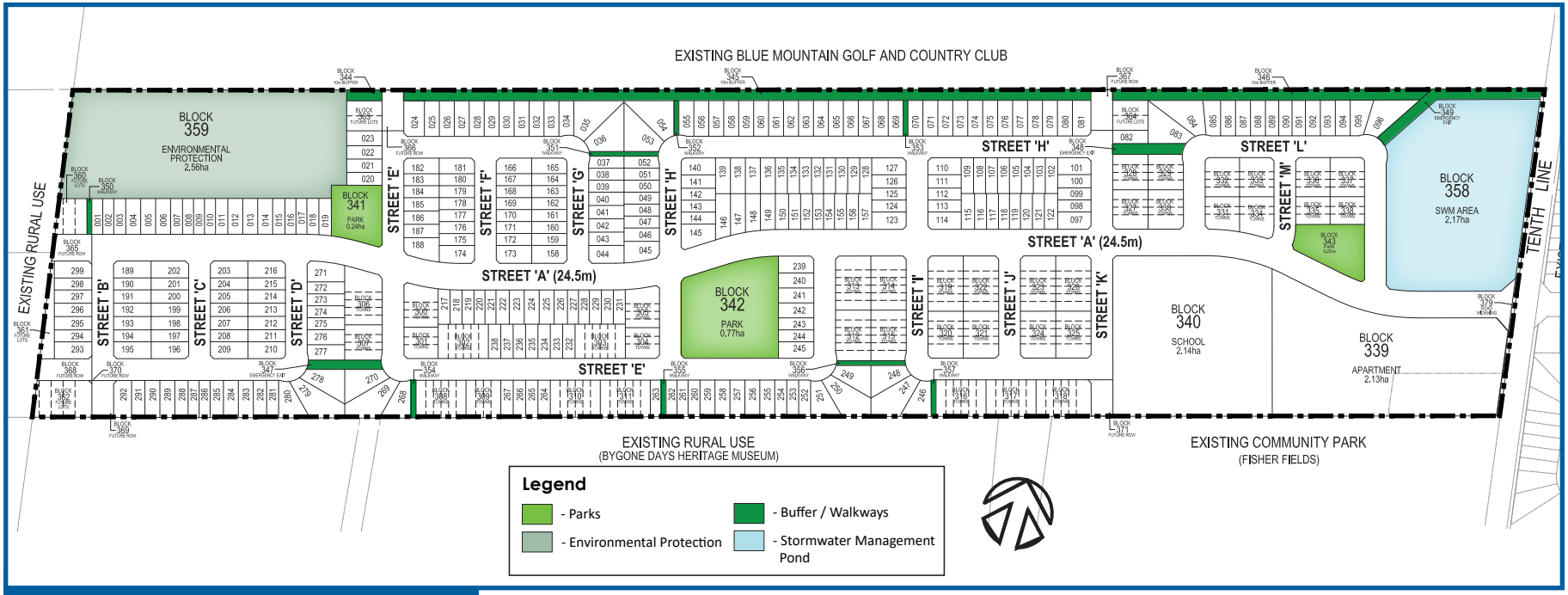
3.3 OPEN SPACE ELEMENTS

The open space elements will consist of:

- Environmental protection lands (woodlot);
- Three parks; and,
- A storm water management pond.

These features combine to play an important role in establishing the structure and character of the subdivision. Careful planning of green open spaces is important in contributing to the identity of the neighbourhood, sustainability, connecting residents to the outdoors and promoting an active lifestyle.

Conceptual Images of Open Space Elements within the Community



LINKSVIEW - Open Space System

3.3.1 Environmental Protection Lands

The woodlot in the northwest corner of the site will be preserved and protected from development. This provides ecologically diverse, healthy and sustainable Environmental Protection lands in the context of an urbanized setting. The woodlot will also serve as an attractive open space backdrop to the proposed park at the northwest corner of Street 'A' and Street 'E'.

The preservation and enhancement of the woodlot should conform to the following:

- Physical access to the woodlot should be limited. Woodlot accesses may be provided from the proposed park at Street 'A' and 'E', the 3.0 metre wide walkway block and potential connection through the 10.0 metre buffer block adjacent to the existing golf course, dependant upon final grading.
- Barriers to unwarranted vehicular traffic shall be provided while allowing access to service and maintenance vehicles (i.e. removable bollards), if required.
- The interface with residential lots should consist of 1.5m height black vinyl chain link fencing. Gates from residential lots to environmentally sensitive areas are not permitted.
- Architectural Upgrades to rear or side elevations of housing backing or flanking publicly visible areas will be required unless it can be demonstrated that public visibility will be obscured by the mature vegetation of the woodlot.
- Existing vegetation and natural areas shall be preserved and protected wherever possible. Edge management and restoration of open space lands adjacent to development may be required. Native plant material shall be used for any edge planting within the buffer.
- Planting design to be in accordance with the Nottawasaga Valley Conservation Authority's Guidelines and Town of Collingwood's Standards.

Conceptual Images of Wooded Area within the Environmental Protection Block

3.3.2 Parks

Parks have been strategically located in the in the eastern, wester and central portions of the subdivision and adjacent to the environmental protection lands, accessible from the neighbourhood spine road (Street 'A'). In addition to the three parks proposed within the subdivision, immediately south of the site is Fisher Fields, a community park that contains recreational sports facilities. The following guidelines should be applied:

- Parks shall be located to provide easy access to all residents, ensuing no residence is more than 400m walking distance to a park or active open space area.
- The parks have been sited with southern exposure to maximize sun access.
- The parks shall provide for green space that will serve as a key recreational and gathering space for neighbourhood residents.
- Focal presence should be reinforced through maximizing street frontages and providing a high degree of public visibility.

The developer will dedicate the parks to the Town in a seeded/sodded state. The parks will be designed and constructed by the Town and should consider the following design elements:

- Entry points to the parks should be strategically located to ensure convenient access.
- Pedestrian links throughout the parks should be designed in a safe and accessible manner.
- On-street parking for adjacent roads should be situated on the park side to allow for convenient access to the park, where feasible.
- Parks should be well-defined, including 1.5m high black vinyl chain link fencing where adjacent to private lots.
- Planting (trees, shrubs, grasses, perennials) shall comprise species tolerant of urban conditions with an emphasis on native species. Accent planting should be focused at entrances and around primary seating areas and play areas.
- Tree planting shall largely reflect an informal layout with cluster groupings of trees contained within lawn areas to facilitate sun shade and passive use.
- A mix of active and passive recreation shall be provided for a variety of age groups and abilities. A unique character or play experience should be established through a variety of play equipment types.
- Potential features within the parks will depend upon the programming requirements of the Town of Collingwood consistent with the demographic needs of the neighbourhood.

Conceptual Images of the Proposed Parks

3.3.3 Stormwater Management Pond

The stormwater management pond is located prominently at the northwest corner of Tenth Line and Street 'A' to take advantage of the natural grading of the site and to create a green edge for the proposed development.

The following guidelines should be applied:

- A naturalized approach to design (layout and planting) shall be adopted in the development of stormwater management facility.
- Pond slopes should be gentle, and safe access to the pond perimeter will be considered at select locations.
- Native plant material will be utilized and will include emergent and submergent species. Plant materials will be extended to the pond perimeter to provide shade opportunities for the pond surface.
- Street frontages adjacent to the pond shall be designed as formalized edges to include tree planting.
- Wherever feasible, maintenance paths shall be developed to serve the secondary function of pedestrian walkway.
- To promote the use and appreciation of stormwater management facility as a passive open space, walkways should be connected to the public sidewalk.
- The interface with residential lots should consist of 1.5m black vinyl chain link fencing.
- Provide the opportunity to create overlooks / viewing areas that emphasize naturalized open space areas. Provide appropriate paved surfaces, safety features (i.e. railings) and furniture (seating).
- Since the SWM facility occurs at the primary entrance to the subdivision from Tenth Line and Street 'A', opportunities for a gateway feature may occur within the southeast corner of the block.
- Architectural upgrades to the side elevation flanking publicly visible areas will be required.
- The pond shall be designed and planted in accordance with Nottawasaga Valley Conservation Authority's Guidelines and Town of Collingwood's Standards for SWM Facilities.

Examples of Naturalized SWM Pond

3.4 STREETSCAPE DESIGN

The street zone is the most visible public area within any new development. It consists of the elements within the street right-of-way and of the built form located within the adjacent private realm which forms the 'street wall' enclosing the street. The streetscape design elements within the proposed subdivision will consist of:

- Street trees;
- Community mailboxes;
- Street furniture;
- Fencing;
- Gateway design; and,
- Street network.

The streetscape shall be designed to create an attractive, pedestrian-friendly public realm

3.4.1 Street Trees

The following guidelines should be applied:

- In order to provide a sustainable amenity for the subdivision and enhance the streetscape, a boulevard tree planting scheme will be designed and installed.
- All streets are to be planted with single row of street trees within the boulevards. Boulevard tree spacing should be based on the objective of creating a continuous tree canopy at maturity.
- All tree planting locations shall be coordinated with the underground and above-ground utilities to avoid conflicts with driveways, light standards, transformers, etc.
- Boulevard trees should be planted on the municipal side of the property line.
- Same species should occur on both sides of the street, extending the full length of the block. However, large mono-cultural planting should be avoided.
- Native species are encouraged.
- Where headlights may shine on housing units a coniferous tree or trees should be considered to mitigate negative impacts.
- Street trees will be planted in rhythmic form. Intersections should be planted with flowering street trees and street lengths planted with large canopy trees. This helps to emphasize the approach of an intersection.
- All street trees shall be sited in accordance with the Town of Collingwood's Standards.

Conceptual Image of Boulevard Street Tree Planting

3.4.2 Community Mailboxes

Community mailboxes provide an opportunity for meeting and interaction within the Community. Mailboxes can serve as important activities in the daily routines of residents.

The following guidelines should be applied:

- Design and siting of Community Mailboxes shall be in accordance with the requirements of both Canada Post and the Town of Collingwood.
- Community Mailboxes should be sited in high-profile and/or at nodes such as the storm water pond and/or the open space blocks. These will be located within the road right-of-way.
- Community Mailboxes may be incorporated in built structures such as gazebos or entry features. The materials/design of such structures should be developed to minimize vandalism and long-term maintenance and repair costs.
- Community Mailboxes may be incorporated into flankage lot locations.
- Community Mailboxes should be located with a five minute walking distance of every dwelling.
- All structural footprints will be minimized and pervious materials will be encouraged, when feasible, to increase infiltration.

Conceptual Image of Community Mailboxes

3.4.3 Street Furniture

Street furniture occurs within the public right-of-way and typically includes street lights, mailboxes, seating/benches, waste receptacles, public signage / sign blades, utility elements, fencing, etc. A palette of high quality street furniture can help distinguish the neighbourhood and strengthen the social role of streets and other outdoor public spaces. Street furniture will be coordinated and established through discussions with the Town and the Developer.

The following guidelines should be applied:

- Street furniture will be provided for the safety and convenience of users at appropriate locations and includes pedestrian/roadway lighting, waste receptacles, benches, signage etc.
- The design of street furniture, including colour and style, should be consistent with the architectural vision of the community.
- Utility infrastructure should be located away from open space frontages and community landmarks (i.e. entry features).

Example of Grouping Utilities within the Streetscape

Conceptual Image of Street Lighting

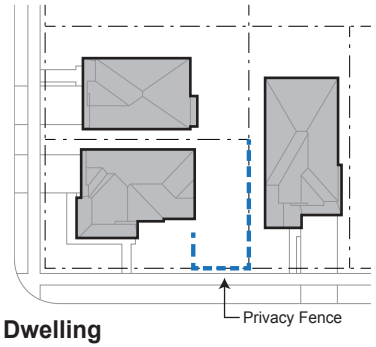
- Wayfinding elements will provide clear and concise direction to users as well as providing community character in accordance with the Town of Collingwood.
- Street lighting will be in accordance with Town of Collingwood standards (selected from existing palette of poles and fixtures).
- The location of street lights is encouraged to alternate from one side of the street to the other, where feasible, and shall be located in accordance with Town standards.
- Above ground infrastructure should be located and designed to be compatible, organized and visually minimized.

3.4.4 Fencing

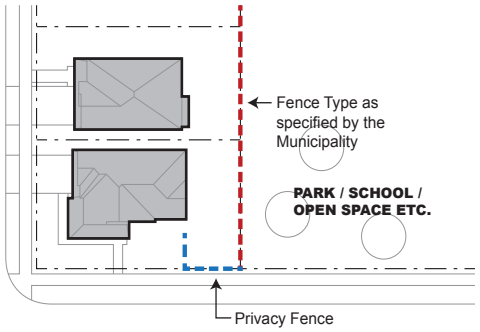
Several types of fencing may be provided depending on the need for privacy and containment. The design of fencing visible from the public realm should portray a consistent theme through design, materials and colour throughout the proposed development. All fencing shall be in compliance with municipal standards and all applicable noise attenuation requirements.

Wood Privacy Fence

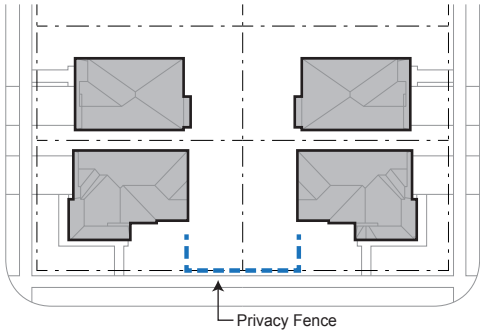
- Corner lot fencing is recommended for all corner lots in order to screen and enclose private rear yards otherwise exposed to flanking streets.
- Corner lot fencing shall be located within private property and follow the flankage lot line to a point near the rear corner (so that the side facade of the dwelling is not hidden from public view).
- This fencing shall return to within 1.2m of the



CONDITION ONE: Backing onto Side Lot Line of Adjacent Dwelling



CONDITION TWO: Backing onto Other Land Uses



CONDITION THREE: Back to Back Corner Lots

Typical Locations of Corner Lot Fencing

- flanking building face to accommodate a gate. Fence return location shall avoid conflict with windows.
- Privacy fence height should be 1.8m.

Conceptual Image of Corner Lot Privacy Fencing

Conceptual Image of Chain Link Fencing

Conceptual Image of Decorative Fencing

Chainlink Fence

- Black vinyl chain link fence is required where proposed residential uses abut open space features and the school block.
- Chainlink fence height should be 1.2m to 1.8m depending upon the locations.

Noise Attenuation Fence

- Noise attenuation fencing may be required for certain dwellings within the neighbourhood in accordance with the applicable Noise Report.
- Fencing design, materials and heights shall comply with the requirements of the applicable Noise Report.
- The design and colour of noise attenuation fencing should complement the proposed privacy fencing within the neighbourhood.

Decorative Fencing

- Low decorative metal fencing, accented with intermitted masonry columns, may be used in certain areas of the neighbourhood to highlight the importance of public areas such as the parks.
- Decorative fencing should be 1.2m in height.

3.4.5 Gateway Design

The intersection of Tenth Line and Street 'A' will become the primary gateway into the proposed subdivision. Land uses in this area include a large SWM pond on the north side of Street 'A' and a high density residential block on the south side of Street 'A'. These elements will be designed to serve as landmarks that will serve to enhance the sense of arrival to the development, promote neighbourhood identity and assist in wayfinding.

The following guidelines should be applied:

- Gateway entry features may be provided within the SWM block and/or apartment block.
- The design of the gateway entry feature shall be coordinated with landscape treatments on the adjacent street corners to create a consistent and attractive presence along the entry street.
- Provide a clear and identifiable crossing for pedestrians / cyclists at the gate-

way intersection through changes in pavement materials, colours and textures.

- Landscaping should include plant materials that will enhance and complement the entry features but not create visual obstructions for motorists. Ornamental trees, shrubs and seasonal plantings will be selected to provide hardy mass plantings in accordance with the Town of Collingwood Standards. Planting types should provide for year round interest.
- Provide landscape lighting to sustain visibility.
- Any proposed structural features shall be located behind the daylight triangle and all landscaping shall conform to Town of Collingwood Standards.

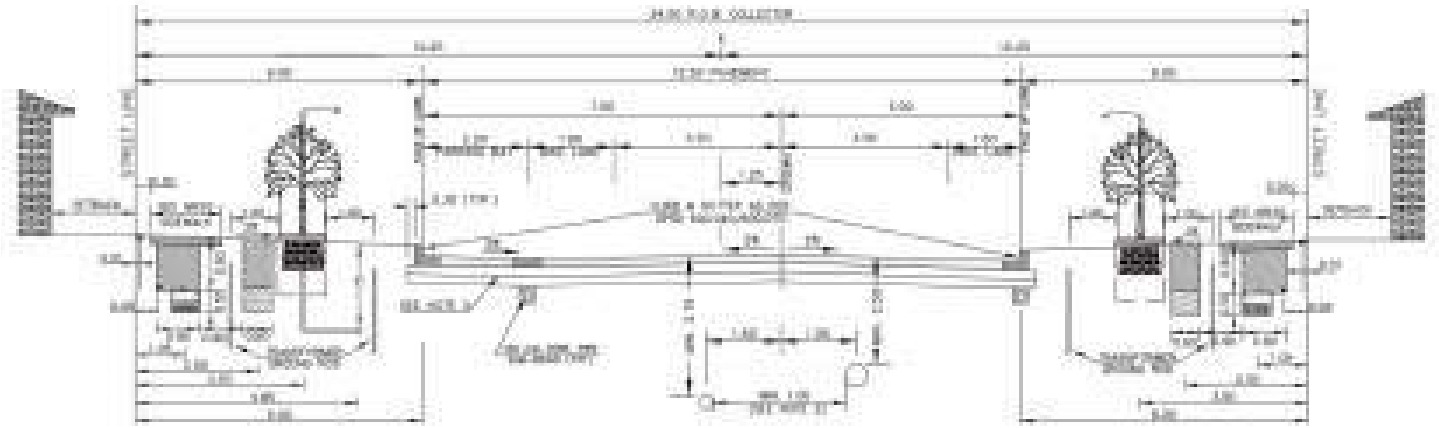
3.4.6 Street Network

The proposed development provides a defined hierarchy of new streets designed to accommodate walking, cycling and vehicles which reinforces the vision of a pedestrian-oriented neighbourhood with multiple linkage opportunities. In this regard, streetscape design should be focused on creating an attractive, comfortable and pedestrian-scaled environment that provides for public connectivity throughout the development.

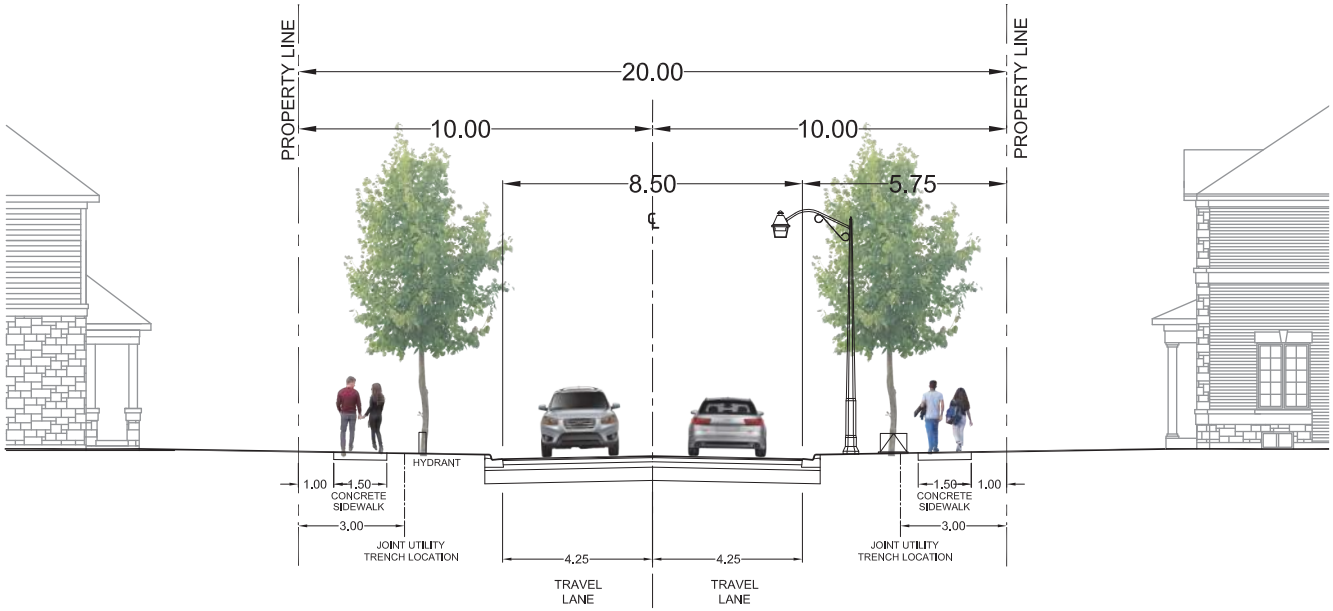
Key considerations in the development of the street network are:

- The development of an urbanized cross-section (i.e. curb and gutter, rather than ditches) for all streets within this new residential development.
- Street elements such as light standards, street furnishings and signage should be combined and coordinated where appropriate, to create consistency and continuity both in design and placement.
- In order to create a continuous and uniform canopy on both sides of the street, street trees and sodded boulevards shall be provided in accordance with Town standards.
- Street name signage shall be incorporated to facilitate orientation and wayfinding.
- On-street parking should occur on public streets, wherever feasible.
- Improvements to Tenth Line are currently being undertaken by the Town of Collingwood, this includes the urbanization of Tenth Line to a local collector with curbs, sidewalks, bike lanes and associated servicing infrastructure. Details regarding the completion of these works can be found in the "Town of Collingwood Tenth Line and Mountain Road Improvements Schedule 'C' Municipal Class Environmental Assessment".
- All streets and streetscape elements shall be designed in accordance with Town standards.
- Refer to diagrams on the following page which illustrate the intent of street design within the subject lands.

Gateway Features Provide Placemaking Opportunities



Conceptual Cross Section for 24.5m Urban Collector Road (Street 'A')



Conceptual Cross Section for 20.0m Local Road

5.0 COMPLIANCE WITH COLLINGWOOD'S URBAN DESIGN MANUAL

The following section analyzes components of the Town's Urban Design Manual (UDM) pertaining to Site Layout, Buildings, Active Transportation, and Landscaping / Public Spaces. A response is provided that corresponds with the UDM section number describing how the proposed development complies with relevant design guideline, where applicable.

UDM SEC. 6 - SITE LAYOUT

A. Streetscape

- The site layout provides for a modified grid pattern of streets with building front facades, active uses, and public spaces to create vibrant streetscapes.
- Buildings facing publicly visible areas are designed with animated facades to avoid blank walls.
- Ample fenestration, entrances and porches are provided in all building types to ensure overlook of the street / public realm. In the case of the dual frontage townhouses, the rear facades provide a variety of garage widths with large terraces above the garages to minimize the impact of garages on the streetscape.
- All buildings will be sited with a close relationship between the front façade and the street to foster a vibrant and pedestrian-oriented development.
- Loading and service areas for buildings will be located discreetly and oriented away from highly visible public spaces.
- Buildings backing onto the adjacent golf course are designed with active front elevations and landscape treatments Buildings are generally sited parallel to the property line.
- The proposed development is part of a multi-phased master planned community. It provides for the planned extension to the east.
- Variation of development patterns has been provided. The proposed development includes 1 townhouse forms (7.0m 2-storey street townhouses.)

B. Parking

- Parking for the townhouses is provided on the individual lot. Parking for the apartments is primarily provided internal to / under the building or directly in front. Surface parking is provided on all municipal roads. All parking areas are linked to the pedestrian network.
- Landscaping and pedestrian walkways will be provided where parking is located head-on adjacent to the school site and apartment building.
- All parking stalls will be sized to meet municipal standards.
- Accesible parking spaces will be provided close to the apartment building and school entrances in accordance with municipal requirements.
- The parking garage located internal to the apartment building will be designed to ensure parked vehicles are not visible within the streetscape.

C. Structures Fronting a Laneway

- Not applicable

D. Arterial Corridors

- Not applicable

E. Relationship of Uses

- The proposed development provides a sensitive interface with active facades facing adjacent uses.
- The proposed site plan and landscape plan demonstrate a cohesive and harmonious development with a compatible arrangement of built forms and sensitive transitions between varying uses.
- The site plan has been sensitively designed to arrange buildings so they appropriately define the streets and open space areas.

F. Site Character

- Aside from the themed architectural character of the building typology, a variety of design elements have been provided to add to the character of the development, including: 3 parks and a SWMP.
- The landscape plan will propose a variety of decorative paved areas, and landscaping treatments (tree, shrubs, perennials and groundcover) throughout the proposed development to establish an attractive appearance and distinct character.

G. Patios & Dining Areas

- Not applicable

H. Industrial Outdoor Display

- Not applicable

I. Outdoor Display & Retail

- Not applicable

J. Open Areas

- A central park has been provided which will serve as a common amenity area and neighbourhood focal area for this phase of development. Smaller parks are provided along the main spine road which provide opportunities for pedestrian amenities (i.e. benches or potential shade structures).
- The golf course adjacent to the site will be addressed through the design of ta landscaped buffer.
-

K. Outdoor Amenity Space

- Each dwelling unit will have its own private amenity space as follows: 2-storey townhouses will have at grade private rear yards; single will have private rear yards and apartment units will each have a private balcony.
- A common amenity area will be associated with the apartment building.

L. Building Service Uses

- Servicing areas (garbage, loading, etc.) for the apartment building will be discreetly located away from public view. Private garages will be provided for all townhouse forms to provide storage for this housing form.
- The site has been designed to allow for convenient and safe emergency and service truck manoeuvring. Appropriate signage and pavement markings will be provided.

N. Utilities

- Utility meters on buildings will be located discreetly away from public view or screened within architectural niche or with landscaping to limit exposure to highly visible public areas. Air conditioning units will be located in yards away from public spaces, where feasible. If this is not feasible, the a/c unit will be screened with landscape treatments.
- An above ground services plan will be prepared for review by the municipality to ensure the location of transformers, switch boxes, etc. will minimize negative visual impact on the streetscape.

O. Lighting

- A lighting / photometric plan will be submitted to ensure sufficient and appropriate site lighting is provided.
- All site lighting will be dark sky compliant and energy efficient to minimize negative environmental impact. Lighting will be directed downward and inward to ensure a safe and secure development and avoid impact on adjacent uses.
- All building entrances and pedetrian routes will be adequately lit. Lighting fixtures that support the architectural character of the proposed development will be selected.

P. Trash & Recycling

- Trash and recycling areas will be located internal to the apartment building.
- For the apartment building there will be a temporary trash staging area near the western end of the building where garbage bins will be moved on garbage pick-up days (garbage pick-up will be undertaken by a private firm).
- For townhouses, garbage will be stored within the garage (garbage pick-up will be undertaken by the County).

Q. Campus Design

- Not applicable

R. Snow Storage / Melt

- Designated snow storage areas have been identified on the site plan in areas throughout the site that will not negatively impact landscape treatments, pedestrian routes or views.

S. Stormwater Management

- A high level summary of the stormwater management strategy is below:
  - The site has a SWM located in the western edge of the site, adjacent to 10th Line. Quantity control is not required for the site as outlined in the Servicing & SWM Report.
  - Property line swales have been provided to direct drainage to appropriate outlets.

UDM SEC. 7 - BUILDINGS

A. Building Placement & Orientation

- Buildings will be sited with main front facades and building entrances facing and generally parallel with the adjacent roadway.
- All buildings will generally be sited close to the front setback line to create a defined street edge and an animated, pedestrian-friendly streetscape.
- Street walls have been defined through the placement and setbacks of buildings.
- Main entrances to buildings are visible and accessible from the adjacent street.
- Buildings are oriented and designed to create attractive public views.

B. Building Façade: Streetscape

- A variety of building types and facade treatments will be provided to ensure vibrant and visually cohesive streetscapes are achieved.

C. Corner Sites

- Corner buildings have been given enhanced design treatments (such as additional fenestration, wall articulation, porch treatments, building orientation, landscaping, etc.) to create visual interest and landmark architecture within the streetscape.
- Both street-facing facades of buildings on corner lots have been given an equal and consistent design treatment.

D. Building Groupings

- The proposed development includes a range of building types with a coherent architectural character, materials and colour palettes that are complementary to each other, as previously discussed.
- The buildings have been designed and grouped in a logical and functional manner to ensure appropriate relationships with other buildings and the public realm.
- Individual outdoor amenity spaces for dwellings have been arranged for privacy, access to sunlight and attractive views.

E. Context

- Building architecture will incorporate ample use of porches, fenestration, façade articulation, interesting roof forms, variety of materials, landmark design features, etc. that will provide a coherent theme and unique sense of place within the community while providing a development pattern / built form that is compatible with and complementary to the character of neighbouring developments.

F. Height and Mass

- The townhouses range from 2-2 1/2 storeys.
- The Apartment building is 4 storeys and will incorporate a significant degree of building articulation through the vertical modulation and material changes that breaks down the buildings' horizontal massing and creates a human scale.

G. Building Façade

- A themed approach has been employed to ensure the architectural character of the various built form types proposed results in an attractive, cohesive and high-quality development.
- The proposed architectural character of new buildings within Linksview is influenced by mountainside recreational precedents. This meets the

architectural style requirements of the UDM.

- Building facades for each building type will be designed with animated façade treatments, that will support the mountainside recreational architectural theme for the development and provide visual interest.
- A coordinated application of high-quality building materials will be proposed, including: masonry base with wood siding (board + batten and horizontal shiplap profiles) and a variety of accent elements (i.e. shakes, gable details, brackets, etc.).
- The generous use of fenestration, projections / recesses and porches will also contribute to an attractive streetscape.
- Façade treatments complement and support the prevailing mountainside recreational character established for Collingwood.

H. Articulation

- The apartment building will employ a distinct base, middle and top portion utilize highly articulated building facades and balconies, in conjunction with material variety, to create visual interest and break up the massing of this building.
- Townhouses will also use a variety wall and roof form articulation together with variations in model designs to break up the massing of the buildings and provide architectural interest.
- Long, uninterrupted wallswill be avoided in the design of all buildings.

I. Entrances

- Primary building entrances will be designed as focal features for each of the proposed building types and given architectural emphasis.
- All main entrances will be oriented and visible to the adjacent street.
- Weather protection (through the use of covered porches, canopies and overhangs) will be provided.

J. Fenestration

- Ample fenestration, that is architecturally compatible with the building design, will be incorporated into all proposed building forms to create attractive facades and provide overlook of public spaces.
- Windows will be high quality, low maintenance, energy efficient and vertically proportioned.

K. Blank Walls

- Blank walls exposed to public views will be avoided to ensure attractive views are maintained throughout the proposed development.

L. Mixed Use

- Not applicable.

M. Retail Facades

- Not applicable.

N. Roofs

- All townhouses will have pitched roof forms. The use of roof gables and other forms of roofline modulation has been incorporated into the design of each building to create visual interest and massing variation.
- The apartment buildings will utilize a mansard roof form that will have the appearance of a pitched roof when viewed from the street. The mansard will provide screening to rooftop mechanical equipment. The use of gables will be employed to create visual interest and roof form modulation.

O. Facade Material

- The proposed facade materials will incorporate a mix of stone and prefinished siding (vertical board + batten and horizontal shiplap profiles) together with accent materials such as shakes, gable timber posts and trim elements.
- These materials support the mountainside recreational architectural character proposed for the Linksview Community.

P. Colour

- A variety of coordinated colour palettes that support a mountainside recreational character will be provided to ensure a visually vibrant development.

Q. Priority Sites

- A Priority Lot Plan has been included in this report to identify the location of priority sites within the development.

- Buildings in priority locations will have enhanced architectural treatments that provide landmarks within the streetscape.

R. Heritage Adjacency

- Not applicable.

S. Residential Standards

- Buildings will be designed with a Mountainside Recreation architectural theme.
- The design of facade treatments, materials, massing, fenestration, articulation and detailing comply with design guidelines and contribute to high quality building elevations that reinforce the Mountainside Recreation architectural theme.
- Articulated roof forms will be provided to create varied and interesting streetscapes.
- Buildings will be designed to create a clear definition between public and private spaces. The use of covered front porches and landscaped front yards provides a clear transition between the public space of the sidewalk/street and the private space of the building.
- Main entrances will be visible from the street and ground-related.
- All attached garages will be incorporated into the main massing of the building and will be recessed or flush with the main entry feature (i.e covered porch). A variety of attached garage configurations are provided for the Townhouses.
  - 7.0m wide townhouses will have 1-car garages located on the front facade so that the main front facades of buildings facing the municipal roads.
- The main parking area for the apartment buildings will be located within / under the buildings and will not be visible within the streetscape.
- Visual interest will be provided within all streetscapes variations in building design and elevation treatments between differing models to avoid monotony and ensure variety.
- Appropriate transitions in building massing will be provided to provide a cohesive streetscape.
- Townhouse buildings will utilize differing building lengths in order to avoid monolithic buildings. The maximum length of a townhouse block will be 8 units.

UDM SEC. 8 - ACTIVE TRANSPORTATION

A. Pedestrian Circulation

- Logical, direct and barrier-free pedestrian circulation will be accommodated throughout the proposed development as demonstrated within - Circulation / Active Transportation Plan.
- A network of 1.5m to 2.0m wide concrete sidewalks will be provided.
- Sidewalks are typically located on one side of the street.
- Sidewalks will be separated from vehicle lanes by use of concrete curbs.
- Pedestrian crossings will be provided in logical and safe locations and marked accordingly to minimize pedestrian / vehicular conflicts.

B. Enhanced Pedestrian Connection

- Pedestrian connectivity will be enhanced by employing a permeable street pattern that avoids excessive block lengths and provision of walkways in key locations

C. Pedestrian Amenities

- Seating areas will be provided within the parks.

D. Street System

- Street blocks lengths have been kept short and walkways / sidewalks have been provided to provide an interconnected and easily navigable street/sidewalk network that will encourage active transportation.

E. Parking Areas

- Not applicable.

F. Trails

- Not applicable.

G. Bicycle Circulation

- Bicycle circulation within the proposed development can be accommodated on the municipal road network.
- Bicycle parking spaces will be provided near the and the apartment building

and school site.

H. Transit Circulation

- Not Applicable.

I. Wayfinding

- Directional / street signage and other wayfinding elements will be provided.

UDM SEC. 10 - LANDSCAPING AND PUBLIC SPACES

A. General Design

- The landscape plan will use a variety of plant species including a mix of ground covers, shrubs and trees in order to:
  - Add visual interest to the project and streetscape;
  - Create visual interest through seasonal variations in plant materials;
  - Provide outdoor amenity/play space for the benefit and use of the neighbourhood;
  - Provide a pedestrian network with connections to the adjacent trail system (Georgian Trail);
- Native species will be utilized, where appropriate;
- The specified landscape materials will be chosen for practical, environmental, safety, security, visual and functional purposes;

B. Planter Beds

- Planter beds which separate the surface parking area from the apartment building include a variety of landscape plantings to provide visual interest.

C. Street Trees

- Townhouse blocks include shade trees on front yards where spacing permits;
- Street trees include hearty, native species which are salt tolerant.

D. Frontage Plantings

- Only one frontage/interface exists with Cranberry Trail – Dual Frontage Townhouse units contain landscaped areas with a combination of landscape plantings to provide visual appeal of the development;

E. Perimeter Plantings

- Plantings around the entire perimeter apartment building will be a minimum of 2m and contain a variety of plant materials and will be designed as an attractive buffer to the school site.
- Some additional perimeter tree plantings may be installed on the adjacent golf course where grading does not permit planting areas on the development lands.

F. Foundation Plantings

- Where possible, foundation plantings will be provided along external sides of buildings visible to public spaces.

G. Tree Canopy

- Tree cover will be provided to create a tree canopy shade of over 40%.

H. Pedestrian Connections

- Pedestrian connections have been made to 10th Line.

I. Screening

- Plantings around the entire perimeter are a minimum of 2m and contain a variety of plant materials and have been designed as an attractive buffer to the existing golf and residential uses.

J. Parking Lot Landscaping

- Parking areas associated with the apartment building and guest parking areas include adjacent landscaping to reduce the negative impacts of the parking area;
- Landscape screening adjacent to parking areas include shade trees and low shrubs for security purposes;
- All parking will be connected to the pedestrian network.

K. Parks

- Three park areas are included in the development, designed to provide enjoyment and use by neighbourhood residents;
- All park areas will include play spaces;
- Park areas include play spaces, appropriate site furniture where feasible, including seating, bike racks and garbage receptacles;
- Park areas are defined, visible, accessible and contain pedestrian connections;
- Park area associated with outdoor amenity space will contain perimeter shade trees as well as landscaped and turf areas, pedestrian connections and parking areas.

L. Outdoor Amenity Spaces

- The amenity areas will include a combination of landscape and hard surface to visually define the space;
- Pedestrian connections and bike racks will be available for the promotion of active transportation.

M. Play Spaces

- Play spaces included in the three park areas will be designed to provide enjoyment and use by neighbourhood residents;
- Appropriate site furniture, including seating, is included in play space areas where feasible;
- Play spaces will have clear visibility to streets;
- Play space area included in the outdoor amenity area will include shade plantings and turf area;

N. Community Gardens

- Not applicable.