

August 19, 2021

Attention: **Mark Bryan**
Town of Collingwood
55 Ste. Marie Street, Unit 302
Collingwood, ON, L9Y 3Z5

Re: **Urban Design Review of 31 Huron Street (Harbour House), Town of Collingwood**

Dear Mr. Bryan,

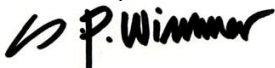
MBTW-WAI has been retained by Streetcar to review the proposed Harbour House development located at 31 Huron Street, north-west of the Huron Street and Heritage Drive intersection (herein referred to as “the subject site” and/or “Harbour House”) and based on our findings, prepare a response letter in support of the proposed development application.

Since 1975, the MBTW-WAI team has been creating distinctive, innovative “places for people”, and is recognized in the development industry as a leader in providing urban design, architectural guidance, and landscape architectural services. Our multidisciplinary team works collaboratively with our clients to build a synergy within the consulting team that creates distinctive places and projects. The broad range of our collective experience in all aspects of design and implementation, at a variety of scales, in both the public as private sectors gives us an uncommon perspective on community design and development, as well as a portfolio of success stories. Our positive exploratory mindset and visionary, entrepreneurial thinking enable us to raise the bar in community design and development, and make things happen. We pride ourselves on our ability to contribute our expertise in a holistic manner to design high-quality award-winning communities.

MBTW-WAI has been involved with the Shipyards project since the conception of the Community Master Plan document in 2003/04 of which we are jointly authors. MBTW-WAI were involved from the beginning of the project in establishing the design concept and workshops and were the lead urban designers overseeing the implementation of the project. During our involvement some of the key work elements completed also included visioning, community consultation, evaluation and analysis, preparing framework and strategies, and creating high level conceptual plans. Based on our extensive experience and history with this project, we feel well suited to provide a detailed and thoughtful review of the various guidance documents as they related to the proposed Harbour House development.

Based on the review, it is our opinion that the proposed Harbour House development can fit within the context of the overall master planned vision that was established for the community. It is also our opinion that the proposal is consistent with the guidance of The Shipyards Community Master Plan - Urban Design Guidelines (2004), Architectural Design Guidelines (2004), and Waterfront Masterplan (2016), therefore meeting the requirements and intent of the Town of Collingwood’s Official Plan. A more detailed overview is provided in the documentation attached to this letter.

Yours truly,


Steven Wimmer

B.L.Arch., OALA, CSLA
Principal, MBTW-WAI
Urban Designer & Landscape Architect

URBAN DESIGN REVIEW

31 HURON STREET | HARBOUR HOUSE

The following document is intended to provide comprehensive urban design review of the proposed Harbour House development project. Urban design involves many aspects of a project including the interrelationship of Planning, Landscape Architecture, Architecture, as well as their sustainability measure. As such the format of the document includes an overview of the proposed development, a detailed review of and response to the Shipyards design guideline documents, a summary of the project updates, key comments, surrounding developments, heritage considerations, and then a final summary.

1.0 SITE CONTEXT & DEVELOPMENT PROPOSAL

The subject lands, known municipally as 31 Huron Street are located northwest of the intersection of Huron Street and Heritage Drive in the Town of Collingwood, County of Simcoe. The property is 0.47 ha (1.15 acres) in size and maintains approximately 73 metre of frontage along Side Launch Way, 60 metre frontage along Heritage Drive and 72 metre frontage along Huron Street. To the north of the subject lands is Side Launch Way and the site of the proposed Perfect World mixed-use development project. Further to the north is the Collingwood Harbour and the Historic Terminal Building. East of the property is Heritage Drive and an existing 23 unit townhouse development. South of the property is the Town of Collingwood Museum and a combination of downtown commercial uses. Immediately west of the property is a proposed public park “Future Town Piazza”. On the opposite side of the Town Piazza, further west, are commercial and office uses including BMO and Rexall with a large amount of surface parking accessed at the rear along Side Launch Way. The subject site is located within the Shipyards planning designation area on Schedule A of the Town of Collingwood Official Plan. It is located within “The Shipyards-Special Policy Area” and identified as Mixed Use on Schedule 4 of OPA No. 2.

The project proposes a 6 storey, 26.0 metre high mixed use building with 130 residential condominium apartments on floors 2-6 and 1,530m² commercial floor space on the ground floor fronting Huron street and the future Town Piazza to the west. Two levels of underground parking as well as minimized surface parking combine to offer up to 280 vehicular parking spaces and 119 bicycle spaces.

1.1 Proposed Building

The proposed building has an ‘L’ shaped footprint fronting Huron Street and the future Town Piazza to the west. The L-Shape provides a definable urban edge for the predominantly pedestrian spaces, while locating surface parking and vehicular building access to the rear. The location of the building massing has been designed to also minimized the shadow impact on the existing-residential area to the south. The overall massing of the building is L-shaped and composed of a series of vertical volumes that emerges when the façade is visually folded all the way around the building. The materiality of the building follows a clear distribution which follows the sturdy base, light middle, and distinctive top (the pitched roof) approach. The combination of a vertical and horizontal massing division achieves a contemporary architectural expression with simple clear forms and a strong sense of scale allowing the building to be relevant to the streetscape (pedestrian scale) as well as when seen from a distance.



View of proposed Harbour House development with the Proposed Perfect World Development shown in the background

The proposed development is the first mixed use building in the Shipyards. It incorporates a ground floor that is taller to facilitate an appropriate scale for the retail use as well as the indoor amenity space for the residents. The primary residential building entrance is located at the south-west corner of the building next to Huron Street and addresses the future Town Piazza. A secondary entrance is located at the rear of building and accessed from the internal surface parking adjacent to Side Launch Way at the north end of the building. Retail entries are located primarily along the frontage of Huron Street as well as along the walkway adjacent to the Future Town Piazza. It is intended that the interface between the Piazza and the retail spaces be complimentary and include opportunities for a design that seamlessly integrates the two together.



South view of the proposed retail adjacent to the future town piazza

The façades, for the residential portion, on top of the base are clad with light colored brick. The fenestration is combined with inset balconies to create recessed openings. The balconies will, together with rooftop terraces, provide private outdoor amenity space to every unit and supplement the amenity terrace on the 6th floor. By means of the pleated façades and the inset balconies, residents will be protected from winds and insight from the surroundings and other units. The roof of the building will visually appear as a continuation of the residential façades and be clad with coloured metal. The pleated shape of the façades creates a distinct division of the roof which is further expressed by introducing large rooftop terraces for penthouse units below the pitched roof. The light coloured brick and metal roof as described above are found within the historic shipyards (see image in section 6.0) and provides a link to this rich history. Another defining characteristic linking to the surrounding community is the defined stone base which is found along the heritage commercial buildings along Hurontario Street.

The North-East corner includes a landscape open space which provides outdoor space for the residents of the building, screening of the parking area from public streetscapes, shade trees, and an opportunity to provide an enhanced gateway along Heritage Drive to the waterfront.



South-West view of the proposed landscaped area at Heritage Drive and Side Launch Way

2.0 REVIEW OF THE SHIPYARDS DESIGN GUIDELINE DOCUMENTS

The Harbour House subject lands are subject to design guidelines documents specific to the Shipyards Community. The following section includes a detailed review of the following three design related guideline documents and provides a detailed design response.

2.1 The Shipyards Urban Design Guidelines (2004)

2.2 The Shipyards Community Architectural Design Guidelines (2004)

2.3 The Collingwood Waterfront Master Plan (2016)

The UDG and ADG documents are approved and include guidelines that strictly apply to the development of the Harbour House subject lands. The Waterfront Masterplan builds upon and is consistent with the previously approved guidelines which have been not only considered but implemented within the proposed development application.

2.1 REVIEW OF THE SHIPYARDS URBAN DESIGN GUIDELINES

It is our professional opinion that the proposed development is consistent with the overall vision, objectives, and guidance of the Shipyards CMP-UDG approved document. Our review is summarized by topic below.

2.1.1 Design Vision & Concept

The Community Master Plan and Urban Design Guidelines describes the design vision and principles that relate to the Harbour House lands within the Shipyards Community as:

“a destination, landmark waterfront community with a vibrant downtown feel.” *(Page 7)*

The design vision for the Shipyards Community focus on the following aspects:

- Celebrate shipbuilding history through art, sculpture, streetscape furniture, landscape, and architectural details
- Create a destination that provides activities, experiences, gathering places and opportunities to celebrate culture
- Create a dynamic and memorable sense of place
- Creating a community that is linked where each part feels like it belongs, without being the same
- Creating a vibrant and walkable public realm that includes buildings of different sizes, shapes and appearances that seem to have evolved naturally, over time
- Create an urban quality to streets and spaces that include public spaces that are compact and intense

Design Response: The proposed development is consistent with the established vision in the Community Master Plan. Located at a prominent gateway to the Shipyards Community, its scale, orientation, materiality, and overall appearance lends itself to creating an identifiable landmark with several nods to features found within the Historic Shipyards. In addition, the public realm is further enhanced by the framing of public spaces, vibrant pedestrian scale urban streetscapes, the inclusion of accessible retail that is also intended to seamlessly link to the future Town Piazza.

The following key community objectives for the Shipyards inform the urban design guidelines:

- Compatibility – seamless integration of the development into the surrounding context
- Density and Scale – low to mid-rise buildings with a positive streetscape relationship
- Residential, Commercial and Recreational – provide a mix of uses to fully integrate with the town
- Diversity in Housing Types and Businesses
- Public Access – pedestrian linkages and access to the waterfront
- Economic Base Enhancement – healthy mix of residential and commercial activities

Design Response: The proposed development is consistent with the established key community objectives by:

- Appropriately siting the building along a primary urban streetscape and maximizing the opportunities for pedestrian access and interaction with the retail spaces along the ground floor
- Including 1,530m² of ground floor retail spaces that provide ample opportunity for a diverse mix of businesses along both Huron street and the future Town Piazza
- Maintaining a positive view corridor to the dry dock and waterfront through the future Town Piazza as well as providing a physical pedestrian linkage along the western building edge leading to the waterfront promenade
- Providing clearly delineated circulation routes for pedestrians, cyclists, and car users.
- Providing protection from weather with canopies
- Providing bike parking located both interior to the building envelope and within the proposed parking structure
- Providing a mixed use mid-rise building with a distinguished main building entrance to support the enhanced pedestrian streetscape on the south-west corner of the site with coordinated landscaping that maintains a positive integration and relationship with the streetscape



View of residential entry

2.1.2 Shipyards Urban Design Guidelines

The Shipyards Urban Design Guidelines provides detailed guidance through the following four categories:

1) Principles of Community Design

- Provide visual and physical access to and from the community
- Provide views to the waterfront
- Connect existing trail networks
- Provide appropriate land use patterns
- Provide a waters edge public plaza that can be a focal element
- Site buildings to address the waterfront
- Provide a variety of open space elements throughout
- Reinforce the focal role of the public piazza including linkages and retail opportunities
- Locate buildings to front, face and feature public spaces, including streets

Design Response: The proposed development includes the following features to support the principles of community design section within the UDGs:

- Maintaining the key view corridor to the Dry Dock while also framing the east side of the future Town Piazza
- Completing connections to the existing trail network, pedestrian walkways, and streetscapes along Side Launch Way, Heritage Drive, and along the future Town Piazza
- Providing retail at grade that continues along the Huron street commercial spine and wraps around the west side of the building fronting directly onto the future Town Piazza providing opportunity to a seamless integration of the two spaces
- Providing a variety of open space elements that include the patio and walkway space along the western edge of the property. The intention for this space is to expand and integrated into the future Town Piazza. An additional landscape open space is located at the north-east corner of the property providing additional outdoor passive amenity space for resident as well as an enhanced gateway element to the overall Shipyards Community at the intersection of Side Launch Way and Heritage Drive. Finally, more intimate outdoor amenity spaces are provided within the inset balconies and roof-top terraces of the residential portion of the proposed building providing casual surveillance and views to the surrounding amenity spaces and waterfront
- The building is oriented at the south-west corner of the property which takes advantage of fronting the Primary Huron Street streetscape as well as directly onto the future Town Piazza to the west. This building orientation also provides screen of the service and loading areas away from the primary public spaces and views

2) Principles of Community Image

- Vary spaces, expression and built form – incorporate a variety of styles and details
- Respond uniquely to site-specific context
- Built form, public realm and open space should reflect the various influences including the waterfront and historic styles of Collingwood which may include more ‘modern’ development

Design Response: The proposed development includes the following features to support the principles of community image section within the UDGs:

- Building articulation that provides an interesting and memorable building edge at the pedestrian realm
- Building design that provides a modern expression of the historic Shipyards which included light coloured façade material, staggered and pitched roofs, light metal roof material, open metal frame structures, and vertical massing. Refer to Section 6.0 of this letter for additional details on heritage.

3) Principles of Public Realm

- Incorporate focal elements in important locations
- Coordinate all street furniture to be consistent
- Provide landscaping and planting that provides year round interest
- Provide private open spaces that are connected to and support public spaces
- Provide bicycle racks that are publicly accessible
- Enhance micro-climate and comfort
- Enhance safety through natural surveillance

Design Response: The proposed development includes the following features to support the principles of public realm section within the UDGs:

- The primary residential entry is designed as a focal feature of the building located at the south-west corner of the property where the future Town Piazza and Huron Street meet. This location will be highly visible and utilized by resident and visitors to the piazza, the retail spaces, and those traveling to or from the dry dock and waterfront trail system
- The south-east corner and intersection of Huron street and Heritage Drive is another highly visible location as it forms the gateway to the larger Shipyards Community. Landscape elements have been incorporated that are complimentary to the building architecture while also working to provide a memorable landmark at this location
- Street furniture contemplated is intended to be consistent and complimentary with the design language through the balance of the Shipyards Community. Specific design elements currently being contemplated are exploring additional connections to the historic shipyards
- The western edge of the building includes retail with opportunities for spill-out or patio spaces that are intended to have a direct relationship with the pedestrian linkages from Huron Street and Side Launch Way, but also to the directly adjacent future Town Piazza
- The north-east corner of the property includes a privately owned public space that functions and an expanded gateway to the larger Shipyards Community

- 119 Bicycle spaces are provided overall within the development between underground and the surface accessible from the public realm and will be consistent with the Town of Collingwood's Street furniture standards and specifications
- Retail and patios are located along the western and south of the building to take advantage of the sun extending the use of the spaces through the shoulder seasons
- Canopies are proposed over important public walkways / entrances to provide weather protection
- Barrier free access to all retail spaces and the residential entrance is provided
- Walkways / Sidewalks are included to direct people to proper entrances and public routes that are visible from public spaces and well lit at night



North view towards to water of the proposed retail adjacent to the future town Piazza

4) Principles of Built Form

- Built form can embody the Collingwood ideal of “Respecting the past while looking forward to the future”
- Create an interesting streetscape or edge to the public realm
- Support a well-defined, observed, intimate and pedestrian scale public realm with built form
- Provide memorable elements or buildings at the end of view corridors or gateways in order to create landmarks and points of orientation and wayfinding
- Orient buildings to take advantage of views to the waterfront and public spaces
- Site buildings at corners to define both edges
- Provide uses at grade that promote activity, interaction, and safety
- Minimize the impact of service areas on the public realm
- The General Land Use and Built Form Diagram on Page 17 of the UDG identifies mixed use buildings to be 3-5 storeys in height

Design Response: The proposed development includes the following features to support the principles of built form section within the UDGs:

- The design and articulation of the building is inspired by the site's shipbuilding history by using light coloured façade material, staggered and pitched roofs, light metal roof material, open metal frame structures, and vertical massing. It is accomplished in a deliberate way that does not imitate the historic shipyards buildings but rather interprets through architectural expression
- The building edge articulation provides an interesting building plane and detailing that creates a diverse streetscape. This articulation also lends to varying the design of entrances, balconies, and terraces
- Provides entry points to the building that are clearly articulated and architecturally pronounced, with direct connections to the street
- The western edge of the building provides a well defined public edge that is lined with active retail spaces providing an opportunity to patios. This space is well observed by the larger windows of the retail space and through the integration of the future Town Piazza. The Huron streetscape will also be animated by additional retail spaces that promote "eyes on the street"
- The orientation of the building is designed to provide a well defined street and public edge along Huron Street, Heritage Drive, and the future Town Piazza will also providing views to the waterfront from as many of the residential units as possible
- Servicing areas such as parking and loading are located away from primary pedestrian areas and additionally screened at the north-east corner by the landscaped area
- The proposed building is 6 storeys with a total height of 26m to the top of the peaked roof
 - Although the building exceeds the identified maximum height in the UDGs of 5 storeys, it is consistent with the Town of Collingwood's Official Plan (Section 4.4.4.9) which permit 6 storeys.
 - Of note, the location of mixed use buildings as shown in the UDG document (Page 17) has been updated within the approved Shipyards Special Policy Area. The subject site for the proposed Harbour House development is identified in the UDG document as an apartment building with a maximum height of 6 storeys. Based on this, it is our opinion that the intent of the guidelines is generally met by providing building massing of 6 storeys in this location.
 - Additionally, the Perfect World development located directly north of the proposed Harbour House subject lands has approved zoning for three six storey (27m) residential mixed-use buildings.

2.2 REVIEW OF THE SHIPYARDS COMMUNITY ARCHITECTURAL DESIGN GUIDELINES

In reviewing the Shipyards Architectural Design Guidelines (2004) it is our professional opinion that the proposed development is consistent with the overall recommendations and implementation strategies as they relate to the proposed building. The Architectural Design Guidelines are intended as an aid to the Town's design review process that will closely examine the adherence of the urban design intent within both the architectural and urban design guidelines.

The Architectural Guidelines provide an introductory and intend summary which include the following relevant summary points:

- Seamless continuity does not necessarily imply absolute replication
- The development should be part of a dynamic living town and not a fixed "museum village"
- Contemporary architecture can be accommodated but must be well conceived and creatively accomplished
- There is no fixed architectural image of the townscape: it is not a "historic heritage museum"
- Close review and guidance is required to ensure that the immediate architectural context is respected
- The guidelines are not intended to be absolute and immutable
- The guidelines are intended to provide sufficient flexibility in expression, so as to ensure that design creativity is not stifled while maintaining the overall vision of the UDGs and criteria
- Provide compatibility among building designs while providing variety among elevations, massing, roof forms, building materials, and external colours in order to avoid boring repetition and monotony

2.2.1 Architectural Design Criteria

- The use of recognizable architectural styles as a source of for the design of contemporary buildings helps to provide a visually varied yet familiar built environment
- Contemporary/modernist style buildings are distinguished by:
 - Simple clear forms
 - Ornament applique carefully placed
 - Functional determinism (form follows function)
 - Material "honesty" (no sham materials)
 - Structural simplicity
 - "Historical" references
 - Visual "playfulness"
- Contemporary design is subject to serious scrutiny in terms of authenticity and adherence to the principles of "post-modernist" / contemporary architecture as 'incorporating' historical references.
- Locations adjacent to / facing an open space should:
 - Pay equal attention to all exposed elevations
 - Employ visual variety in the elevation treatment. Boring monotony is not acceptable
- Gateway locations should:
 - Provide the point of 'introduction; to the entire shipyards site
 - Employ highly visible architectural elements that emphasize their prominence
- Compatibility of elevations within the streetscape. This can also be achieved by promoting diversity without visual conflict and chaos.
- Welcoming, safe, and pedestrian friendly entrances that also provide a focal point and contribute to the visual and spatial qualities of the streetscape.

- The massing and design of individual roofs promotes visual variety in the community. The utilization of the roofscape as an amenity space on mid-rise buildings is encouraged. Roof forms should be characteristic of the architectural style of the building.
- The scale, proportion and placement of windows should reflect the style of the architecture that has been selected.
- Avoid unnecessary visual clutter of utilities and mechanical equipment
- Create visually interesting, vibrant, and active pedestrian environment through the integration of storefronts and commercial facades that are also designed in a style consistent with the architectural style of the buildings they are set into.
- The location of the garage shall have regard for the visual impact when viewed from public streets.
- Brick, stone and/or wood siding is considered suitable and will be encouraged
- Selected colour scheme of any building must be consistent on all sides and appropriate to its architectural style. It shall also be complimentary to the colour schemes of its immediate neighbours for a successful transition within the streetscapes.

Design Response: The proposed development includes the following features to support the intent and various elements of the Shipyards Architectural Design Guidelines:

- The proposed building falls under contemporary/modernist style, has simple form yet exhibits visual playfulness. The vertical breaks from the ground level to the roof provide consistent yet visually interesting individual sections within the building – Employing visual variety in the elevation treatment that is not “boring and monotonous”
- This contemporary building is not inspired by “mannerist” suburban architectural forms that usually have swooping roof forms, irregular and disproportionate wall and massing articulation. Its shape, massing, height, wall articulations, fenestrations and colour scheme help create balance within the building itself and apparent harmony with the neighbouring buildings
- The building offers ample fenestrations in form of windows, inset balconies and glass walled retail areas that support “eyes on the street” approach to help make the streetscape attractive and safe
- Window and door detailing is simple to match architectural style and avoid “over decorating”.
- Rooftop terraces are a good feature, and the low-sloped roof contributes to lessening the impact of the building height
- The building’s primary residential entrance at the south-west corner of the site at Huron Street and the future Town Piazza provides a focal point that is welcoming, safe, and pedestrian friendly
- The storefronts facing the Town Piazza and Huron Street create visually interesting, vibrant, and active pedestrian environment with their scale and inviting presence.
- The underground garage access is located away from main public areas adjacent to Side Launch Way at the north end of the building and screened with appropriate landscaping
- The darker stone colour proposed for the ground floor level gives this building relation with the surrounding area buildings. The lighter brick on the upper floors may be reminiscent of the grain elevators located by the water and historic warehouse buildings, yet it expresses something fresh and contemporary. This combination provides a balanced colour integration of the old and the new

- The selection and placement of different materials: darker stone, light coloured brick, metal roof, engineered wood within the balconies and terraces, ample windows and glass balconies contribute to Harbour House achieving a contemporary architectural expression that creates a strong presence in its prominent location in the Shipyards



North-East view from the intersection of Heritage Drive and Huron Street

2.3 REVIEW OF THE COLLINGWOOD WATERFRONT MASTER PLAN

In reviewing the Collingwood Waterfront Master Plan (2016) it is our professional opinion that the proposed development is consistent with the overall recommendations and implementation strategies as they relate to the subject site. The Waterfront Master Plan was prepared by Brook McIlroy who is also the Town's Peer Reviewer of the Harbour House proposed development. The Master Plan "seeks to enhance public access to the waterfront and rejuvenate public space through a long-term implementation plan". The Master Plan document states that due to the age of the 2004 Urban Design Guidelines and subsequent Official Plan Shipyards Special Policy Area, that updates to for the policies are recommended and have been and contemplated within the master plan document. Section 3.5 – Downtown and Shipyards particularly focuses on the segment of the waterfront that includes the subject site. Our review is summarized by topics below.

2.3.1 Key Priorities & Initiatives

- Focus on urban activity and mixed-use development in this area
- Strengthen the connection between the waterfront and the downtown
- Provide key public Piazza linking the downtown and waterfront
- Promote distinctive waterfront design and high quality developments in keeping with updated policy
- New development to minimize surface parking
- Enhance treatment of Side Launch Way
- Consider pedestrian-activated crossing signal at Ste Marie/St Paul Streets connecting the Piazza to the Museum

- Consider gateway feature signifying entry into the Downtown, in coordination with the BIA
- At least one level of underground parking is required with new development

Design Response: The proposed development includes the following features to support the key priorities and initiatives in the waterfront master plan:

- The proposed building is the first mixed use building proposed in the Shipyards Community which will include ground floor retail along Huron Street that wraps around the western elevation fronting directly onto the future Town Piazza. This area is intended to have a direct and seamless link between the private and public space
- The completed and enhanced Streetscapes along Heritage Drive, Side Launch Way, and the walkway along the Western Edge adjacent to the piazza all provide increased connectivity to the waterfront
- A small surface parking area is located away from the primary pedestrian areas of Huron Street and the future Town Piazza. This space is also further screened by a landscape area located at the north-east corner of the property
- The proposed building is located in a key landmark location of the Shipyards Community Together with architectural detailing and landscape design, the intention is to create a memorable and distinct corner that signifies the entrance to the overall downtown community
- Two levels of underground parking are proposed with public parking spaces. This creation of surplus parking that is integral to reducing the amount and pressures of surface parking in the area while also creating an improved and positive public realm.

2.3.2 Recommended Updates to Development Standards

- Building Height – Minimum 6.0 metres
- Ground Floor Height for Commercial – Minimum 4.5 metres
- Setback to Side Launch Way & the Piazza – Maximum 3.0 metres
- Building setbacks must be aligned with the edges of the ROW along St Paul and Ste Marie Streets to maintain clear views through the Dry Dock
- No driveway access from Huron Street

Design Response: The proposed development includes the following features to support recommended updates to development standards in the waterfront master plan:

- The building height is 26.0 metres in height total
 - Also consistent with the Official Plan maximum height of 6 storeys and the approved Zoning of 27.0m for the Perfect World development directly to the north.
- Ground floor commercial is 4.5m to accommodate appropriate scale for retail and internal building amenities
- Setbacks are less than the recommend maximum of 3.0m
- View corridors have been enhanced through to the dry dock. The south-west corner of the building was further refined for this latest submission which further opens the views into the future Town Piazza from Huron Street and the surrounding areas to the south
- Driveway access to the proposed building is located along Heritage Driveway and Side Launch Way only

2.3.3 Building and Site Design Guidelines

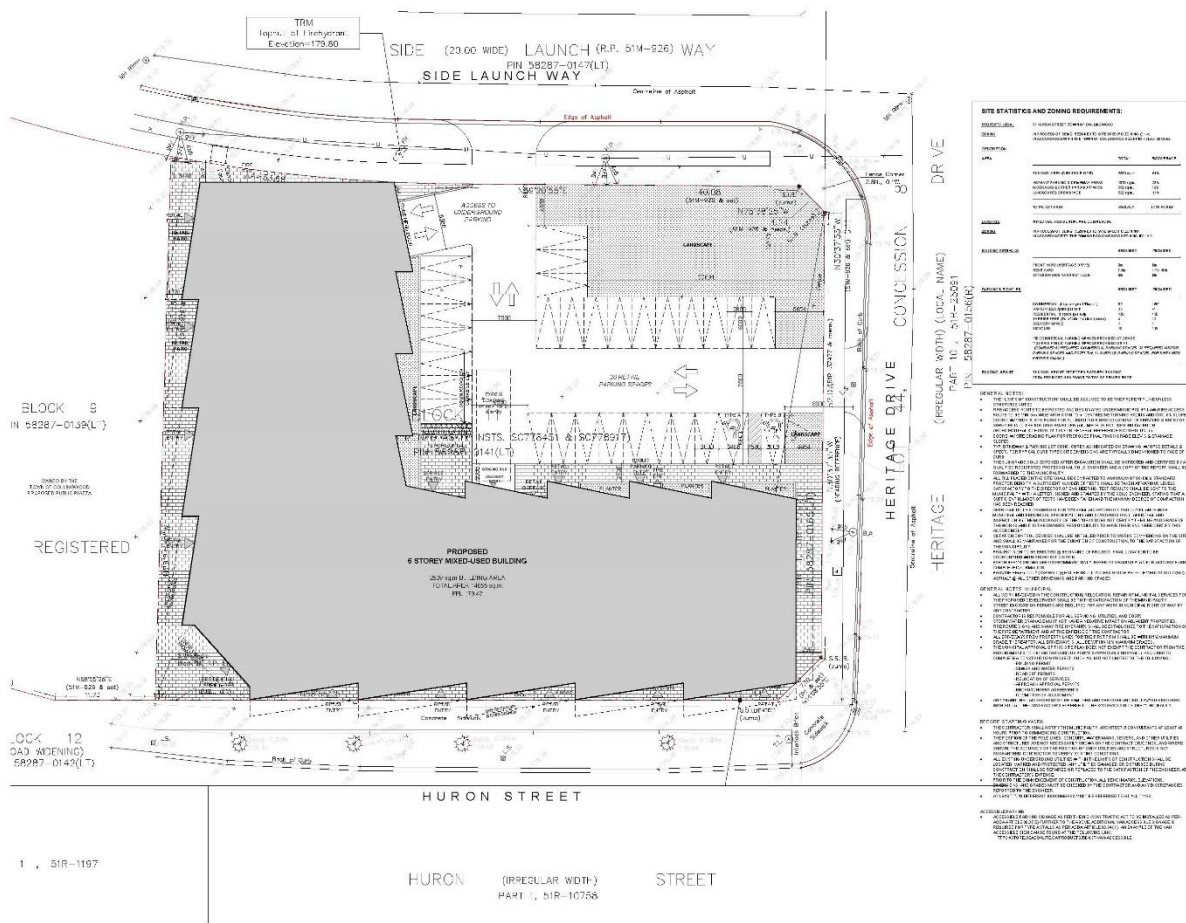
- Site should contain mixed uses, including residential and provide accessibility
- Buildings should be oriented to address public streets and spaces with no blank facades on this faces
- Small surface parking should be located internal to the block. Loading or servicing to be screened
- Building forms are encouraged to be complementary to the heritage conservation district guidelines. Contemporary interpretations of traditional styles and features are encouraged rather than a replication
- Encourage spill-out retail spaces
- Frequent storefront entrances in keeping with the surrounding area
- Balconies and terraces encouraged, and sensitivity integrated into the building massing
- Materials traditionally found on waterfront buildings
- Mechanical screened visually and acoustically
- Landscaping and Sustainability focusing on green building design, LID techniques to manage stormwater, and native species

Design Response: The proposed development includes the following features to support the building and site design guidelines in the waterfront master plan:

- The proposed building is the first mixed use building proposed in the Shipyards Community which will include accessible ground floor retail along Huron Street that wraps around the western elevation fronting directly onto the future Town Piazza. The space is intended to provide a direct and seamless link between the private and public areas which will also encourage the use of spill-out retail and animated patios spaces
- A small surface parking area is located away from the primary pedestrian areas of Huron Street and the future Town Piazza. This space is also further screened by a landscape area located at the north-east corner of the property
- The design and articulation of the building is inspired by the site's shipbuilding history through using light coloured façade material, staggered and pitched roofs, light metal roof material, open metal frame structures, and vertical massing. It is accomplished in a deliberate way that does not imitate the historic shipyards buildings but rather interprets through architectural expression
- The fenestration is combined with inset balconies and will create a recessed openings that are sensitively integrated into the building massing that also consider protection from winds and insight from the surroundings and other units
- The proposed development incorporates many sustainability measures that are fully detailed through a sustainability plan prepared by 'Purpose Building'. Some of these features include:
 - Geothermal installation to eliminate HVAC chillers and minimize natural gas usage
 - Reduction of annual water consumption by 41% through sustainable design
 - High-albedo materials
 - Cool roof installed over 100% of the roof
 - Energy recovery ventilation system in each residential unit
 - Native plant species utilized within the landscape

Through the review of the Town, peer review, and public comments received on the first SPA submission, the project design has been further updated to reflect these comments. A summary of these updates includes:

- Refining the edges of the building to create continuous setbacks from the key public edges to allow for additional pedestrian linkage to the waterfront and historic downtown
 - Heritage Drive
 - Public Piazza
- Revised the south-west corner facade to create a focal point for the primary residential entry and open visual and physical connectivity to the piazza
- Refinement of the retail to include an active retail edge along the west side facing the piazza
- Incorporation of canopies to add continuous weather protection for pedestrians
- Geothermal installation to eliminate HVAC chillers and minimize natural gas usage
- Relocation of transformer and meter cabinet to internal mechanical rooms increased landscaping area
- Public elevator access to P1 public parking and bicycle facility
- Additional underground public parking with electric vehicle charging spaces
- Heritage art/plaques proposed within the landscape
- Increased walkway connections throughout the site



4.0 Key Municipal, Peer Review, and Public Comments

Comments on the proposed Harbour House development were received leading up to and through the review of the first SPA submission. Specific responses to all comments received are in the submitted response matrix which is included within the updated SPA submission package (August 2021).

A general summary of the key design related comments received is included below:

1) Key Municipal Design Comments

- The Town Acknowledges that **26m in height (6 storeys) is consistent** with the OP and surrounding approved height
- Building setbacks need to accommodate appropriate pedestrian circulation
- Surface parking should address commercial use requirements
- Inclusion of 'Shipyards' public realm elements may assist the contextual fit to the broader area
- Stronger differentiation between ground floor commercial and residential above is desirable. Building elements to consider include:
 - Strong base elements, canopies, commercial blade signs
- Commercial facing Piazza is necessary. An Interim plan should be considered until the full build out of the Piazza is completed and should include pedestrian access from Side Launch Way to Huron Street
- Additional design work is needed on the south-east corner in order to include enhanced architecture and landscape enhancements
- Extension of commercial space along the western ground floor area and enhancing the interface with the future Town Park is viewed as positive and necessary
- Modification to the southwest corner by angling the residential entrance and creating a more prominent entrance is supported
- Modifications to façade materials, greater use of brick and wood, are viewed favorably
- The PRC Department will be developing the parkland to the west of the property as a public piazza and is in agreement with the retail patios abutting the parkland block
- The Town is amenable to this pedestrian access being constructed on the parkland block.

2) Key Peer Review Design Comments

- More architectural and landscape design considerations for the south-east gateway corner
- Enhanced north-east corner landscape area to contribute to a positive public-realm Opportunities for including heritage elements should be considered
- ERA indicated that the Golder report was well prepared, and they agree with the conclusions made within the report
- Heritage comments (ERA) identifies that the applicant's commitment to an interpretive tribute to the Shipyards should be further developed
- Building height, staggered façades and roof form are very successful in mitigating the building's massing, creating a built form that is positive and appropriate for this important site.
- The 6-storey proposal site and architectural design modification proposed are both positive and beneficial.
- Outdoor retail/patio uses will enjoy favourable south and west light making them a popular destination in the summer and shoulder seasons. These uses in turn will contribute to the vibrancy of the public plaza as an important public destination. Given the location of the plaza

and these animated outdoor uses at an important gateway to the downtown, this site has the potential to be a high-profile, featured destination for visitors and residents.

- The use of brick/masonry cladding, metal roof and their respective colours are positive and appropriate
- Outdoor retail/patio uses will enjoy favourable south and west light making them a popular destination in the summer and shoulder seasons. These uses in turn will contribute to the vibrancy of the public plaza as an important public destination. Given the location of the plaza and these animated outdoor uses at an important gateway to the downtown, this site has the potential to be a high-profile, featured destination for visitors and residents
- Suggested additional building updates:
 - Possible updates to provide stronger views from rooftop openings
 - Recessed ground floor to create horizontal relief between grey and white massing and to provide rain protection
 - Include materials that provide year round strong and warmer presence
- Surrounding streetscapes should be comprehensively designed with the development to ensure future compatibility
- Bicycle parking should be provided
- Enhanced pedestrian route/access from parking to retail and directly to the north-east landscaped area is required

Key Public Comments

- Development standards from the Collingwood Waterfront Master Plan should be implemented
- Concerns that the elevations justified as a “Contemporary approach” is out of context with the Shipyards.
 - OP Section 4.4.4.9.1 Goal #2 - To recognize the site as an extension of the Downtown Core and enhance the Core’s role as the centre of Collingwood.
 - OP Section 4.4.4.9.2 Objectives - To provide for a design which is compatible to the Downtown Core, and which employs a medium density development within an urban context. 5. To provide design elements on site which are inspired by the site’s long history as a shipbuilding facility
- The Shipyards Special Policy Area in the Town’s Official Plan states: 1.2.2.3 - Architectural Design Guidelines - Buildings shall be designed and constructed in accordance with “The Shipyards – Special Policy Area Architectural Design Guidelines”. The current design is out of context with the Shipyards
- 6 storey building will have a significant impact on the waterfront
 - 4 storeys should be considered
- Compatibility to the museum / train station is needed
- How does this building demonstrate climate change awareness and leadership?
- More emphasis should be placed on the commercial face and a better relationship with the site landscaping should be employed.
- Concerns about underground parking getting flooded
- Consideration for additional public consultation and engagement
- The vibrancy of this building will have a positive impact on the downtown entrance. It is a lovely design that compliments the mountain and water views
- The units are well priced compared to Toronto prices

- The building design has been laid out to entice young people to move to our town. The building also addresses seniors who like underground parking in winter and who do not drive. They will be able to walk to grocery stores, shops, and restaurants at their doorstep.

Overall, the design related comments received primarily focused on the following themes:

- Public Realm Integration & Circulation
- Architectural Design & Materials
- Heritage Interpretation
- Waterfront Views

Included in the above summarized comments received, additional input was received as part of an informal community design related workshop that was held on June 29th, 2021. This meeting which included municipal staff, the Peer Reviewer (Brook McIlroy), and specific community members who had indicated specific design related concerns. All comments were taken into consideration and implemented as appropriate and where feasible in any updates made to the development proposal. Any updates made were done so with full considered to the applicable design guidelines for the subject lands.

5.0 Surrounding Development

While the design of the overall public realm does not form part of the Harbour House SPA application, it is re-enforced through its attention to integration with the existing context, proposed developments, public spaces, and any future considerations for possible re-development. The surrounding context includes three large parcels of land of which two are currently vacant and one that has potential to be re-developed in the future to it's highest and best use. The Shipyards Community Masterplan (2004) and subsequent Collingwood Waterfront Master Plan (2016) both envisioned these spaces to include higher density residential, with mixed-use opportunities. What ultimately links these sites together and to the remainder of the Shipyards Community is the integration of the public realm. The proposed Harbour House development continues the existing and envisioned landscape treatment from the remainder of the built community to ensure a seamless transition through the streetscapes and public realm.

The following surrounding developments include:

Perfect World Site

- Located directly north of the proposed Harbour House subject lands
- Approved zoning for three six storey (27m) residential mixed-use buildings

Collingwood Quay Condos

- Located north-west of the Harbour House subject lands
- Approved OP height of 6 storeys

BMO & Rexall Site

- Located directly west of the Harbour House subject site and the future Town Piazza
- The site currently contains two commercial / office buildings fronting Huron Street

Side Launch Townhomes

- Located north-west of the Harbour House subject lands directly adjacent to the Side Launch Basin opposite the Collingwood Quay Condos
- Newly constructed 3 storey townhomes



Perfect World Site - Conceptual Rendering



Collingwood Quay Condos – Preliminary Renders (not approved)



Existing BMO / Rexall Site



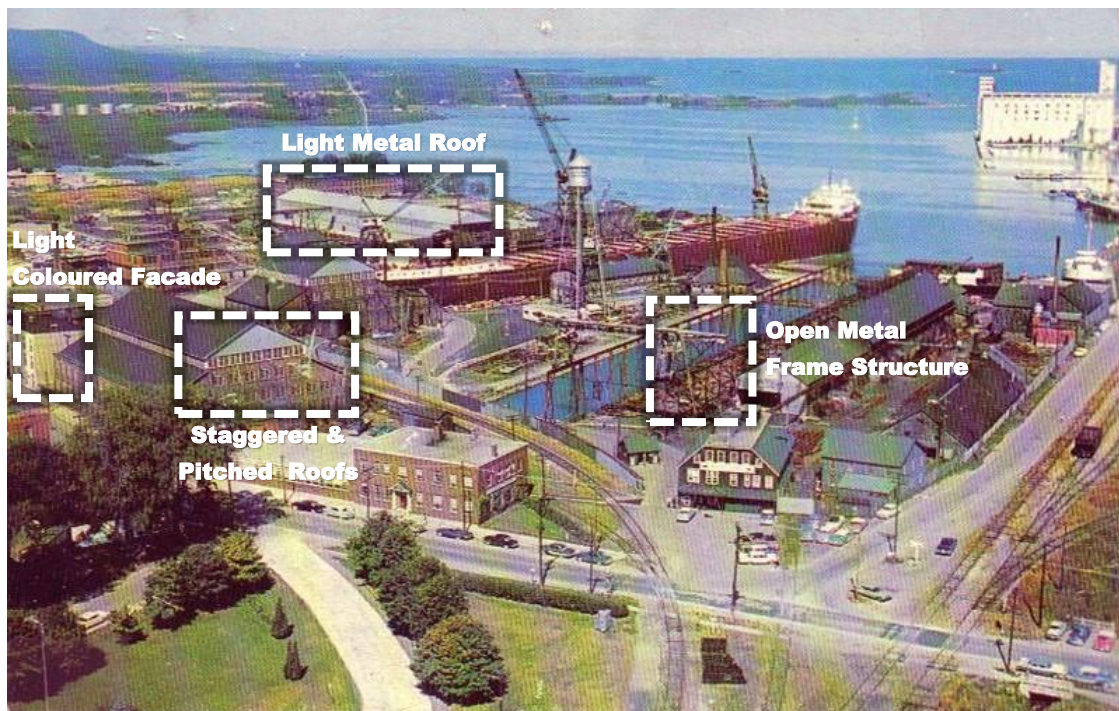
Existing Side Launch Townhomes

6.0 Heritage Considerations

The subject site is located within the Town of Collingwood Shipyards Special Policy Area and directly adjacent to the Collingwood Downtown Heritage Conservation District Plan (HCD). It was determined through Golders Heritage Impact Assessment (November 2020) and their subsequent addendum letter (August 2021) that a small portion of the HCD boundary was not amended when the town revised the ROW of Heritage Drive. The town confirmed that the boundaries of the HCD were to be associated with the rights of way and will be amended in the future to remove the small portion of HCD on the corner of the proposed development site. The submitted HIA provides further details including applicable heritage policies, summary of the property's geographic history, an inventory of surrounding built and landscape features, and a summary of cultural heritage value or interest of the HCD and its heritage attributes to the property. The heritage peer reviewer ERA identified in their report that they agree with the findings and conclusions of Golders HIA report.

The Commercial Core around Hurontario Street is primarily defined by buildings and structures erected after the great fire in 1881 until the early 20th century. The original shipyards as shown in the historic photos below, identifies several key features that were utilized in the interpretation of the proposed building.

- Vertical massing
- Light coloured brick or façade material
- Staggered and pitched roofs
- Light metal roof material
- Open metal frame structures



The architectural intention of the Harbour House development proposal is to visually connect the site's industrial history with the future public uses, with a recognition of the town's more recent Shipyard's development projects and future applications. The proposed development is envisioned to embody the Collingwood ideal of "Respecting the past while looking forward to the future"

The 2004 Shipyard Community Master Plan was initially developed to combine the rich industrial heritage of the site's origin, but also to open and provide public access of the waterfront visually and physically to the residents of Collingwood. The original Shipyards development was an industrial site that was historically inaccessible to the public for purposes other than the industry itself. Views to the waterfront in this area were also obstructed by the location and placement of the buildings along Huron Street. This re-defined shipyards community vision is described as a destination, landmark waterfront community with a vibrant downtown feel. Open spaces are to be joined together with a network of waterfront trails, promenades, urban squares and parkettes. The Streets and blocks of the shipyards master plan were also designed to seamlessly link between the existing urban fabric and the waterfront through both visual and physical access at the ends of almost all the north-south streets.

The Shipyards Master Plan document envisioned that the recalling Collingwood's rich shipbuilding history would be achieved through art, sculpture, streetscape furniture, landscape, and architectural details. The shoreline would be preserved and celebrated with its deeply indented launch and dry dock basins creating a long, intricate public water edge providing a variety of spaces and experiences.

7.0 Summary

The proposed Harbour House development is a product of extensive engagement with the community, council, town staff, peer review consultants and multiple studies that have been prepared over the past 20 years. Not only will this building be the first mixed use building constructed in the Shipyards, but the project also provides a considerable amount of notable community benefits and sustainability features. A summary list of some of these features and benefits is below with further details to each of these can be found within submission documents for this project.

Notable Community Benefits

- Exponentially increase housing supply within the existing the urban context and infrastructure with smaller footprint than 130 detached residential homes to allow for increased green space
- Providing additional housing opportunities with the least amount of water capacity required as per Staff Report #CAO2021-07
- Reduction of annual water consumption by 41% through sustainable design
- The proposed building and pedestrian realm seamlessly integrate to the context of what currently exists to provide a positive and memorable public realm.
- Geothermal installation to eliminate HVAC chillers and minimize natural gas usage
- Incorporate a Snow melting system under the surface parking minimizing the use of salts and snow piles and destruction of landscaping
- Inclusive housing by proposing barrier free residential units
- Providing retail at grade provides an animated streetscape along Huron Street and the future Town Piazza
- Creating employment opportunities and economic growth
- Including residential and commercial parking primarily within an underground parking facility. This enhances the public realm and landscape at grade while minimizing the need for surface parking spaces in the area.
- Completion of urban boulevards and streetscapes – Heritage Drive & Side Launch Way

- Provide opportunity to complete the public Town Piazza seamlessly integrated with the retail along the west side of the proposed building
- Development charges collected by the Town
- Providing public EV charging stations
- Providing public and private bicycle storage on-site
- Creating a sustainable development and benchmark for future development
 - Utilizing high-albedo materials
 - Utilizing cool roof installed over 100% of the roof
 - Utilizing energy recovery ventilation system in each residential unit
 - Incorporate native plant species within the landscape
- Incorporate heritage features proposed through the landscape and interpreted through community artwork to commemorate the history of the site
- Framing public corridors and completing planned pedestrian linkages
- Providing a gateway to and defined edge for the overall Shipyards community / precinct

In summary, the proposed development has responded continuously and appropriately to the various design guidelines, municipal policies, and formal and informal feedback received including through direct community engagement. The modifications to the proposed site plan have addressed the primary design comment themes of **Public Realm Integration & Circulation, Architectural Design & Materials, Heritage Interpretation, and Waterfront Views**. Harbour House is consistent with the established vision in the Community Master Plan and with the applicable design guidance for the Shipyards Community. Its scale, orientation, materiality, and overall appearance lends itself to creating an identifiable landmark with several nods to features found within the Historic Shipyards. In addition, the public realm is further enhanced by the framing of public spaces, inclusion of vibrant pedestrian scale urban streetscapes, and the presence of accessible retail that is seamlessly linked to the future Town Piazza.

