

MEMO

to: Adam Farr, Director Planning and Building Services
from: Streetcar Developments Inc
date: November 30, 2020
re: 31 Huron St – Urban Design Summary

Streetcar Developments has submitted the following documents to address urban design considerations related to our 31 Huron Street application:

Planning Justification Report

Prepared by Pascuzzo Planning which summarizes certain urban design elements that are embedded in Shipyards Master Plan agreement or other relevant Town documents. It also summarizes conclusion of other members of the consulting team.

Urban Design Report

SPA submission – Item 11, Urban Design Report prepared by a professional architecture and urban design firm -CEBRA.

Urban Design Guidelines and Architectural Design Guidelines:

The Shipyards Masterplan Development Agreement Urban Design Guideline, Schedule J
The ‘Shipyards’ Masterplan Development Agreement Architectural Design Guideline, Schedule K

Urban Design Matrix – as requested at the pre-application meeting and evaluates the proposal against the current Collingwood Urban Design Guidelines.

The purpose of this memo is to outline where the subjects outlined in the Terms of Reference document provided in August can be found in our submission documents.

2.0 Application Overview

SPA submission – Item 18, Planning Justification Report

2.1 Design Vision, Guiding Principles, and Objectives

SPA submission –Urban Design Report

3.0 Context Analysis

SPA submission – Item 11, Urban Design Report

The ‘Shipyards’ Masterplan Development Agreement, Community Plan

4.0 Policy Context

SPA submission – Item 11, Urban Design Report

SPA submission – Item 26, Urban Design Matrix

5.0 Detailed Design Direction

SPA submission – Item 11, Urban Design Report

The 'Shipyards' Masterplan Development Agreement

5.1 Site Design

The 'Shipyards' Masterplan Development Agreement

5.2 Built Form

SPA submission – Item 11, Urban Design Report

6.0 Heritage Resources

SPA submission – Item 25, Heritage Impact Assessment

7.0 Sustainability Features

The 'Shipyards' Masterplan Development Agreement

Proposal Modifications

Streetcar has continued to refine its application since our submission at the end of July based upon feedback received. The following modifications are being contemplated for 31 Huron St and will be included in second approvals submission.

1. Increased building set back along West property line. Adding a minimum 1.8m setback from the future parklands on the west side of the site and the proposed building façade.
2. Additional setback at the southwest corner to increase visibility and access to the park from the east.
3. Ground floor commercial extended to west side of ground floor facing the park to increase ground floor animation.
4. In a separate memo we outlined a vision for the park that could be a historical tribute to the Shipyards and Collingwood waterfront.
5. Live/Work units on Ground floor removed to accommodate commercial, as per above. Total of 130 residential units to remain.
6. Outdoor metering unit and transformer in North East corner of site to be relocated within the building envelope. This allows landscape feature at the corner to be enhanced.
7. Façade material on levels 2-6 revised to be a light coloured brick finish with a the metal sloped roof to remain.

An updated preliminary architectural rendering of South / West façade is included below. We believe these modifications will further enhance the proposed design for 31 Huron Street in accordance with the Town of Collingwood's Urban Design Manual and Architectural Guidelines.

I trust this satisfies all requirements of our application as it relates to urban design and this helps facilitate the review of our proposal by the Town and its urban design consultant.

