

31 Huron St,

20.10.22

G: Urban Design Manual - 2020.02.05			
	4.G8	Development required to conform with Town's Urban Design Manual (UDM) to ensure that it is generally configured and designed to achieve a high quality design and be integrated and compatible with the surrounding area, including buffering. Accordingly, UDM Sections dealing with Site Character and Context (1), Site Layout (6), Buildings (7), Active Transportation (8) and Landscaping and Public Spaces (10) are of particular importance. Landscape plans, elevations, engineering and general details such as garbage enclosure and snow storage details etc. are required along with the standard site plan requirements. The UDM can be accessed at the following link: https://www.collingwood.ca/sites/default/files/docs/town-services/collingwood-urban-design-manual.pdf Some specific provisions within Sections 1, 6, 7, 8 and 10 are flagged at this time to aid in achieving a quality urban design.	Refer to list below
	4.G8.a	The form and massing of the building will need to be sensitive to the requirements for mixed-use commercial- residential uses on the site and in relation to adjacent and surrounding uses, including such important considerations as heritage adjacency and relation to the downtown and the context of the Shipyards and waterfront. Consideration should be given to limiting the height of the building immediately adjacent to the street frontages;	Complies, refer to Plans, Elevations, Sections and Urban Design Brief
	4.G8.b	The building will need to comply with the 45 degree angular plane and/or step back provisions of the UDM;	Complies, refer to Building Section
	4.G8.c	Commercial space should be extended to a greater extent around the ground floor of the building to also front onto the adjacent park block;	Commercial will be extended west side facing park on next submission.
	4.G8.d	The building will need to differentiate between the commercial uses on the ground floor of the building and be clearly oriented and activated to Huron Street and the Park Block;	Complies, refer to Ground Floor Plan and elevations.
	4.G8.e	An appropriate interface/buffer between the building and the adjacent Park Block is required. A zero lot line setback is insufficient. Public-private transitions will need to be addressed appropriately throughout the site;	Complies, Building footprint will be revised to have a minimum setback of 1.7m in next submission.
	4.G8.f	Enhanced landscaping will be required adjacent to Side launch Way and Heritage Drive. Surface parking will likely need to be reduced;	Complies, Refer to Site plan
	4.G8.g	To ensure appropriate landscaping, buffering and some outdoor amenity area, additional underground parking may need to be considered, including a second level of parking and/or use of the park block;	Complies, Refer to Site plan and Parking level Plans
	4.G8.h	Provision of surface parking is recognized as being an important consideration for the viability of the ground floor commercial aspect of the proposal;	Complies, Refer to Site plan and Parking Plans
	4.G8.i	An above ground/covered parking structure may offer opportunities to enhance aesthetics/buffering and provide outdoor amenity space;	Complies, the site is part of the Shipyards Master Plan
	4.G8.j	Access to the underground parking should be relocated internal to the site to avoid conflicts with pedestrians, and to reduce the number of entrances onto Side Launch;	Complies, Refer to Site plan. Parking access has been relocated internal to the site.
	4.G8.k	Provision and adequacy of amenity space needs to be explored in greater detail. Typically residential apartments require common outdoor amenity space as well as children's play facilities. As noted above, flexibility exists around this aspect of the development proposal given adjacency to parkland, incorporation of amenity space within/on top of the building, as well as landscaping and potential design considerations with the parking area.	Amenity space has been provided on the ground floor. Almost all units have a private balcony or terrace with direct access from their unit. Refer to plans. Building Site is part of the Shipyards Master Plan.
	4.G8.l	Snow storage areas should be identified and/or management of snow should be addressed given site constraints and prohibitions of placement on landscaping.	Complies, a snow melt system will be used in the outdoor parking facilities and parking entrances
	4.G8.m	Utility box at corner presents challenges in terms of streetscape aesthetic and usability of landscaped open space.	Complies, Landscaping has been introduced around utility boxes, Refer to site plan

Urban Design Manual			
Section 1 - Site Character and Context			
C - Site Features	1	1. The arrangement of individual building sites shall be such as to maintain, and/or enhance the following: a. Natural topography; b. Wetlands; c. Tree canopy cover; and, d. Visual and physical access to heritage features.	Complies, the site is part of the Shipyards Master Plan
	2	Vistas of the escarpment, and shoreline from the development site, or adjacent public areas should be considered in the design as potential assets as much as practical.	Complies, the site is part of the Shipyards Master Plan

D - Heritage Features	1	The removal or disruption of historically or culturally significant uses, landscapes, structures, or architectural elements should be minimized, with features integrated into the site design as amenities.	N/A - The site is part of the Shipyards Master Plan
	2	For the amenities defined in 1. above, interpretive signage should be integrated into the site design.	N/A - The site is part of the Shipyards Master Plan
H - Water Access	1	The water edge along Nottawasaga Bay shall always be maintained and developed with public access. Water access should include the development or continuation of a public walkway along the water's edge, and should also include: a. Lookouts; and/or, b. Physical access to the water including boat launches; open shoreline access for pedestrians; fishing spots; docks; and other similar uses as most appropriate to the location, site proposal, and reasonably expected use.	N/A - The site is part of the Shipyards Master Plan
	2	There is a historic pattern of ending streets at the water's edge which provides both visual and physical access to the water. Streets serving new developments adjacent to Nottawasaga Bay shall be designed to include termination points at the bay to provide both physical and visual access to the water. These should: a. Be aligned with existing street axes; b. Provide public access to the water as per 1.a and 1.b above; and, c. Provide public parking for up to 3 cars, where practical.	N/A - The site is part of the Shipyards Master Plan
I - Views	1	Parks, open spaces and streets shall be designed to protect and provide views and vistas from public areas to prominent site features such as wooded areas, watercourses, and heritage assets. This shall be done in a synchronized and balanced fashion with the other requirements outlined in the UDM.	N/A - The site is part of the Shipyards Master Plan
Section 6 - Site Layout			
A - Streetscape	1	All development (including subdivisions) shall be arranged to address streets, excepting laneways, as window streets, by lining streets with building front facades, active uses, and public spaces.	Complies, Retail and active functions are located on ground floor facing Huron Street and the park. Refer to Urban Design Brief, 2.0 - The Site.
	2	Buildings shall line streets with commercial/retail, office space, living units, or other active uses; and with functional windows and entrances, rather than parking lots, garages, or blank walls.	Complies, Retail and active functions are located on ground floor facing Huron Street and the park. Refer to Urban Design Brief, 2.0 - The Site.
	3	Interior uses such as seating areas, employee rooms, offices, waiting areas and lobbies, which have the potential for clear windows, should be located along street-facing walls with functional windows and entrances.	Complies, Retail and active functions are located on ground floor facing Huron Street and the park. Refer to Urban Design Brief, 2.0 - The Site.
	4	Multiple-unit residential developments may position building frontages behind the setback line, provided the increased setback area is designed to enhance the streetscape with increased landscaping and/or pedestrian amenities (such as with street trees, seating areas, decorative pavement, and raised planters for example).	N/A
	5	Buildings shall not be permitted to face their loading or service areas onto existing or planned parks, civic buildings and spaces, or public right-of-way. Based on design merit and the use of screening, alternative configurations may be permitted.	Complies, Loading and service are located in the inner corner of the L-shaped building. Refer to Urban Design Brief, 2.0 - The Site
	8	Building masses on one site should relate to those on neighbouring sites to create a coherent streetwall by extending the street grid lines and building setback lines to define building envelopes	Complies, Designed as per Shipyards Architectural Design Guidelines.
B - Parking	1	Parking lots shall be configured, designed and landscaped as well defined areas linked to a particular building with safe and convenient pedestrian ways; and, with no more parking stalls than is necessary to comply with the Zoning By-law (for lots with over 120 parking spaces); as opposed to poorly defined asphalted spaces whose only control mechanism is provided by parking stall markings.	Complies, Refer to Site Plan and Landscaping Plan.
	11	Parking areas shall be designed to include direct and safe pedestrian linkages while maintaining pedestrian safety, comfort and access.	Complies, Refer to Site Plan and Landscaping Plan.
	12	Paving shall be reduced to the minimum necessary to accomplish site circulation and parking needs with other areas set aside for landscaping, or pedestrian amenity spaces.	Complies, Refer to Site Plan and Landscaping Plan.
	14	When head-on parking is directly adjacent to a wall, a 2m landscaped planter bed shall be provided.	Complies, Refer to Site Plan and Landscaping Plan.
D - Arterial Corridors	1	Along all arterial road and highway corridors the minimum building facade height shall be defined by a building mass of two storeys or 7m (not including roof) to provide a more human scaled relationship between the proportions of the street width and building heights	Complies, Refer to Elevations and Sections
E - Relationship of Uses	2	A combination of landscaping; compatible building massing, façade design and detailing; and, use of public spaces shall be the methods used to reduce negative impacts and transition between developments and neighbouring uses.	Complies, Refer to Urban Design Brief in general.

F - Site Character	1	To help promote differentiation and character, developments over 1,500 square metres in floor area shall incorporate at least two of the following where appropriate: a. Decorative walkway patterning and/ or materials that are different from the public sidewalk; b. Public art feature(s); c. Decorative wall-mounted or freestanding light fixtures for pedestrian ways; d. Decorative metal fencing; e. Roll-up or large operable windows and doors adjacent to outdoor seating areas; f. Landscaped trellises or other decorative element that incorporate landscaping near the main building entry; g. Decorative entry features; h. Decorative bike shelter; or, i. Decorative street furniture/functional elements.	Complies, A range of these are considered in the design development a and g. Refer to Urban Design Brief, 3.0 - The Building.
J - Open Areas	2	Site layout shall facilitate physical and visual access to adjacent or nearby parks, trails, open spaces, water courses, waterfront, and similar public spaces to reinforce their public profile and safety.	Complies, Layout of site and building is designed to facilitate. Refer to site plan and Urban Design Brief, 2.0 The Site.
K- Outdoor Amenity Space	1	Each building shall provide 16 m ² of human-scaled, pedestrian oriented outdoor amenity space. The Downtown Heritage District is exempt of this requirement.	Complies, Refer to Site Plan.
	2	Based on their intended use and occupancies, buildings, or projects over 3,000 m ² may be required to provide additional outdoor amenity space to create activity nodes.	Complies, the site is part of the Shipyards Master Plan
	3	Multiple building projects may be required to combine the outdoor amenity spaces of the various buildings to create activity nodes. These shall: a. Be designed as focal features; b. Be generally centrally located; and, c. May be combined with park land dedication to create central focal features of the project.	Complies, the site is part of the Shipyards Master Plan
	4	Outdoor amenity spaces shall be safe, well-designed spaces with necessary landscaping and features, and at practical locations to act as organizing elements, enhance uses, and add to the overall function of the site.	Complies. The Outdoor Amenity Space west of the building acts as a buffer to the park and the outdoor amenity space in the northeastern corner of the site creates a visual buffer to the parking area. Refer to Landscaping Plan and Urban Design Brief, 2.0 - The Site.,
	5	Outdoor amenity spaces shall be combined with other site uses and features to create activity nodes.	Complies, Refer to Landscaping Plan and Site Plan.
	6	Large outdoor amenity spaces may be required to be at least partially defined by buildings with active uses fronting the space.	Complies, Refer to Landscaping Plan and Site Plan.
	7	Outdoor amenity spaces shall be designed with concern for spatial enclosure to create spaces comfortable for pedestrians as follows: a. All sides shall be defined by buildings, landscape features, street trees, or other appropriate means with similar physical prominence (this includes sides open to the street); and, b. Where defined by buildings, outdoor amenity space boundaries shall have active uses with windows and pedestrian entrances.	Complies, Refer to Landscaping Plan and Site Plan.
L - Building Service Uses	1	Specifically designated areas shall be provided for uses such as service entrances, delivery and sorting, temporary storage, garbage and recycling, outdoor storage, outdoor work areas, and other similar uses. These shall be: a. Located behind buildings; b. Appropriately sized for the intended use; and, c. Screened from public areas and residential uses to reduce visual, or sound impacts on adjacent uses, as per UDM Section 10- Landscaping & Public Spaces.	Complies, Refer to Site Plan, Ground floor Plan and Urban Design Brief, 2.0 - The Site.
	2	Truck maneuvering, circulation, and queuing lanes shall be signed, and marked accordingly on the pavement.	Complies, Refer to Site Plan.
	3	Outdoor storage shall only occur within physically-defined areas.	Complies, Refer to Site Plan.
	4	Loading and delivery areas should not be located in a required setback area.	Complies, Refer to Site Plan.
	5	Uses shall provide sufficient onsite truck queuing areas as necessary for the expected numbers of trucks. These shall be located behind buildings and screened as practical.	Complies, Refer to Site Plan.
C	6	Truck maneuvering/circulation areas should be designated to avoid trucks from parking and idling in locations adjacent to residential uses.	Complies, Refer to Site Plan.
N - Utilities	1	Switch boxes, transformers, electrical and gas meters, ground mounted air conditioning units, and other aboveground or building-mounted mechanical equipment and utility elements (including antennae or satellite dishes), shall be located away from development entrances, street intersections, public spaces, or the front façades of buildings; due consideration shall be given to locating these where they can provide the necessary service with a balance between economical and aesthetic parameters.	Complies, Refer to Site Plan.

	2	The items listed in 1. above should be located and arranged so as to appear visually integrated within their particular context by locating them: a. At the edges of landscape areas and open spaces; b. Back from pedestrian walkways; c. At lot lines between properties when this can reduce their visual prominence; d. At the edges of buildings; and, e. In under-tree locations where practical;	Complies, Refer to Site Plan and landscape plan.
	3	Additional landscaping to screen the items listed in 1. above from view from public areas may be required.	Complies, Refer to Site Plan and landscape plan.
	4	All utility lines from the service drop to the site shall be underground.	Complies, Refer to Site Plan & Civil Plans.
	5	Utility cabinets shall be aligned parallel to the sidewalk.	Complies, Refer to Site Plan and landscape plan.
	6	Utility equipment such as electric and gas meters, electrical panels, and junction boxes should be located in a utility room within the building, or screened from view of pedestrian areas.	Complies, Refer to Site Plan & Civil Plans.
	7	Electrical transformers, mechanical equipment and other similar equipment should be located in and accessed from a laneway where one exists, or can be provided.	Complies, Refer to Site Plan & Civil Plans.
	8	Utilities should be clustered or grouped where possible to minimize visual impact.	Complies, Refer to Site Plan & Civil Plans.
	9	Utility providers should consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etcetera, when determining appropriate locations for large utility equipment and utility Cluster sites.	N/A
	10	Rooftop equipment shall be screened from view with the façade/roof, not an independent equipment screen.	Complies. Refer to Plans and Sections.
O - Lighting	1	A cohesive light plan shall be developed where the quality of light produced, and type of light sources used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of a site, are compatible with, and appropriate to the overall design and use of the site.	Complies, Refer to Photometrics plan.
	2	Lighting of the street system, adjacent walkways, sidewalks, and public spaces shall be functionally appropriate, and properly scaled to increase security and comfort for users	Complies, Refer to Photometrics plan.
	3	Lighting shall be dark sky compliant, providing full cut off, or cut off, light fixtures; and be designed and located to prevent light from leaving the site.	Complies, Refer to Photometrics plan.
	4	All building entrances, and pedestrian areas shall be lit with pedestrian-scale lighting. Trails may be exempt from this requirement	Complies, Refer to Photometrics plan.
	5	Lights provided in special event, and public gathering spaces may be required to be designed to structurally accommodate string lighting, banners and other seasonal elements.	N/A
	6	Light fixtures and associated hardware attached to the exterior of buildings shall be architecturally compatible with the style, materials, colours and details of the building.	Complies, fixture details will be included in next submission.
P - Trash & Recycling	1	Trash and recycling storage and servicing areas should be inside of, or integrated into the building design.	Complies, Refer to Ground Floor Plan.
	2	Outdoor trash and recycling enclosures shall not be visible from the main street frontage.	N/A
	3	Trash and recycling enclosures shall be located such that they are not visually prominent from activity nodes and public areas such as outdoor amenity spaces, gathering areas, parks, and trail entrances.	Complies, Refer to Site Plan and Plans.
	4	Trash and recycling enclosures shall be built to house sufficiently sized bins for the intended use, and shall be designed with a wall height that is sufficient to completely conceal bins.	N/A
	5	Trash and recycling enclosures for multiple-unit residential uses shall allow convenient access for each resident.	Complies, Refer to Plans.
	6	Trash and recycling receptacles shall include covered tops and sealed bottoms to keep contents dry and pests out.	Complies, Refer to Plans.
	7	Trash and recycling enclosures shall be constructed to be compatible with the project architecture and materials.	Complies, Refer to Plans and Urban Design Brief.
	8	Enclosure gates shall be constructed of durable materials that screen the view into the trash enclosure. Chain link gates shall not be permitted.	Complies, Refer to Plans.
	9	Trash and recycling enclosures shall include: a. A minimum 3m X 3m concrete pad in front of the enclosure to reduce pavement damage from disposal trucks; and, b. Bollards in the rear of the enclosure to avoid damage from the bins when loading and unloading.	Complies, Refer to Plans.
R - Snow Melt	1	Snow storage/melt areas should be located behind buildings.	Complies, A snow melt system will be used in the outdoor parking facilities and parking entrances
	2	Snow storage/melt areas shall be designed so as not to negatively impact: a. Landscape areas (with particular attention to trees); b. Views of buildings and public outdoor spaces from the street; c. Transit facilities; and, d. Pedestrian circulation routes.	Complies, A snow melt system will be used in the outdoor parking facilities and parking entrances

S - Stormwater Management	1	Stormwater management facilities shall be designed and located as per the following: a. With consideration to aesthetics; b. To incorporate them as amenities with features such as landscaping, naturalistic SWM pond forms, and natural building materials; c. To integrate them with development sites, open areas, parks, trails and tree retention areas; d. To integrate Low Impact Development (LID) techniques as much as practical (such as bioswales, on-site infiltration, and rain gardens for example); and, e. In campus developments (as described in the UDM) stormwater ponds shall be in locations visible from primary roadways and/or as prominent aesthetic features.	N/A
(if ultimately there are swm feaures present)	2	Stormwater management facilities shall be designed to limit the number of ponds necessary to serve the development.	N/A
	3	Stormwater management ponds should be visually accessible. Generally, not more than 50% of a stormwater management pond perimeter should be bounded by the rear or side yards of adjacent development.	N/A
	4	Where feasible, stormwater facilities for large parking lots should be integrated into the parking area and designed as aesthetic landscape features.	N/A
	5	Structural materials utilized within stormwater facility design must have regard for aesthetics and should utilize stone, natural materials, or other materials that have decorative finishes.	N/A
	6	Retaining walls for stormwater facilities shall be partially screened with landscaping to provide an aesthetic fit with the overall site design.	N/A
	7	SWM pond design shall meet the Ministry of the Environment (MOE) requirements that describe how to design SWM pond facilities so that safety fencing is not required.	N/A
	8	A pedestrian walkway may be required around ponds with a circumference greater than 400m.	N/A
Section 7 - Buildings			
A - Building Placement and Orientation	1	Buildings shall be designed for an urban context directing their primary facades to the street to create window streets. Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for close siting which facilitates street activity and active transportation, with views directed to the street and public spaces not toward neighbouring sites.	Complies, Refer to Urban Design Brief, 2.0 - The Site and 3.0 - The Building.
	2	Buildings shall be placed at the front setback line, except where the following are provided between the building and the setback line: DR IND a. Public spaces; b. Spaces for specifically designed for active uses (such as outdoor dining); and/or c. Public amenities such as trailheads and/or outdoor amenity spaces; and/or d. Public art. Entry forecourts, courtyards, and areas of facade plane breaks are exempt, as are those areas specifically designed for parking arrangements permitted in the UDM.	Complies,, The building is palced at the front setback line, but in combination with the serrated shape of the facade it creates small public outdoor spaces. Refer to Urban Design Brief, 2.0 - The Site.
	3	Multiple building developments shall use a combination of building placement, landscaping, outdoor amenity spaces, and other techniques to physically define street walls along front setback lines. With priority given to public streets.	N/A
	4	The length of buildings along street frontages should be maximized as much as practical.	Complies,, Refer to Urban Design Brief, 2.0 - The Site and 3.0 - The Building.
	5	Main entrances shall be visible from, and directly accessible from, the street.	Complies,, Refer to Urban Design Brief, 2.0 - The Site and 3.0 - The Building.
	6	Buildings shall be designed and placed so that outdoor spaces are created that have clear, useable shapes that are not simply leftover areas between buildings. These spaces shall be designed to be humanscaled and provide pedestrian-oriented amenities.	Complies,, Refer to Landscaping Plan and Urban Design Brief, 2.0 - The Site and 3.0 - The Building.
	7	Breaks in the streetwall defined by buildings shall be limited to those necessary to accommodate pedestrian walkways, public spaces, entry forecourts, permitted vehicular access driveways and parking areas, drop-off areas, and view corridors, or other specific features based on design merit. In these instances, streetwalls may be required to be defined by any combination of: DR RSub a. Additional street trees; b. Low walls no greater than 1.5m in height; c. Landscaping; d. Public art; or, e. Decorative fencing no greater than 1.5m in height; or, f. Other similarly effective design features.	N/A

	8	Based on design merit, infill projects may have building setbacks that relate to patterns along the street on which the development is located.	N/A
	9	Buildings, entrances, windows and activities shall be oriented to relate to the street and public spaces, to establish a coherent development pattern that is people-oriented, creates window streets and defines the streetwall.	Complies,, Refer to Urban Design Brief, 2.0 - The Site and 3.0 - The Building.
	10	Building design and placement should address sunlight penetration; ventilation; protection from prevailing winds; public views from adjoining structures; and, public spaces so that they maintain their utility.	Complies, Refer to Urban Design Brief, 2.0 - The Site and 3.0 - The Building.
	11	Buildings along Highway 26, north of the Highway 26 and First Street intersection, or south of the Pretty River Parkway and Highway 26 intersection, may be placed behind the setback line to locate limited parking in front of the buildings, provided the following are met: a. No more than two rows of parking are located between the building and the Highway frontage; and, b. Additional landscaping is provided along the frontage to provide visual interest with, at a minimum, an additional row, or groupings of trees; and, c. Parking along the corridor shall be screened from the sidewalk by a minimum 2.4m wide landscaped planter bed to a maximum height of 1.0m.	N/A
B - Building Façade: Streetscape	1	Recessed entries, alcoves, and arcades shall not be more than 50% of the building frontage.	Complies, Recessed entries does not cover more than 50%.
		Outdoor patio spaces for multiple-unit residential projects which face the street, shall provide sufficient landscape elements to ensure privacy and clear definition of territoriality between public and private spaces.	N/A
C - Corner Sites	1	Buildings on corner sites shall be located at the setback lines of each street frontage. This does not preclude angled or sculpted building corners.	Complies, Building gable towards Heritage Drive is partly located at setback line to obtain a sculptural volume with a vertical expression.
	2	Buildings on corner lots that are identified as priority sites shall provide at least two of the following: DR IND a. Special/decorative treatments of pedestrian weather protection as an architectural element at the corner of the building; b. A significant decorative corner architectural feature or element that is fitting with the design of the building (such as angled, or sculpted corner design for the building, bay windows, turret, roof deck, balconies, tower element, corner-articulated roof line feature; or other feature to emphasize the corner location); c. A corner entrance and decorative landscape feature such as raised planters; d. An outdoor amenity space between the building and corner setbacks, of at least 10m ² in area; or, e. A prominent public art element; or, other design feature(s) proposed by the applicant that highlights the priority site. Non-priority corner sites should provide at least one of these features	Complies, Items b and c provided. Building gable towards Heritage Drive is angled to obtain a sculptural volume with a vertical expression. Furthermore landscaping element of at least 10 m ² are planned at the building gables. Refer to Landscaping Plan.
	3	Buildings on corner sites shall have a consistent parapet that fronts on both streets when appropriate to the architectural style of the building.	N/A
D - Building Groupings	1	Multiple buildings in a single project shall demonstrate a functional relationship with one another and the public spaces of the development, by: a. Taking into account microclimate including: i. Daylight and sunlight exposure; and, ii. Wind and temperature; and, iii. Minimizing the impacts of shadows on outdoor spaces for people; b. Minimizing the impacts of undesirable shadows on adjacent buildings; c. Creating compatible relationships and access between interior spaces, exterior spaces, and entrances of different buildings; d. Arranging buildings to afford both passive and active solar access potential for adjacent buildings; and, e. Creating open areas with comfortably scaled relationships between building height and open area dimensions.	N/A
	2	Outdoor amenity spaces, public areas should receive direct sunlight for the portion of the day they are intended to be used to maximize sunlight exposure during cooler months.	N/A
	3	Within multiple building developments the architecture shall be complementary in style, form, colour, material and roof line.	N/A
	4	Visual and physical pedestrian links shall be established between buildings that are not located along a street. These links may be accomplished through the use of arcades, trellises or other similar open structures, or landscape features.	N/A
	5	In multiple-unit residential developments with multiple buildings, indoor privacy between living units should be facilitated with consideration in the design of the entire complex and buildings to specifically address views into residential units from other units within the same development. Techniques such as varied separations, or changes in building orientation and floor plan of units should be considered.	N/A

E - Context	1	Buildings and additions shall be designed to: a. Improve the overall streetscape, and public realm and; b. Generally relate in scale, materials and design features to the surrounding buildings; and, c. Express traditions of Collingwood and the region in their design, materials, and colour.	Complies, The design of the building considers the Architectural Design Guidelines for the Shipyard and is a contemporary building inspired by the aesthetics of The Terminals. Refer to Urban Design Brief, 1.0 - The Context and 4.0 - Heritage Considerations.
	2	Building design shall respond to the local climate with features such as pedestrian weather protection, overhangs for sloped roofs, facilitating access to direct sunlight, and choice of façade materials.	Complies, Refer to Urban Design Brief, 3.0 - The Building concerning acces to sunlight and material selections.
	3	Building design shall incorporate similar, or complementary patterns from existing developments within the neighbourhood, or along the adjacent streetscape where such buildings represent the character and architecture of Collingwood's history, for example: IND a. Reinforce existing façade rhythm of openings and entrances; b. Maintaining alignment of storefronts from contiguous buildings; c. Maintaining building heights or subtly graduating changes; d. Continuing use of residential porches; e. Incorporating similar roof lines; and, f. Extending horizontal lines of fenestration and façade plane breaks.	Complies, The design of the building considers the Architectural Design Guidelines for the Shipyard and is a contemporary building inspired by the aesthetics of The Terminals. Refer to Urban Design Brief, 1.0 - The Context and 4.0 - Heritage Considerations.
	5	When compared to neighbouring developments and buildings, the use of significant contrast in building design, and materials can be used to: a. Make a project unique for the purpose of announcing the importance of a use; b. Provide a focal point within a district; c. Highlight a priority site; and, d. To create accent along a streetscape. However, significant contrast in these areas is not necessary for creating variety or distinctive projects and when significant contrast and/or significant or multiple deviations from the standards identified by the UDM are proposed, there shall be a clear and compelling design rationale provided. This shall exhibit how the proposed design will add to the overall order and coherence of the streetscape, district or neighbourhood, beyond just for the purpose of creating random differentiation or for defining mercantile or brand identity in the built form. IND Places of worship incorporating historically appropriate architectural forms are exempt (such as towers; spires; domes; arches; and, minarets for example).	Complies, Refer to the complete Urban Design Brief.
F - Height and Mass	1	Buildings over 10m in height (of facade) shall incorporate any combination of the following design elements to reduce their apparant mass along the street: a. Stepping back the building at the fourth storey a minimum of 3m from the front façade; and/or b. Setting the building back so that it does not project into a 45 degree angular plane from the street centre line and integrating outdoor amenity space and/or landscaping in the increased setback.	Complies, The visual impact of the building is reduced through the shift in material at second floor and by the pitched roof. Refer to Urban Design Brief, 3.0 - The Building.
	2	Buildings with more than three stories, or 10m greater in height (of façade), than adjacent uses shall incorporate any combination of the following design elements to reduce their appearant mass along side yard property lines: a. Stepping back the building at the 5th storey a minimum of 3m from the side façade; and/or, b. Incorporating specific landscaping to screen views; and/or, c. Setting the building, or portions of the building, back so that it does not project into a 45 degree angular plane from the shared property line. IND Industrial uses shall only comply with this requirement when adjacent to residential uses; and/or d. Other alternative design solutions that effectively reduce the visual impact of these larger buildings along the street (or on adjacent uses) and create building massings that are more human-scaled or compatible with adjacent buildings.	N/A. There are no shared side yard property lines.
G - Building Façade	3	Facades shall provide visual interest through a combination of windows, entrances, architectural details, projections, and recesses. These elements shall create a consistent rhythm, and express a hierarchy of entrances, and identify individual businesses where applicable.	Complies, Refer to Urban Design Brief, 3.0 - The Building.
	4	Façade materials should avoid frequent changes, with material and colour changes generally relating to changes in plane, floor plate, and mass, generally maintaining consistent wall material throughout the upper façade areas.	Complies, There is a single shift in facade material between ground floor and second floor. Refer to Urban Design Brief, 3.0 - The Building.
	5	Street front façades shall incorporate pedestrian oriented lighting.	Complies, Details to follow.
	6	Weather protection shall be provided along building facades containing retail/commercial uses, as well as over building entrances. Industrial projects may limit weather protection to building entrances.	Complies, Entrances are recessed to provide for weather protection. Refer to Urban Design Brief, 3.0 - The Building.
	7	All fixed canopies shall be designed to complement the aesthetic and architectural characteristics of the building and streetscape.	N/A

	8	Canopies shall provide weather protection without blocking visibility of storefronts, obscuring architectural details, or covering transom windows.	N/A
	10	All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colours, and details.	Complies, Refer to Elevations and Urban Design Brief, 2.0 - The Site.
	12	The Town may require amendments to the design of proposed architecture if it is determined that the design does not fit the Collingwood context by complementing the prevailing heritage and/or recreational and tourism design materials and techniques used throughout Collingwood, and as described in the UDM requirements.	Complies, The site is part of the Shipyards Master Plan Agreement. Refer to HIA.
	16	In addition to the specific requirements of the UDM, the design of individual residential buildings shall meet one of the three architectural themes identified for Collingwood listed below and described in Appendix A: Residential Architectural Themes: a. Local Heritage Style; b. Lakeshore and Mountainside Recreation; and, c. Contemporary New Urbanism. Note: Alternative architectural theme/styles for buildings may be proposed under the provisions for alternative design solutions of the UDM.	Complies, The design of the building meets the architectural theme ' Contemporary New Urbanism' and considers the Architectural Design Guidelines for the Shipyard. Refer to Urban Design Brief, 1.0 - The Context and 4.0 - Heritage Considerations.
H - Articulation	1	The base, middle and top of buildings shall be clearly defined through the use of materials and design details.	Complies, The materiality of the building is divided into three: a sturdy base, a light middle, and a distinct top – the pitched roofs. Refer to Urban Design Brief, 3.0 - The Building.
	2	Building façades shall demonstrate a unified appearance with complementary materials and colours. The use of oversized, or out-of-proportion, design elements and building features may not be permitted.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	3	Upper floors shall be architecturally differentiated from the ground floor with elements that horizontally articulate the floor, lintel, or sill levels. Techniques used may include: a. Highlighting building bases, lintels, sills and cornices with contrasting materials; b. Breaking up the mass of the building with architectural details at floor levels; c. Stepping back upper floors; d. Projections at entries; and, e. Differentiation of building massings through plane breaks and/or articulation.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	4	Vertical and horizontal façades plane breaks and/or articulation shall be incorporated to provide visual interest for facades greater than 30m in length to break up the apparent mass of the building and to add visual interest. Buildings shall avoid long monotonous, uninterrupted walls. Offsets, significant recesses, projections, changes in floor level, and variety in building height and masses shall be used to add architectural interest and variety. A combination of techniques should be used to highlight different building masses and provide pedestrian-scaled elements in the façade. Acceptable methods include those that meet the following: a. Provide visual detail from a pedestrian's perspective; b. Create visual interest and relief through detailing, cast shadows and highlights; c. Have, minimum depth and width of façade articulation of 0.75m and 2m respectively if tied to a change in material or colour; or 3m and 4.5m if not; d. Balconies may be used to meet this standard if they are recessed or projected at least 0.50m, Juliet balconies and others that appear tacked-on to the façade will not qualify unless they employ a design and materials determined by the Town to be suitable based on overall design merit; e. Create building height variations of a minimum of 2m; f. Break down the building into smaller buildings, or façade sections; and/or, g. Vary setbacks of building masses to provide visual interest and shadow patterns. This articulation of the building shall be a minimum of 2m in depth; and/or, h. The use of fenestration or material changes to define different building masses. Colour changes may not be substituted for architectural detailing.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	5	The use of façade articulation; plane breaks; setbacks; variations of roof pitches; massing changes; and material changes for the purpose of providing visual interest and/or in response to neighbouring buildings shall not be used to falsely give the impression of different buildings within a single building.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.

I - Entrances	1	Main/primary entrances shall be distinguishable from other façade elements and entrances: a. In terms of architectural design, decorative treatments, and/or building massing; and shall be, b. Oriented to, and visible from, the street.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	3	Ground floor entrances facing the street frontage or public spaces shall be functional and provide access into the building. Emergency exits are exempt.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	4	Pedestrian weather protection is required at all main/primary building entrances.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	6	Theatres, cinemas, schools, civic buildings, and other uses where significant numbers of people are expected to gather or wait outside the main entrance, shall provide a sufficiently-sized gathering space that shall be designed as an outdoor amenity space. Buildings may be located behind the front setback line to accommodate these spaces.	N/A
J - Fenestration	1	Windows shall be architecturally compatible with building style, and materials.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	2	Dark and/or reflective glass shall not be permitted for use as windows.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	3	Windows and doors shall be proportioned to the size of wall in which they appear and, sufficient wall area and/or architectural features between windows shall be provided to set them apart from each other. Wide mullions may be permitted based on design merit.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	4	Windows shall be well defined within the facade by any combination of the following: a. Recessing windows in from the building wall; b. Using window trim as highlights; or, c. Using projecting sills and/ or lintels.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	5	Upper story windows should create a rhythm, either symmetrical or equally spaced, across the façade, and should be aligned with windows and doors on the ground floor including storefronts or display windows as practical.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	6	Windows shall be vertically proportioned where possible.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	7	Upper floor windows to habitable spaces should be operable not fixed.	Complies, Operable windows as per code requirements.
	8	Transom windows are encouraged in commercial and mixed-use projects if appropriate to the architectural style of the building.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	9	The use of clerestories is encouraged for industrial use buildings; other uses that require expanses of facades without openings; and, for portions of facades over the ground floor where there is no habitable floor space. Based on overall design merit these may be required by the Town for façades facing outdoor amenity spaces, walkways, or streets.	N/A
	10	Fully-glazed façades are not permitted and windows shall not span vertically more than one storey. Priority sites, civic buildings, places of worship and industrial uses are exempt.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	11	Fully glazed façade sections may be permitted for the following (with no facade with more than 75% glazing in area): a. Building portions containing showrooms; b. Additions and enclosures; c. Atriums; d. Sunrooms; e. Enclosed courtyards; f. Enclosures around gathering areas; g. Façades specifically designed to take advantage of views or vistas of natural features such as the shoreline; and, h. Buildings for which the glazed façade is part of an integrated sustainability feature that meets the Canada Green Building Council Leadership in Energy and Environmental Design (LEED) standard, or similar recognized sustainability rating system of suitable quality.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
L - Mixed Uses	1	In mixed-use projects, ground floors shall be designed to be appealing to pedestrians (generally with nonresidential uses, such as commercial/retail, personal service, and restaurant type uses on the ground floor).	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	2	Separate entrances to upper floor residences shall be provided. These shall be clearly differentiated from nonresidential entrances. Live/work projects may be exempt from this requirement based on design merit.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
M- Retail Facades	1	Storefronts shall be the most transparent part of a façade. These shall have the following common elements: a. Base; b. Storefront display windows; and, c. Canopy/sign band.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.

	2	Ground floor commercial/retail, service, office, and restaurant uses shall have large display windows, framed by the surrounding wall.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	3	Storefronts shall be defined in a repeated rhythm along the facade to maintain continuity and pedestrian interest.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	4	Storefronts shall be integrally designed to be compatible with the entire façade character.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	5	Storefront windows should occupy the entire height between the base and the canopy area.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	6	Storefronts within the same building shall use similarly sized and shaped windows and doors.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	7	Fully openable display windows are encouraged for restaurants, cafés and uses adjacent to outdoor spaces, dining areas, and activity nodes. These may be required if determined appropriate by the Town based on overall design merit.	N/A
	8	Façades with multiple storefronts should have a generally consistent storefront design and materials. This includes: a. The size and type of display windows; b. Doorway locations; c. The design of transom windows; and, d. Storefront base height and materials. Buildings with more than four storefronts may vary elements, but should maintain an overall consistent façade design.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	9	Storefront bases should generally be no more than 0.60m height from the sidewalk.	N/A
N - Roofs	1	Façade walls on flat roof buildings shall include a parapet wall (minimum 1m in height), and cornice in the design.	N/A
	2	Segments of exaggerated, or out-of-proportion, parapets; sloped roof forms applied at the building's façade; or false façade or roof forms that are applied to a building; shall not be permitted. Roof forms shall be not be considered false forms if they are: a. In proportion to the other features of the façade, and overall height and mass of the building; and, b. Are integral to the entire roof structure and extend across at least 75% of the roof perpendicular to the façade; and/or c. Function to provide cover over atriums, entrances, or other areas where people are expected to gather.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	5	Flat roofs extending 20m or more horizontally may be required to provide roofline modulation at a minimum of 15m intervals to provide visual interest, with: a. A variation of roof or parapet height of at least 0.75m; and/or, b. Architectural roofline embellishments that add visual interest.	N/A
O - Façade Material	1	Building materials and colour schemes shall be consistent with the chosen architectural style. Industrial uses may provide less decorative facade materials for non-street frontages, such as concrete and metal siding; provided the front façade material does not transition at the corner, and is wrapped around to the sides.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	2	Brick and/or masonry shall occupy no less than 75% of the façade areas on the first two floors. Buildings instituting the Lakeshore and Mountainside Recreation Style of architecture may be exempted.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	3	Materials such as brick and stone should be left in their natural colours.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	4	Simulated materials may be used if determined to have an authentic appearance.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	5	The following materials shall not be permitted on exterior walls: a. Corrugated fiberglass or plastic; b. Asphalt shingles; c. Plywood; d. Unprotected wood; and, e. Concrete (without decorative finishes).	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	6	Metal siding, decorative concrete, mirrored and reflective materials, stucco, and similar materials may be permitted: a. Based on design merit; and, b. When used in combination with other materials; and, c. When not used as the predominant façade material.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.

	<p>7 Stucco and similar troweled finishes shall:</p> <ul style="list-style-type: none"> a. Be trimmed in wood, masonry, or other material permitted by the Town; b. Be sheltered from weather by roof overhangs or other methods; and, c. Are limited to no more than 30% of facade areas containing customer or residential entries; and, d. Shall not be used below 0.60M above the ground plane. 	N/A
P - Colour	<p>1 Architectural colour palletes shall be selected to complement:</p> <ul style="list-style-type: none"> a. First, the local historic context of Collingwood's architecture or one of the architectural themes defined by the UDM; b. Second, the context of the immediate neighbourhood of adjacent and surrounding developments on the same block or street section; and, c. Third the colour pallette chosen to define the unique architectural style/ character of the building or development. 	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	<p>2 Colour palletes and patterns associated with a particular corporate identity/image/ branding shall be designed as highlights, similar to signage, and not as the defining characteristic of the building/ development in question. They may be included provided that:</p> <ul style="list-style-type: none"> a. They are not the predominant colour; b. They do not define a particular building mass in such a way that it appears as a colour field upon which signage is placed or disrupts the other architectural features, or patterns of the façade in such a way that is uncharacteristic of the overall façade design; and, c. The overall color scheme meets 1. above. 	N/A
	<p>3 Strongly contrasting, intense, bright, and/or day-glow colours shall be used for accent only, and may be used on a maximum of 10% of façade area.</p>	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
Q - Priority Sites	<p>1 Buildings on priority sites shall incorporate decorative elements and designs for their primary entries and for pedestrian amenities and street furniture, for example: DR</p> <ul style="list-style-type: none"> a. Decorative tree grates; b. Unique designs for benches and seating fixtures; and, c. Etched or stained glass sidelights or transom windows at entrances. 	Complies, Refer to Urban Design Brief, 3.0 - The Building.
	<p>2 Buildings located on priority sites shall use at least one of the following:</p> <ul style="list-style-type: none"> a. Distinctive architectural style that presents a fitting contrast along the streetscape, block, or neighbourhood; b. Building elements such as towers; bays; atriums visible from public areas; and other details to emphasize the focal nature of the site/ building(s); c. Outdoor amenity space to highlight the priority site; d. A significantly-sized focal feature such as free standing sculpture, fountain, or decorative landscape feature that emphasizes the site as a priority site; or, e. For corner sites, rotate the building line to create a diagonal space designed as an outdoor amenity space. 	Complies, The design of the building considers the Architectural Design Guidelines for the Shipyard and is a contemporary building inspired by the aesthetics of The Terminals. Refer to Urban Design Brief, 1.0 - The Context, 3.0 - The Building, and 4.0 - Heritage Considerations. It presents a visual contrast as a transition point to the Shipyards.
R - Heritage Adjacency	<p>1 Sites with the following characteristics shall be considered adjacent to the Downtown Heritage District for the purposes of the UDM:</p> <ul style="list-style-type: none"> a. Properties on the same block as another property that is designated part of the Heritage District; and, b. Properties directly across the street from any property designated part of the Heritage District and/or any property described in a. above. 	Complies, refer to HIA.
	<p>2 For heritage-designated sites outside of the Downtown Heritage District, new development shall be considered adjacent if it shares a property boundary and fronts the same street as the designated site.</p>	Complies, refer to HIA.
	<p>3 New developments shall reflect the architectural characteristics of adjacent heritage buildings and sites in their design by incorporating a selection of the following:</p> <ul style="list-style-type: none"> a. Similar roof slopes; b. Similar details such as cornices, and sills; c. Similar types of entrance features such as porches; d. Similar architectural style and/or materials and/or detailing; e. Maintaining cornice lines in buildings of the same height; f. Extending horizontal lines of fenestration; g. Similar proportion, size and pattern of windows, and doors; h. Similar setback or average setback of adjacent properties; and, i. Complementary landscaping. 	Complies, The design of the building considers the Architectural Design Guidelines for the Shipyard and is a 'Contemporary New Urbanism' building inspired by the aesthetics of The Terminals. Refer to Urban Design Brief, 1.0 - The Context, 3.0 - The Building, and 4.0 - Heritage Considerations. It presents a visual contrast as a transition point to the Shipyards.

S - Residential Standards	1	The design of individual residential buildings shall meet one of the three architectural themes identified for Collingwood listed below (see Appendix A: Residential Architectural Themes, for descriptions of specific applicable characteristics): a. Local Heritage Style; b. Lakeshore and Mountainside Recreation; and, c. Contemporary New Urbanism. Additionally, the specific standards defined in this sub-section shall apply to residential buildings. Where there is a conflict between the requirements of the architectural theme and the provisions of this sub-section, the building design will be amended to best conform to the defined architectural theme. Alternative architectural themes/styles for residential buildings may be proposed under the provisions for Alternative Design Solutions of the UDM. Such alternative design approaches shall meet the specific standards defined in this sub-section.	Complies, The design of the building considers the Architectural Design Guidelines for the Shipyard and is a 'Contemporary New Urbanism' building inspired by the aesthetics of The Terminals. Refer to Urban Design Brief, 1.0 - The Context and 4.0 - Heritage Considerations.
	2	Brick, masonry, and/or wood siding shall be the predominant materials for residential building facades.	N/A - it is a mixed-use building
	3	Changes in building materials shall be linked to: a. Changes in the building form, occurring at wall setbacks or projections; b. For horizontal definition; or, c. To articulate the transition between the building base, middle and top.	Complies, Refer to Urban Design Brief, 3.0 - The Building.
	4	The architectural character (i.e., exterior materials, window trims, cornices, etc) of front elevations shall be utilized on all sides of residential buildings.	Complies, Refer to plans.
	5	The proportion of rooflines, wall planes and openings shall be consistent with other buildings on the block.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	6	Center lines of similar windows shall be aligned vertically, and shall be set within a sufficient area of wall to avoid an overcrowded composition of wall openings.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	7	Large expanses of uninterrupted, single material exteriors without window trim, accent features, or other detailing shall not be permitted.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	8	Upper floor residential units in multiple-unit residential, and mixed-use buildings shall be emphasized through articulation of the exterior wall; materials; and/or the use of pronounced building elements including bay windows, balconies and dormers.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	9	Residential buildings flanking arterial streets, on priority sites, and corner lots shall provide additional architectural detailing on the façades facing these frontages.	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	10	Upper floor residential units shall have functional balconies with a depth of at least 1.5m and a minimum area of 6m ² .	Complies, Refer to Elevations and Urban Design Brief, 3.0 - The Building.
	13	Areas shall be physically defined as clearly public or private, in public view for surveillance or private and protected.	Complies, Refer to Plans and Urban Design Brief, 3.0 - The Building.
	14	Residential uses shall define a clear transition between the public spaces of the frontage street and the private space of a building's interior for example through the use of: a. Landscaping; b. Grade changes; c. Porches (shall be a minimum of 1.5m deep to allow for seating); d. Covered entrances; e. Forecourts; or, f. Other similar features.	Complies, Refer to Landscaping Plan and Urban Design Brief, 2.0 - The Site.
	43	Larger multiple-unit residential buildings shall resemble traditional apartment buildings with a massing form of either "slab", "courtyard", or "podium towers". These shall meet the following: a. Access to units shall be provided from a common central internal lobby or foyer, or directly to ground oriented units where applicable; b. Primary common entrances shall clearly address the street with large entry canopies, and shall provide visibility to interior lobbies to allow for safe and convenient arrival and departure from the building.	Complies, Refer to plans.
	44	Mixed-use buildings that incorporate multiple residential units shall generally be designed with nonresidential uses on the ground floor and residential uses above. Incorporation of townhouses (attached) as part of "podium tower" form buildings may be required based on the characteristics of the street and adjacent uses.	Complies, Refer to Plans and Urban Design Brief, 3.0 - The Building.
	46	Multiple-unit residential developments shall have useable open areas for recreation and social activities in a combination of common and private spaces.	Complies, Refer to plans.

	47	Common outdoor open areas shall be provided at a rate of 10m ² per unit and be designed to provide recreation, and play spaces, for residents of the development. These spaces shall: a. Include seating; b. Include shade trees; c. Be easily visible and centrally located to as many residences as possible; d. Provide pedestrian connections to residential units; and, e. Have pedestrian access to the street.	Complies, Refer to Plan Justification Report, Chapter 12. "Landscape plan" (p. 11)
	48	Multi-unit residential developments over 15 units shall include a children's play area. This shall be incorporated in the design of common outdoor areas.	The site is next to a public park and is part of the Shipyards Master Plan. We propose to include this in the design of the adjacent Pulic Park.
	49	All ground-floor living units for multiple-unit residential buildings shall have private open space attached and accessible from the unit with a minimum size of 15m ² . This area should be partially screened from neighbouring units and uses.	N/A
Section 8 - Active Transportation			
A - Pedestrian Circulation	1	Developments shall provide necessary infrastructure for pedestrian accessibility to support safe and convenient movement of people.	Complies, Refer to Landscape Plan and Site plan
	2	Applications that create barriers of unsafe, inconvenient, and unpleasant conditions for walking and cycling through overly autooriented development patterns, site layouts, and architecture may be required to be amended accordingly to remove these barriers.	Complies, The site is part of the Shipyards Master Plan.
	3	Sites shall incorporate a pedestrian path network that links uses to each other and permits pedestrians to move in as straight line as practical to their destination. Pedestrian linkages shall specifically be required between the following: a. Transit stops; b. Sidewalks; c. Trails; d. Building entrances; e. Parking areas; f. Amenity spaces; g. Public gathering areas; and, h. Parks and open spaces	Complies, The site is part of the Shipyards Master Plan.
	4	Internal circulation patterns shall allow for logical movement throughout the site that will accommodate, and not preclude, intensification over time	Complies, The site is part of the Shipyards Master Plan.
	5	All projects shall connect the on-site pedestrian circulation system to the off-site public sidewalks; and the trail system where present	Complies, The site is part of the Shipyards Master Plan.
	6	Multi-unit residential developments, and residential subdivisions shall incorporate pedestrian connections to adjoining residential, recreational, open space, and commercial uses as practical.	Complies, The site is part of the Shipyards Master Plan.

	<p>7 Pedestrian ways and connections shall be designed to be convenient, comfortable, safe and easily navigable, continuous and barrier-free. All pedestrian ways shall meet the following:</p> <ul style="list-style-type: none"> a. Be clear of obstructions, maintaining a minimum 1.5m wide passageway and 2.4m clearance above grade; b. Be slip resistant; c. Be unobstructed and without unnecessary meanders around built obstacles such as mail boxes, street lights, utility poles, seating, and street furniture; d. Be hard surfaced (hard-packed gravel may be permitted for walkway surfaces in areas adjacent to natural areas); e. Appropriate accessibility components and design for persons with disabilities shall be integrated into the overall pedestrian circulation system including ramps and sight assistance strips and textured edges at grade transitions and street crossings for example; f. Where stairs are used, a single stair should be avoided, a minimum of three steps should be used to clearly signal the change in grade; g. Stair design shall incorporate visual signals to indicate stair treads and edges; h. Be distinct from vehicle lanes; i. Provide/maintain continuity of pedestrian ways from adjacent and/or existing ways; j. Be raised to curb height where practical; and, k. Generally have shade by day, light by night. 	Complies, The site is part of the Shipyards Master Plan.
	<p>8 Senior housing projects, hospitals, medical service developments, and schools shall provide 3m wide pedestrian ways (excepting sidewalks along public streets).</p>	N/A
	<p>9 Pedestrian and vehicular crossings on-site should be minimized as much as practical.</p>	Complies, Refer to site plan.
	<p>10 Fully-accessible pedestrian ways shall be provided to the public sidewalk from:</p> <ul style="list-style-type: none"> a. Main building entrances; and, b. Should also be provided for all building emergency exits. 	Complies, Refer to site plan.
	<p>11 All streets and major entry thoroughfares for developments (as per UDM Section 3-Streets) shall provide sidewalks on both sides as per the following:</p> <ul style="list-style-type: none"> a. The alignment of the sidewalk shall remain straight along the street; b. Sidewalks shall be separated from adjacent streets by landscaped boulevards with street trees (where right-of-way permits). Laneways are exempt from this standard. 	N/A
	<p>12 Sites along the highway corridor may substitute walkways or trail connections for sidewalks based on location and as approved by the Town. Industrial/business/ institutional campuses may provide sidewalks on only one side of the street based on design merit and overall pedestrian infrastructure network proposed.</p>	N/A
	<p>13 For non-residential uses, walkways should be provided outside of all main and secondary entrances and around buildings to link these.</p>	Complies, Refer to site plan.
	<p>14 The primary method to create physical barriers from moving vehicles for pedestrian areas shall be trees with landscape beds, and/or raised planters. Decorative bollards, pavement markings, and signage shall be used as secondary methods only upon approval of the Town.</p>	N/A
C - Pedestrian Amenities	<p>1 Pedestrian ways shall be provided in the following circumstances to create continuous pedestrian connections:</p> <ul style="list-style-type: none"> a. Through all cul-de-sacs; b. At mid-block locations to transit stops in all residential subdivisions if no direct way is provided through the sidewalk system; c. To existing, or proposed trails adjacent to the proposal; d. At mid-block locations connecting streets on either side, for blocks that are over 300m in length; e. At mid-block to connect to arterial or collector streets if walking distance to these streets is greater than 400m; and, f. To all adjacent uses at intervals no greater than 400m along the circumference of the project as practical. 	N/A
	<p>2 Specific pedestrian connections may be waived if the applicant has demonstrated, that this is impractical or unsafe due to:</p> <ul style="list-style-type: none"> a. An exceptional circumstance such as topography, or the presence of protected environmental areas; or, b. The characteristics of the adjacent use or potential use. 	N/A
	<p>3 Required pedestrian connections shall be aligned with street ends, laneways or other pedestrian walkways where practical.</p>	N/A

	4	Required pedestrian connections shall be designed to meet the requirements of UDM Section 10-Landscaping & Public Spaces.	Complies, The site is part of the Shipyards Master Plan.
D - Street System	1	Street corners may be required to incorporate curb extensions to provide increased pedestrian space; safe refuge for pedestrians while waiting to cross the street; reduce street-crossing distances; and, opportunities for street furniture.	N/A
	2	Sight triangles shall be kept free from visual obstructions to facilitate safe vehicle and pedestrian movements.	Complies, the site is part of the Shipyards Master Plan.
	4	There shall be minimal or no change in the elevation of sidewalks across private access driveways.	Complies, refer to site plan
	5	Where vehicle entrances cross sidewalks, advanced stop bars shall be provided on the site exit lane to improve pedestrian safety	Complies, refer to site plan
	6	Pedestrian crossings shall be delineated at vehicle entrances.	Complies, refer to site plan
E - Parking Areas	1	Pedestrian walkways shall be provided through all parking areas. These shall meet the following provisions: a. Shall provide dedicated pedestrian walkway access throughout the entire parking area; b. Be raised to sidewalk height. Lots with less than 100 parking stalls may utilize at-grade walkways based on design merit and use of enhanced markings; c. Include clear surface markings to define pedestrian ways which provide clear and distinct visual identification along the entire walkway, using different paving materials such as concrete; inlaid pavers; or painted patterns; d. Include sight assistance strips at all grade transitions; drive lanes; and, street crossings; and, e. Utilize shy spaces around planter strips and raised planters to provide refuge areas and safe travel routes for at grade portions of pedestrian walkways.	Complies, refer to site plan
	2	Pedestrian walkways in parking lots shall be provided as follows: a. Pedestrians shall not be required to cross more than one pair of vehicle drive lanes to access a walkway; and, b. Parking stalls shall be a maximum of 24m from a pedestrian walkway.	Complies, refer to site plan
	3	The arrangement of parking areas, primary maneuvering lanes, and main building entrances shall be designed to reduce the number of pedestrian/vehicle conflict points necessary for people to access the building. Site enhancements to reduce these conflicts may be required.	Complies, refer to site plan
	4	Pedestrian crossings at major entry thoroughfares, and primary circulation lanes in parking areas shall be required to include combinations of the following: a. Pavement markings; b. Decorative bollards; c. Decorative landscape elements and raised planters; d. Raised walkways across speed tables; e. Decorative concrete or pavers.	Complies, refer to site plan
G - Bicycle Circulation	2	Storm sewer grates shall be designed to provide for safe crossing by bicycles and wheelchairs.	Complies, refer to civil plans
	5	To facilitate active transportation in the community, multiple-unit residential developments shall provide storage specifically designed for long term all season bicycle storage, at a rate of two spaces per unit. These spaces shall be ground-floor accessible	Complies, Bicycle Spaces provided as per by-law requirement
	6	To support active transportation, all workplace settings/buildings with 20 employee/occupants or more, shall provide: a. Long term secure bike parking for employees; and, b. Are encouraged to provide change rooms and showers, at least one unisex facility.	Complies, Bicycle Spaces provided as per by-law requirement
	7	Bicycle parking and storage spaces shall be maintained exclusively for the use for which they are required.	Complies, refer to plans
	8	Bicycle racks shall be located to provide convenient and attractive bicycle parking that is: a. Within 15m of primary building entrances; b. Protected from the weather, by a shelter, structure, building or architectural element (when determined by the Town to be supporting a short-term parking use, a shelter for weather protection may not be required; and, c. Visible from the interior of the building.	Complies, refer to plans
	9	Bike parking shall be designed to allow both the frame and wheels of a bicycle to be locked.	Complies, hardware details to follow
H - Transit Circulation	4	To accommodate the intended number of users, additional transit stops, or transit facilities with greater capacity and amenities, may be required on developments intended to attract large numbers of people (such as performance spaces or destination parks, mixed-use projects/districts, large shopping complexes, business/ industrial/institutional campuses or large employment centres).	N/A

	5	Areas where motorists, can drop off passengers may be required at the following locations where practical: a. Transit facilities; b. Mixed-use developments; c. Schools; and, d. Uses intended to attract large numbers of people (such as performance spaces, meeting spaces, civic buildings and uses, destination parks, performance spaces, large shopping complexes, business/ industrial/institutional campuses, or large employment centres).	Complies, refer to site plan
	6	Priority parking designated for para-transit parking and/or drop-off areas may be required for: a. Mixed-use developments; b. Multiple-unit residential developments over 30 units; c. Public parks and gathering areas; and, d. Theaters, cinemas, civic buildings, places of worship, and other uses where significant numbers of people are expected to gather, wait, or participate in events.	Complies. Barrier free parking allocated as per Ontario Building Code requirements.
I - Wayfinding	1	A wayfinding system may be required to help direct pedestrians and improve accessibility, and legibility, of the development and evolving built environment.	N/A
	2	Wayfinding systems shall include combinations of landmark features; indoor and outdoor signage; kiosks; imprinted and surface pavement markings; urban Braille; landscape and public art as landmarks; interpretive signs; and plaques, as appropriate	N/A
	3	Wayfinding systems shall be developed as multidimensional environmental graphics systems designed to integrate into the project as opposed to just signage systems.	N/A
	4	Wayfinding signage shall use combinations of forms, materials, universal symbols, tactile lettering, contrasting colours and fonts in sizes and type that are easy to read and appropriate for the intended use and location while avoiding visual clutter and creating an easily understood and orderly information system.	N/A
	5	Information signs, and interpretive plaques or kiosks, shall be provided at heritage designated and environmentally protected sites. The location should not obstruct any significant views or hinder the character of the area.	N/A
	6	Wayfinding signage shall be included along streets to indicate the location of trail access points, transit stops, parks, and access points to the shoreline.	N/A
	7	All interpretive and wayfinding signage shall be designed and manufactured to be made of durable materials with a long lifespan that require minimal maintenance.	N/A
	8	Interpretive signage shall be designed and installed to convey information that is: a. Visually interesting in presentation; b. Easily legible; c. Integrates graphics where appropriate; and, d. Is physically accessible for youth, persons with physical impairments, and persons with visual impairments by including Braille and designing signage to be read from a wheelchair for example.	N/A
Section 10 - Landscape and Public Spaces			

A - General Design	<p>1 Developments shall create a landscape plan that through the use of a variety of plant species, and a mix of ground covers, shrubs, and trees, achieves the following as applicable to the proposal:</p> <ul style="list-style-type: none"> a. Enclose spaces; b. Defines prominent features such as entrances and activity areas; c. Focuses attention on buildings and landmark features; d. Adds visual interest to the project and streetscape; e. Creates visual interest through seasonal variations in plant materials; f. Defines pedestrian zones; g. Defines public and private spaces and different uses; h. Adds to the general comfort and sun health of site users; i. Provides visual screens and buffers for incompatible uses; j. Defines the streetwall; k. Provides environmental benefits associated with air and water quality and habitat protection; l. Provides visual and physical linkages between various green spaces, open spaces, and outdoor activity spaces; m. Provides safe and effective play spaces; n. Improves the aesthetic qualities of parking areas and stormwater management facilities; o. Provides comfort for users of outdoor spaces; and, p. Provides a continuous landscaped connection between buildings, streets, parking areas, and project boundaries. 	Complies, refer to landscape plan
	<p>2 It is the applicant's responsibility to ensure that all landscape features, soil augmentation, irrigation, planting plans, and all associated details be designed to function properly for their intended use, location, maintenance, and the health of landscape plant materials.</p>	Complies, refer to landscape plan
	<p>3 Landscaping shall be used to delineate all trails developed as part of the Collingwood trail system.</p>	Complies, refer to landscape plan
	<p>4 All landscaped planter beds adjacent to vehicular areas shall be protected by a minimum 6-inch-high concrete curb.</p>	Complies, refer to landscape plan
	<p>5 Primary entrances for pedestrians, as well as those for vehicles, shall be emphasized by landscape features that use plant materials with a greater variety of seasonal interest, texture and colour compared to the rest of the site design.</p>	Complies, refer to landscape plan
	<p>6 As much as practical, landscaping shall limit environmental impacts and enhance habitat through:</p> <ul style="list-style-type: none"> a. The use of hearty native plants and non-invasive plants; and, b. Minimize or eliminate the need for irrigation. 	Complies, refer to landscape plan
	<p>7 Plant, shrub, and tree species shall be appropriate to the general climate zone for Collingwood, and specific micro climate conditions for the site. The accepted Canadian Hardiness Zone for Collingwood is Zone 5a.</p>	Complies, refer to landscape plan
	<p>8 Unless otherwise noted herein, required trees shall meet the following:</p> <ul style="list-style-type: none"> a. Deciduous trees shall be a minimum of 50mm caliper size; b. Coniferous trees shall be fully branched and a minimum of 2.0m in height at the time of planting; c. All trees shall be supplied balled and burlaped or in wire baskets. 	Complies, refer to landscape plan
	<p>9 Turf grass is acceptable as ground cover in landscape areas provided:</p> <ul style="list-style-type: none"> a. It is not used in planter beds of less than 1.5m measured in any direction; and, b. Not less than 4.5m² in area. 	Complies, refer to landscape plan
	<p>10 When used, fences, railings, and landscape walls shall use materials and colours to complement the architectural design of the adjacent buildings/development, and shall be constructed of metal brick, stone, or wood.</p>	Complies, refer to landscape plan
	<p>11 Walls and fences which are visible from public right-of ways, pedestrian walkways and trails, parks, and other public spaces, shall not run in a continuous plane for more than 15m without incorporating at least one of the following:</p> <ul style="list-style-type: none"> a. A minimum of 0.75m change in height for at least 3m; b. Use of pilasters at intervals, on property corners or at changes in wall/fence planes; c. Sections of open metal fencing combined with accent planting; d. Planting enclaves at intervals to provide visual interest. 	Complies, refer to landscape plan
	<p>12 Exposed non-living materials may not be used for more than 15% of the total landscape area and excludes the areas of temporary coverage allowed for all plants and ground cover maturity.</p>	Complies, refer to landscape plan
	<p>13 Decorative bollards may be integrated into landscape designs.</p>	Complies, refer to landscape plan
	<p>14 Metal planters, accessory features, and street furniture for publicly accessible areas, shall be designed and manufactured of sturdy materials that are easy to maintain; resistant to vandalism; and long-lived, through their manufacturing material or finish (such as powdercoating metal for example).</p>	Complies, refer to landscape plan

	15	In high-activity areas, tree guards should be installed to protect the tree trunks from damage.	Complies, refer to landscape plan
	16	Landscaped areas shall be designed to be protected from damage by vehicles, with features such as raised curbs, and/or decorative bollards.	Complies, refer to landscape plan
B - Planter Beds	1	Planter beds without trees shall be a minimum of 1.5m wide.	Complies, refer to landscape plan
	2	Planter beds (including boulevards along streets) with trees shall be a minimum of 2.4m.	Complies, refer to landscape plan
	3	Planter beds/islands located within a parking area (separating drive lanes) shall be at least 3m wide.	N/A
D - Frontage Plantings	1	Building setback areas shall be fully landscaped to provide visual interest, accent the building architecture and bring a sense of nature into the urban environment, excepting areas used for the following: a. Infrastructure for active transportation; b. Public art; c. Stormwater facilities that are designed as an aesthetic amenity; d. Outdoor amenity spaces; and/or e. Outdoor seating for restaurants, cafés, or similar uses; and, f. areas used for vehicle lanes and parking.	N/A
F - Foundation Plantings	1	2m wide foundation planting beds shall be provided along all buildings. These shall be landscaped to provide visual interest and should complement the building(s) and entire landscape plan for the site. Sides of buildings not visible from public areas, such as loading areas, are exempt. Other sides of buildings may be exempt based on overall design merit. DR Uses, such as storefronts, may be exempted based on design merit and practicability. Buildings with zero lot-line arrangements are excepted from this requirement.	N/A
G - Tree Canopy	1	All sites shall provide sufficient tree cover to create tree canopy shade over at minimum of 30% of the site area, with particular attention to hard surface areas. This includes large parking lots. Tree canopy size is calculated at maturity.	N/A, Urban mixed-use site.
I - Screening	1	The design considerations for buffers and screening of nuisances or unwanted impacts shall meet the following: a. The buffer/screen shall be appropriately located to most effectively obscure the view of the nuisances or unwanted impact; b. The depth of the buffer/screen mass shall be relative to the strength or magnitude of the nuisance or unwanted impact; c. Use a combination of plants; d. Grading shall be used to enhance the effectiveness and visual interest of the buffer where practicable; e. The height of the screen is as important as its width or depth and shall be designed accordingly in terms of screening nuisance or unwanted impacts; and, f. The buffer shall be designed to be aesthetically pleasing.	Complies, refer to landscape plan
	2	Screening of uses and activities to reduce visual impacts on adjacent uses and sites, shall be designed with a minimum 3m wide planter bed running the full length of the area/feature to be screened.	N/A
	3	Screening may be achieved through any combination of the following as approved by the Town: a. Use of landscaping with coniferous and deciduous species that restrict visual access from affected areas; b. Decorative fencing and wall combinations; c. Fully enclosed building additions; d. Partially enclosed building additions that house the use(s) being screened; e. Free standing partial enclosures; and, f. Land forms such as berms and rockeries; g. Existing vegetation may be integrated into screening designs if fitting with the overall landscape plan.	Complies, refer to landscape plan
	4	Fencing and walls used for screening shall be used in combination with plantings.	Complies, refer to landscape plan
	5	Fencing for screening and security should be set behind landscaped areas as viewed from off site.	Complies, refer to landscape plan
	6	Screening walls adjacent to public sidewalks shall be decorative and may be required to be combined with planter beds and landscaping to improve the aesthetics of the design.	Complies, refer to landscape plan
	7	Vehicle storage, mechanical equipment, trash and recycling receptacles, product storage, and service areas are to be screened from streets, parks, public spaces, and pedestrian walkways.	Complies, refer to landscape plan
	8	When considering earth berms or grade changes for purposes of sound control, they shall: a. Be designed so that the source of the noise is also visually isolated from the receiver; and, b. The berm is continuous.	N/A
	9	Berms for sound attenuation shall be landscaped to create aesthetically pleasing features.	N/A

J - Parking Lot Landscaping	1	A 3m-wide perimeter planter bed for screening & trees shall be required around parking areas with the following minimal requirements: a. Shade trees shall be spaced at 10m intervals; and, b. Screening which provides a visual barrier with a maximum height of 1.0m to promote personal safety.	Complies, refer to landscape plan
	2	Surface parking lots that take up a portion of the street frontage shall increase the perimeter planter bed to 4.0m in width along the street frontage, and in turn the amount of landscaping materials.	Complies, refer to landscape plan
	3	A 3m-wide landscaped planter bed shall be provided between alternating rows of parking stalls (i.e. for every fourth parallel row of parking). These shall be landscaped and include shade trees planted at 10m intervals; and shall be combined with pedestrian walkways where practical.	N/A
	4	Parking lots with less than 80 stalls (and as an alternative for larger lots) may be exempted from number 3, above, by providing a minimum of 15% landscape coverage of parking areas. This shall include landscaping (in the form of landscaped planter beds which include shade trees), that is distributed throughout the parking area. To be counted toward the 15%, landscaped areas must have minimum dimensions of 4m X 4m and be fully landscaped.	Complies, refer to landscape plan
	5	For residential driveways, a landscaped setback of 1.2m per side may be required per driveway and/or residential unit.	N/A
L - Outdoor Amenity Spaces*	1	Outdoor amenity spaces (as required by the UDM) shall be designed to meet the following as applicable to the specific site use, and level of public access, for which it is associated: a. Define the street wall; b. Provide a pedestrian-oriented space; c. Have a minimum dimension of 4m in any direction; d. The space should have a unified image and be perceived as an extension of the pedestrian network; e. Include a combination of landscape and hard surface design to physically and visually define the space and provide visual interest; f. Include fixed and/or movable seating; g. Be raised to curb height; h. Include decorative pavement materials (for example: pavers, cobble stone, stamped concrete or other similar materials; and/or, inlaid art works such as tile or etched plaques). Asphalt is prohibited from use in outdoor amenity spaces; and, i. Provide shade structures or shade trees.	N/A
	2	Outdoor amenity spaces shall be designed so that the relationship between the space and adjacent buildings allows the buildings to provide spatial enclosure and create a sense of shelter and comfort for users.	N/A
	3	Outdoor amenity spaces should be defined by enclosure from buildings and a cohesive landscape design while only being completely enclosed in rare instances based on design merit.	N/A
	4	Outdoor amenity spaces, should generally be configured so that the width is at least 1/3 the length. Greater ratios may be used for spaces designed to channel pedestrian movement.	N/A
	5	The perimeter of large outdoor amenity spaces (such as those resulting from combined amenity spaces with a courtyard or plaza like setting) shall be clearly defined by: a. Shade trees planted with 10m spacing; and, b. Landscaped planter beds; and/or, c. Hedges; and/or, d. Decorative brick, stone or metal fencing (no greater than 1.5 m in height); and/ or, e. Buildings; and/or, f. Public art; and/or, g. Other effective landscape or design features based on overall design merit.	N/A
	6	For large large outdoor amenity spaces pedestrian routes shall be provided that reflect desire lines particularly at street intersection locations.	N/A
	7	The gathering/waiting areas provided outside theatres, cinemas, houses of worship, and other similar uses (as per the requirements of the UDM) shall be designed to be large enough to support the expected number of people, and shall provide appropriate pedestrian-oriented amenities, street furniture and landscaping.	N/A

M - Play Spaces	<p>1 The fundamental principles for the planning and design of play spaces shall include:</p> <ul style="list-style-type: none"> a. Diversity; b. Sequences of movements; c. Manipulation; d. Stimulus for cognitive play; e. Stimulus for social play and interaction; f. Graduated challenge; and, g. Safety and security. 	N/A
	<p>2 All play spaces shall incorporate the following elements in their design:</p> <ul style="list-style-type: none"> a. Natural features and landscaping to provide play opportunities; b. All-season play with particular attention to plant materials that highlight seasonal changes; c. Variety of play opportunities, including quiet activity; d. Seating scaled for young people as well as adults; e. Seating for adults that allows for passive surveillance; f. Surface treatments necessary to provide accessibility for both playground users and those accompanying or watching over users; g. Low-level pedestrian-oriented security lighting for playground use in early evening hours; h. Turf areas; i. Equipment shall be spaced to provide safe and comfortable traffic flow around it; and, j. Shade plantings and/or structures. 	N/A
	<p>3 Play spaces shall have clear visibility to streets, neighbouring uses, and neighbouring residents to provide passive surveillance.</p>	N/A
	<p>4 To facilitate accessibility for persons with disabilities, where practicable, play equipment should include features that can be used by children with attendant adults; for example, double-width slides.</p>	N/A
	<p>5 Small play spaces that are specifically defined in a larger park, or as stand-alone sites should generally be sized on a minimum of 7m² per child served.</p>	N/A
	<p>6 Play spaces should be located along secondary pedestrian pathways, and primary pedestrian routes should not separate adult supervision areas from the play space.</p>	N/A
	<p>7 The design of natural play spaces shall predominantly use landscape features, landforms, natural materials, and plantings to achieve the intended uses and requirements of this Section of the UDS.</p>	N/A
	<p>8 In addition to 1. above, natural play spaces shall be designed to provided opportunities for:</p> <ul style="list-style-type: none"> a. Play that utilizes upper body and lower body gross motor skills; b. Play utilizing fine motor skills; c. Social and creative play; d. Solitary as well as group play; e. Direct interaction with natural materials and the environment; f. All season play with particular attention to plant materials that highlight seasonal changes; and, g. Play opportunities with loose materials. 	N/A
	<p>9 In addition to the requirements defined above, natural play spaces shall include the following:</p> <ul style="list-style-type: none"> a. Topographic changes in the form of berms, rockeries, and other similar features; and, b. Interpretive signage describing the natural features of the play space, and information relating to the unique characteristics of the natural play space 	N/A