

Peer Review Letter/

September 28, 2023

To: Julie Nolan
Community Planner
Town of Collingwood
P.O. Box 157
Collingwood, Ontario
L9Y 3Z5

Re: **Official Plan Amendment, Zoning By-law Amendment (OPA/ZBA) and Draft Plan of Subdivision Submission – 560, 580, & 590 Sixth Street, Collingwood Ontario**

Dear Ms. Nolan,

Brook McIlroy is pleased to provide this Peer Review letter for the OPA/ZBA and Draft Plan of Subdivision re-submission to permit a residential development including two 3- and 4-storey apartment complexes (231 dwellings) and 77 townhouses (the “Proposed Development”) located at 560, 580, and 590 Sixth Street (the “Subject Site”) in the Town of Collingwood.

Brook McIlroy has examined the revised Architectural & Urban Design Report prepared by CS&P Architects (dated July, 2023) as well as the accompanying Site Plan prepared by CS&P Architects (dated July, 2023). This is the second Peer Review letter issued by Brook McIlroy with respect to the Subject Site. Comments that were not addressed with the resubmission have been carried forward and are below.

Urban Design Comments

1. Proposed Development: Site Design & Streets:

- 1.1. *Crosswalks have been incorporated to allow pedestrians to cross Street ‘B’ at the edges of the proposed interior block of townhouses. This improves site circulation and pedestrian safety.*
- 1.2. *The proposed parkland area has increased from 0.17 hectares to 0.30 hectares. The park is located at the easternmost portion of the central block. This location provides the opportunity for greater passive and active access to the park and represents an improvement upon the previous submission.*
- 1.3. *The resubmitted Site Plan prepared by CS&P Architects contains a “Frame Shed” and accompanying footprint on the green boulevard north of Street ‘B’ and south of Building ‘A’. Is it the intention of the applicant to propose a building in this location?*

2. Proposed Development: High-Density Residential:

- 2.1. *It is our understanding that the high-density residential block will be redesigned in the future. At such time, it is recommended that the high-density residential block be re-designed to better visually and aesthetically address Sixth Street and reinforce the gateway corner at the northwest of the site. Architectural and landscape drawings should comprehensively document how this interface is to be addressed.*

- 2.2. *In future submissions, blank walls should be minimized at the north and south of the proposed buildings, and an improved relationship with Sixth Street should be verified.*
- 2.3. *Pedestrians should be able to access the building with greater ease from Sixth Street.*
- 2.4. *The relationship between the loading and servicing areas and Sixth Street should be improved. Alternate locations for the garbage areas should be explored and adequate screening provided.*
- 2.5. *In future phases of the development application process, proposed buildings should provide canopies at residential entrances for pedestrian comfort.*
- 2.6. *Proposed buildings should have regard for Guideline 7-H(1) through the definition of a clear base, middle, and top.*

3. Proposed Development: Townhouses:

- 3.1. *The proposed townhouses appear to have lot widths ranging from 6.0 to 14.5 metres. This is appropriate and will add variation within the townhouse blocks.*
- 3.2. *The primary elevations of the townhouses should be designed to minimize the appearance of garages. The width of driveways should be minimized as much as possible to maximize front yard size and site permeability.*
- 3.3. *In future submissions, elevations demonstrating the materiality should be provided to reviewers. It is recommended that subtle changes in brick colour and materiality throughout the site be considered to add variation to the proposed townhouse blocks.*

4. Proposed Development: Parking:

- 4.1. *Brook McIlroy notes that ten fewer surface parking spaces are proposed and are replaced with a green boulevard separating the surface parking lot from Street 'B'. This is an improvement on the previous submission. In future submissions, the applicant is encouraged to further limit surface parking spaces to create usable green space between the proposed high-density residential buildings.*
- 4.2. *Vehicular circulation from Street 'B' to the proposed high-density residential block has been simplified from 4 points of access/egress to 2 points of access/egress. This will promote pedestrian safety through minimization of curb cuts.*
- 4.3. *Where surface parking is provided, it should be structured by landscaping, including tree planting, and should ensure safe pedestrian circulation through the provision of pedestrian pathways with a width of 2.1 metres for accessibility.*
- 4.4. *A 2.0 metre landscape buffer should be provided to limit privacy concerns for at-grade units, in keeping with Guideline 6-B(14). Beyond the buffer, pedestrian walkways should be provided.*

5. Submission Materials:

- 5.1 *A dimensioned architectural package should be submitted and should contain a fully dimensioned site plan which includes relevant dimensions such as: right-of-way widths, curb cut lengths and radii, drive aisle widths, sidewalk and circulation widths, amenity area calculations, separation distance between buildings and building wings, and the extent of the underground parking. The architectural package should also include key site statistics (including required and proposed indoor and outdoor*

amenity areas, unit count and unit type breakdown), elevations with floor to floor heights and annotation and illustration of materiality, floor plans including above and below grade levels.

5.2 Please illustrate a 45 degree angular plane taken from the centreline of Sixth Street as well as proposed Streets A and B to support an understanding of how the proposed development transitions to neighbouring uses and built forms.

5.3 Please provide renderings from pedestrian height showing the impact of the proposed loading areas, garbage areas, servicing areas, and north elevations of the high-density buildings viewed from Sixth Street.

Conclusion

This Peer Review letter has provided comments to the Applicant on the evolving development application at 560-590 Sixth Street. Brook McIlroy encourages the Proposed Development to have appropriate regard for the Town of Collingwood Urban Design Manual and to create an appropriate relationship between the public and private realm.

Sincerely,

A handwritten signature in black ink, appearing to read 'Calvin Brook', with a stylized flourish at the end.

Calvin Brook, RPP, MCIP, FRAIC, OAA, MAA, SAA LEED AP

Principal

Brook McIlroy Inc.