



URBAN DESIGN BRIEF ADDENDUM #1 Balmoral Village Re: Block 2 Collingwood, Ontario

Prepared for:
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August 14th 2015 Urban Design Brief Prepared By:
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Urban Design Brief Addendum Introduction & Objective

KNYMH Inc. has been retained by Reid's Heritage Homes (the "Owner") to develop this Urban Design Brief Addendum for Block 2 of the Balmoral Village development in Collingwood, Ontario. This Urban Design Brief Addendum is complementary to a submission package as part of the applicant's Site Plan Application for a 132 Unit, 5 Storey residential building on a site area of 8,595m². The Town of Collingwood has requested an addendum to the approved Urban Design Brief ("UDB")(August 14th 2015) prepared by Lucas and Associates for the Mixed Use blocks of the Balmoral Village development. The objective of this addendum is to provide a response directly relative to the Town's comment to ensure the proposal meets the intent of the approved UDB, and shall be read in conjunction with the approved UDB for all other matters. For consistency we will comment on items in order as presented in the approved UDB.

Town Comment:

"The Urban Design Brief addendum shall review the placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area to determine that they are appropriately located and in keeping with Collingwood's existing urban character."

Existing Site Conditions & Context Recap

1. Introduction & Existing Sites

The proposed development is located at the southwest corner of the intersection of Harbour Street West and Kimberly Lane. This site forms part of the larger mixed-use area of the Balmoral Village development, a master planned, adult lifestyle mixed-use community. A significant portion of the development is already complete, with the semis, towns, and the two Seniors/Retirement mid-rise buildings all built.



Figure 1 Balmoral Village Development

Neighbouring properties include:

2.1) TO THE WEST: The property abuts Balmoral Village Block 1, which is zoned R3 and consists of 1 and 2 storey Townhouses and Semi Detached dwellings. These were constructed as the 1st Phase of the Balmoral Village Development. To the west of the Balmoral Village development is storage lands.

2.2) TO THE NORTH: The property abuts Harbour Street West. Further North, across the street, area various 1 and 2 storey townhouse lands zoned R3-32.

2.3) TO THE SOUTH: The property abuts Sutton Lane. Further south across the street is Balmoral Village Block 1, which is zoned R3 and consists of 1 and 2 storey Townhouses and Semi Detached dwellings. These were constructed as the 2nd Phase of the Balmoral Village Development. South of the Balmoral Village is Georgian Trail Creek, Black Ash Trail, and Black Ash Creek with Industrial lands and Collingwood's Regional Commercial Centre further South.

2.4) TO THE EAST: The property abuts Kimberly Lane. Further east across the street is Balmoral Village Block 3, which is zoned R4-3 and Block 4 which is zoned R4-5. Block 3 is slated for a future Commercial building while Block 4 consists of two 4 storey midrise buildings. East of the Balmoral Village development is resort commercial lands.

Confirmations are below in response to points made in the approved UDB (*italicized*), relative to the Town's addendum request.

2A Concept Plan

Placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area in terms of density

Second Bullet Point - a transition of residential densities that generally decrease from northeast to southwest

The proposed density of Block 2, as noted in the UDB, was 140 units. With 132 units proposed, the proposed concept is keeping with the necessary transition of density from Northeast to Southwest.

Placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area in terms of building design

Third Bullet Point - attractive and varied building facades including elevations that face Harbour Street West

The proposed Block 2 building design features attractive facades on each elevation and by using similar material types to the existing Mid-rise buildings, creates a varied streetscape while maintaining compatibility.

Placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area in terms of providing a pedestrian oriented community

Fourth Bullet Point - a pedestrian oriented community with strong connections within the community and the surrounding area

The proposed site plan includes a sidewalk connection along the West side from Harbour Street West to Sutton Land and Kimberly Lane. The connection at Kimberly Lane has been designed to line up with the sidewalk on the east side to maintain the connectivity through the Balmoral Village development and to the Village Centre.

2B Harbour Street West Interface

Placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area in terms of Harbour Street West Interface

Height and Mass - The Town of Collingwood UDM requires that buildings over 10m in height incorporate design elements that reduce their apparent mass along the street. These elements include stepping back the building at the fourth storey a minimum of 3m from the front facade and/or setting the building back so that it does not project into a 45 degree angular plane from the street centre line

While the design of the proposed mid-rise does not lend itself to easily stepping back the upper stories, the building has been sited to maintain 45d angular plane from centreline of the street. It is approximately 21m from building to centreline of street, the roof of the proposed building is roughly 19.8 m above the street line.

Building Façade: See Addendum to Architectural Design Guidelines.

2F Requirements of Official Plan Amendment No. 20

Placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area in terms of compliance to OPA 20

OPA 20 requires that the Design Brief address 10 items.

A. The uses are physically integrated both vertically and horizontally across the site.

No change to proposed intent

B. The design of common areas is adequately refined to make them pedestrian oriented and human scaled.

Proposed pedestrian walkways and connections maintained from initial concept

C. There is a diversity of activities including residential, commercial, and public or recreational uses defined and provided with particular attention to those adjacent to and defining the central public space.

No change to proposed intent

D. There are sufficient and effective connections to existing neighbourhoods and residential areas.

Proposed pedestrian walkways and connections maintained from initial concept

E. There are high quality connections for pedestrian use.

Proposed pedestrian walkways and connections maintained from initial concept

F. The needs for a definable user population in the mix of uses or urban design has been clearly defined

No change to proposed intent

G. There is a clear community driver or central activating purpose for the mixed-use area of the development.

No change to proposed intent (not part of block 2)

H. There are uses planned to enliven and activate outdoor amenity areas particularly the central public space.

No change to proposed intent (not part of block 2)

I. There is long term management control over the mix of uses that ensures the area will remain vibrant and supports activity.

No change to proposed intent

J. The project activities are centrally programmed to be compatible and mutually supportive.

No change to proposed intent (not part of block 2)

Additional comments in addition to the approved Urban Design Brief.

Placement and relationship between the Block 2 development and the other uses in the Mixed Use designated area in terms of compliance to Collingwood Urban Design Manual

6 - Site Layout/ 7-Buildings (7.A Building Placement and Orientation)

Block 2 maximizes the frontage permitted and provides a priority street face (Harbour St) of living units with functional windows and balconies, with a similar mass to existing buildings within the mix use zone creating a coherent streetwall.

7.C - Corner Sites

Block 2 maximizes the frontage permitted for each street frontage at the corner.

Conclusion

As described through the project descriptions noted above, the proposed development's placement and relationship to the other uses in the Mixed Use designated area is appropriate and is in keeping with Collingwood's Urban character.