

To: Town of Collingwood Planning Department  
55 St. Marie Street  
Collingwood, ON  
L9Y 0W6

Transmission Date: May 1<sup>st</sup>, 2017  
Project: The Shipyards Condo E  
Project No.: 16012

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**Re: The Shipyards Condo E, File D00217, Site Plan Control Agreement**

We have had the opportunity to review the MBTW-Giannone Associates "Community Master Plan Urban Design Guidelines" for the Collingwood Shipyards project. We are committed with our townhomes designs to conform to the document vision statement, overall design concept and general urban design guidelines.

Our current "bungalow-loft" condominium townhomes development has been designed to complement the already existing townhomes to the north and west of the two proposed blocks. The current proposed design concept maintains and enhances the following design guidelines:

- Condominium tenure with one- story townhomes.
- Exterior brick elevation accented with stone bases and cement-based lap-siding product.
- Color palette complementing existing townhomes within the development, as most recently completed for Mackinaw Condo's B and D.
- Clear and direct linkages to private and public sidewalks, for example pedestrian connections provided out to Emerson Mews and North Pine Street between Buildings C, D and E.
- Rear lane private garages with no visible street parking.
- Enhanced landscaping treatment that emphasizes permanency and seasonal color variation.
- Landscaping pavement and furniture consistent with existing development, for example using consistent materials for the extension of the existing Emerson Mews as part of Side Launch 1.

From the perspective of the public realm the current proposed development bridges the connection of the Emerson Mews previously constructed as part of Side Launch 1 and completes this connection to Side Launch Way. The inclusion of a pedestrian sidewalk along the west side of the mews adjacent to Building E will allow the safe flow of pedestrian traffic out to Shipyards Lane and Side Launch Way. Proper landscape buffers have been designed with regards to the central mail kiosk location and gas meters to respect the views of adjacent townhomes.

**Architect Inc.**  
**GIOVANNI A. TASSONE**

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In conclusion, we are confident that the new proposed townhomes development will not only further complete The Shipyards Neighbourhood with high quality architecture but ultimately enhance the pedestrian public experience through the development.

Yours truly



Giovanni A. Tassone

