

## URBAN DESIGN GUIDELINES

# Huntingwood Trails East

Town of Collingwood, Ontario

**HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.**



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An aerial photograph of a rural landscape. The scene is dominated by green fields and dense forests. A prominent road runs horizontally across the middle. To the right of the road, there is a large residential development with many houses and a golf course. The background shows more fields and some scattered buildings. The overall tone is natural and scenic.

**INTRODUCTION**

1.0



## 1.1 Design Vision

MBTW|WAI has been retained by Huntingwood Trails (Collingwood) Ltd. to prepare these Urban Design Guidelines as part of the Official Plan Amendment (OPA), Zoning By-law Amendment and Draft Plan of Subdivision applications. The Urban Design Guidelines are a comprehensive document, intended to introduce the proposed development and guide development that is complementary to its natural and built surroundings and aligns with the overall vision and policy framework of the Town of Collingwood. These guidelines apply to the east lands. The primary purpose of these Urban Design Guidelines are to:

- Present a design vision and sustainable design principles;
- Describe the proposed Huntingwood Trails East Community Design Plan;
- Provide public realm, parks and open space, and built form design guidelines; and
- Outline the community's proposed sustainability initiatives.

Note: The same guidelines apply to Block 98.

The proposed Huntingwood Trails East Community will achieve the vision of a unique residential community, shaped by the rich natural heritage resources that establish the community's identity. The Huntingwood Trails East Community will comprise of high quality architectural and landscape components that preserve significant environmental features and is envisioned to be a memorable and attractive community.

The vision for the proposed Huntingwood Trails East Community has been guided by the rich natural heritage resources and Silver Creek, which surround and traverse the proposed community. The design vision embraces the rural and village character of the area and will have complementary built form and architectural styles that seamlessly integrate with the adjacent existing and planned residential communities.

Key components that define the Huntingwood Trails East structure include the protected environmental areas to the north and south as well as the existing low-rise residential to the east and future proposed residential community to the west. Additionally, the Huntingwood Trails East Community has been designed to integrate with the proposed residential development to the west that is also owned by the applicant, as well as the Georgian Trail, which is to the south of the subject lands.

## 1.2 Design Principles

### 1.2.1 Protect and Enhance Existing Natural Features

The Huntingwood Trails East Community will protect and celebrate the rich natural heritage features, including Silver Creek, that contribute to creating a unique landscape within the subject lands. The proposed community will explore sustainable integration with the natural heritage resources through preservation, enhancement and stewardship. The following principles will be applied throughout the subject lands:

- To respect and protect the adjacent natural environmental protection areas through appropriate buffering and vegetation protection zones, and complementary built form;
- To promote and provide access to the striking views and vistas of the significant environmental features through a proposed open space network;
- To provide a pathway network that connects to the natural heritage system, where possible and connects with the existing Georgian Trail; and,
- Promote environmental stewardship through the inclusion of environmental education amenities and features.



### 1.2.2 A Complete Community

The Huntingwood Trails East Community will be a vibrant community which introduces a range of built form that is surrounded by the stunning protected environmental landscape. The proposed neighbourhood shall be integrated with the adjacent Huntingwood Trails Community to the west. The following principles promote the development of a complete community:

- To support a diverse population with a range of high quality housing opportunities;
- To provide new park lands and connections to the natural heritage system and existing trail network;
- To promote connectivity for all modal types by creating connections to the existing road network; and,
- To ensure the community is barrier-free and accessible for all.



## 1.2.3 Housing Choice and Diversity of Housing Types

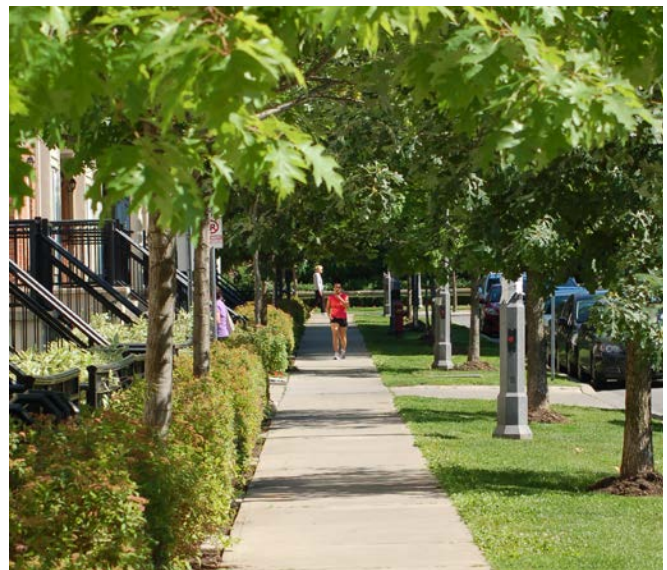
The Huntingwood Trails East Community will introduce a diversity of housing types that promote housing choice, which shall accommodate a variety of ages, abilities, and encourage aging in place. The following principles will be applied to address housing choice throughout the community:

- To support a diverse population by providing a diversity of housing types, including single detached, semi-detached and townhouse built form;
- To provide high quality design that promotes architectural variety;
- To promote accessible housing and aging in place; and
- To introduce appropriate built form within priority locations such as areas adjacent to open spaces.

## 1.2.4 High Quality Public Realm & Streetscape

The Huntingwood Trails East Community will consist of a high quality and attractive streetscape that includes a street that connects with the community to the west, as well as proposed sidewalks and trail network that promote enhanced public realm. The following principles will be applied throughout the community:

- To provide a street layout that is legible and permeable for all modes of transportation;
- To provide a human-scale built form;
- To maximize opportunities to provide views and vistas to the natural features and parks within the subject site;
- To provide an integrated open space system with convenient and well-designed access points;
- To create comfortable and accessible streetscapes with well connected sidewalks; and
- To create attractive and enhanced public realm with street trees, furnishings and wayfinding features.





### 1.2.5 Compatibility & Transition with Adjacent Communities

The Huntingwood Trails East Community is adjacent to existing and planned communities to the east, west and north. The proposed development will be sensitive to and compatible with the built form and street network that interface with adjacent communities. The following principles will be implemented to ensure that compatibility is achieved:

- To ensure appropriate transitions between established neighbourhoods, through the incorporation of a mix of compatible lot sizes, housing typologies, and building scale, height, and setbacks along the interface with existing lots;
- To retain, where possible, mature trees along the interface with existing lots, ensuring sensitive integration with the established neighbourhood fabric;
- To provide architectural styles that complement the character of the existing and planned adjacent communities; and
- To promote social sustainability through sensitive architectural and landscaping treatments.





## 1.3 Site and Surrounding Context

The subject lands are situated south of Highway 26, north of the Georgian Trail and to the west of the Silver Glen Preserve Condominium Corporation. The subject lands are within the Town of Collingwood’s settlement area and contain vacant lands, open space and natural heritage system, including Silver Creek, which traverses the southwest corner of the subject lands, connecting to Georgian Bay in the north.

The following provides a description of the surrounding land uses. Refer to the context map (Figure 1) for the location of the subject site.

*North:* Provincial Highway 26 is located directly to the north of the subject lands with a portion of the Silver Creek Wetland Complex and a Draft Approved Plan of Subdivision proposed to the north of the highway.

*South:* Existing Georgian Trail and vacant land.

*East:* Silver Glen Preserve Condominium Corporation, an existing low density residential community. Further to the east is a residential townhouse development and a resort/recreational community that includes a mixture of housing types and a golf course.

*West:* Vacant lands owned by the applicant that are draft approved for development of a residential subdivision. The Forest subdivision, which consists of existing single detached dwellings is located beyond.



Existing built form on Sundial Ct east of the site



Existing built form on Craigleith Court west of the site



Existing built form on Valleymede Court east of the site



View to the Siver Glen Blvd north/east of the site



**LEGEND**

- ① Existing Low Rise Residential Communities
- ② Georgian Bay Hotel
- ③ Cranberry Golf Course

Figure 1: Subject Site and Surrounding Context

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**POLICY FRAMEWORK**

2.0



## 2.1 Town of Collingwood Official Plan (2019)

The Town of Collingwood Official Plan (2019) designates the subject lands as ‘Residential’ and ‘Environmental Protection’ on Schedule ‘A’ and ‘A2’ – Land Use and Land Use Detail. A detailed review of the planning policy framework for the subject lands can be found in the Planning Justification Report (PJR) prepared by KLM Planning Partners Inc., and submitted with this application.

Section 3.8 of the Official Plan provides policy direction with regards to Urban Design. The following section will review policy pertaining to the subject lands.

### 3.8 URBAN DESIGN STANDARDS

#### 3.8.1 Goals

1. To ensure the development of high quality urban form and public open spaces in keeping with the direction of the Places to Grow, Growth Plan for the Golden Horseshoe.

2. To direct new development to fulfill the community’s vision (as expressed in this Official Plan and other Plans and initiatives, Council policies, and past community participation and visioning processes) and build upon its existing assets including primarily the waterfront and the downtown core.

3. To ensure that new development adds to the community’s health, livability and function by requiring that specific characteristics and performance standards are met.

4. To ensure that new development incorporates barrier-free design to facilitate accessibility for persons with disabilities and the elderly.

5. To protect the health of the natural environment by reducing the environmental impacts associated with new development and making enhancements where feasible.

The Huntingwood Trails East Community proposes a high quality residential development within the Town of Collingwood’s settlement area. The proposed development is in keeping with the direction of A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The development proposes an attractive and unique community that integrates with the Huntingwood Trails West Community. The proposed development will help establish a healthy and livable community with a strong sense of place and community

character. The proposed development will incorporate barrier-free design, where possible, to create accessible built form for people of all abilities and ages. The proposed development protects and preserves environmental protection areas and shall minimize any adverse impacts from the proposed residential development.

#### 3.8.2 Objectives

*While accommodating an array of urban land uses, the Town of Collingwood still retains its small town character and natural landscape. The following objectives should be utilized in assessing new development proposals including plans of subdivision and condominium, or public works and other major development proposals.*

1. Maintenance of existing topography, vegetation and grades shall be encouraged within the constraints of sound engineering practice. Additional landscaping shall generally be required to ensure an appropriate percentage of tree canopy.

2. Community design shall emphasize public access, safety and health.

3. Building orientation is to emphasize pedestrian access and accessibility for transit services and on-site parking lots shall generally be screened from surrounding roads and property.

4. Landscape details on individual lots or sites shall blend with other surrounding properties and with the character of the area as a whole. The use of building materials and building designs that blend in with the landscape and with each other shall be encouraged.

5. The scale of buildings and structures shall be appropriate to their surroundings.

The proposed development shall maintain existing topography, vegetation and grades, where possible. The proposed landscaping within the community shall consider a continuous row of street trees along Street ‘1’. The proposed community design shall emphasize convenient and legible access along the proposed street as well as the trail network. The proposed built form shall be oriented to front onto Street ‘1’ and will be of a human scale that



is sensitive to and compatible with the surrounding built form. The proposed architectural style and materials shall be complimentary to the surrounding landscape and community character.

Section 4.3 of the Official Plan speaks to Residential policies. The following are relevant policies pertaining to urban design.

*Complete Community*

1. *To recognize Collingwood’s Growth Plan identification as a primary settlement area within the northwestern part of Simcoe County and support the Town’s growth as a Complete Community.*

- *To achieve efficient and attractive compact urban form that is compatible with and enhances existing development;*

*Neighbourhoods*

2. *To create vibrant and viable neighbourhoods where basic needs for daily living can be accessed by residents using active and public transportation.*

- *To emphasize well connected, accessible and transit-supportive neighbourhoods with a sense of place and belonging as the primary building blocks for achieving complete communities;*
- *To support a compatible mix of uses, including high quality public spaces and co-location of public service facilities, in appropriate locations to serve as community or neighbourhood hubs; and,*
- *To establish a variety of opportunities for intensification and revitalization throughout the built-up area of the Town and in particular older neighbourhoods with existing infrastructure and proximity to existing services, amenities and convenience commercial uses.*

*People’s Needs*

3. *To ensure residential development which is consistent with the demographic characteristics and socio-economic needs of the Town’s present and future residents.*

- *To emphasize universal design principles for housing and neighbourhoods to ensure that the needs of all of the Town’s residents, throughout the life cycle, are met, with a particular emphasis on older adults and residents with physical challenges and special needs;*
- *To encourage housing forms, densities and locations which are affordable to lower and moderate-income households; and,*
- *To limit the conversion of rental units to condominium units unless there is a sufficient supply of rental accommodation within the municipality.*

*Quality and Choice*

4. *To provide a range and mix of attractive housing types, sizes, tenures and locations that have good urban design, accessibility and enhance Collingwood’s small-town character.*

- *To establish and maintain comprehensive urban design and development standards for new residential development, including consideration of energy conservation and reducing environmental impacts*

The proposed development introduces a compact, attractive residential built form within Collingwood’s settlement area that is compatible with and enhances the existing surrounding development. The proposed development envisions a vibrant neighbourhood that will contribute to creating a complete Huntingwood Trails Community. The proposed development makes efficient use of land within the Town’s designated greenfield area and introduces compatible built form to the adjacent and planned developments in the surrounding area. The proposed townhouse and semi-detached built form typology provides housing choice and will contribute to affordability and aging in place principles.

## 2.2 Town of Collingwood Urban Design Manual (2010)

The Town of Collingwood has prepared an *Urban Design Manual (UDM)* to encourage the design of a complete, effective and sustainable built environment consistent with Collingwood's character and vision for the future. The UDM provides guidance on design matters that are directly related to ensuring that development projects are of high quality, pedestrian-oriented, interconnected, sensitive to the natural and built environment, and provide adequate public facilities and infrastructure. The proposed development aligns with the general objectives and guidance set out in the UDM. The following sections are relevant for the proposed development.

Section 4 of the UDM provides guidance with regards to Subdivisions. The following are relevant to the proposed development;

### A. Layout

1. Subdivisions should use street layout and lot sizes, shapes and orientations to facilitate a mix of housing types and the efficient use and conservation of energy, with particular attention to maximizing passive solar energy.

2. Subdivisions shall be designed and arranged to be distinguishable from the peripheral, open space and rural lands, by well-defined street edges so that developed areas will transition very quickly to rural, undeveloped lands, promoting a clear sense of place.

3. The arrangement of lots for different types of residential densities and/or uses should meet the following as much as practical:

a. Residential densities should be mixed throughout the development with denser residential uses located at the ends of blocks and/or adjacent to parks, community amenities, or civic uses and buildings, and collector and arterial streets;

The proposed subdivision is small in size and is connected to a larger Draft Approved Plan of Subdivision to the west. As such, the proposed subdivision introduces a single street into the development that caps with a cul-de-sac. The proposed development provides two typologies that promotes compact built form. The proposed buildings will be oriented to address Street '1'.

### B. Parks & Open Spaces

1. Parks and open spaces shall be located to establish an interconnected system to: support pedestrian movement throughout the development or neighbourhood; act as activity nodes; and, to function as visual and physical focal points within the community.

2. Small parks shall be integrated into the lot pattern with priority given to:

a. Priority sites;

3. Lot patterns, park locations, and pedestrian connections shall be developed to provide convenient access to parks from homes within subdivisions

4. Parks shall not be hidden from view from the street or neighbouring uses.

5. Parks shall be designed as per Section 10-Landscaping & Public Spaces of the UDM.

6. Parks should be designed to take advantage of climate conditions as much as practical by:

a. Sheltering users from winter winds through orientation and landscape design; and,

b. Maximizing sun access throughout the park with southern exposure and appropriately designed and located landscape elements, and park features and amenities

The proposed development envisions a potential parkette at the south-west corner of the subject lands. The potential parkette would provide a visual focal point and an attractive and welcoming first impression into the community as Street '1' meanders towards the residential built form. The potential parkette would provide opportunities to connect with the existing Georgian Trail and enhance the proposed pedestrian and trail movement throughout the development. The potential parkette will be designed as per Section 10 of the UDM and designed to take advantage of climate conditions.

C. Perimeter

*1. Subdivision perimeters should be designed so as to minimize architectural or land use incompatibility on adjacent properties and, conversely, of adjacent land use and development characteristics on the subdivision.*

The proposed development introduces compatible built form and will have complimentary architectural style, scale and materials to that of adjacent existing and planned development.

D. Subdivision Gateway

*1. Gateway/entrance spaces should be designed to be landmarks and pocket parks with signage being subordinate to overall functional and design attributes. These shall be designed with the following intents (these may be integrated with other adjacent site amenities):*

- a. To add to the aesthetics of the streetscape;*
- b. To provide parklike landscaping;*
- c. To provide pedestrian oriented amenities as appropriate and effective for the location, such as: transit stops; seating; and, shade trees;*
- d. To add to the wayfinding of the community with distinctive designs, signage, and maps; and,*
- e. To mark the entrance to the development with signage and landscaping that enhances the design concept of the development and streetscape and acts as a landmark*

The proposed development will have connection and integrate with the overall Huntingwood Trails community, however there is an opportunity to create an entry feature as Street '1' connects the Huntingwood East and Huntingwood West neighbourhoods. The potential parkette would provide opportunities for wayfinding for both the new neighbourhood as well as the trail network and connection to the existing Georgian Trail.

Section 6 of the UDM provides direction with regards to Site Layout. The following are relevant for the proposed development.

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.*

*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.*

*3. Variation of development patterns within residential subdivisions is required to achieve visual diversity and avoid monotonous streetscapes. A minimum of one of the following techniques shall be incorporated into project design to achieve streetscape diversity:*

*a. Varied Front Setbacks - Each long block frontage with residential units facing the street shall contain at least 25% of the houses whose front setback is a minimum of 1.5m greater than the others; or,*

*b. Varied Garage Placement - Each long block frontage with residential units facing the street shall contain at least one house whose garage placement is designed for side entrance.*

The proposed development introduces built form oriented to the street with appropriate building scale and setbacks that reinforce a comfortable public realm and streetscape. The proposed residential buildings will have active uses at the street front, which will include porches, front entrances and active living spaces, where possible.

## B. Lighting

a. *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.*

b. *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.*

The proposed development shall have dark sky compliant lighting throughout. All light fixtures shall be architecturally compatible with that of the buildings within the proposed development.

Section 7 provides urban design guidance with regards to Buildings. The following are relevant to the proposed development.

### A. Building Placement & 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.*

2. *Buildings shall be placed at the front setback line, except where the following are provided between the building and the setback line.*

3. *Main entrances shall be visible from, and directly accessible from, the street.*

4. *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.*

The development is designed such that the proposed built form is sited with the main front facade and building entrances oriented to address the street. The proposed buildings shall generally be placed close to the front setback line and shall have entrances, windows and active living spaces that are oriented to address the street, which shall create a defined and people-oriented interface with the street and public realm.

## B. Context

1. *Buildings and additions shall be designed to:*

a. *Improve the overall streetscape, and public realm;*

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.*

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.*

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:*

a. *Reinforce existing façade rhythm of openings and entrances;*

b. *Maintaining building heights or subtly graduating changes;*

c. *Continuing use of residential porches;*

d. *Incorporating similar roof lines; and,*

e. *Extending horizontal lines of fenestration and façade plane breaks.*

4. *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.*

The proposed built form has been designed to create an attractive and active public realm. The proposed built form will have compatible scale, materials and design features to that of surrounding existing and planned built form. The architectural style, facade treatment, building height and massing will be sensitive to and compatible with the traditional architectural style and village character found in the Town of Collingwood. The proposed built form will incorporate some distinct design features to create a unique sense of place and community character while still providing a compatible and complementary built form.

*C. Building Façade*

*1. 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.*

*2. 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.*

The proposed buildings will have a coordinated approach for the design of facade elements to create both unique and cohesive facade rhythm. The proposed facade treatments, such as material, colour and roof lines will be complementary to that of the surrounding architectural style.

*D. 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.*

*2. 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*

The proposed development will utilize facade materials and colours that are consistent with the chosen architectural style and complementary to the existing and planned built form.

*E. Colour*

*1. Architectural colour palletes shall be selected to complement:*

- 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.*

*2. 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.*

The proposed built form will select a colour pallet that complements the historic traditional and village architectural style found in Collingwood while also considering the immediate, surrounding developments. The proposed colour pallet will be consistent and complementary to the Huntingwood Trails West development.

*F. Priority Sites*

*1. Buildings on priority sites shall incorporate decorative elements and designs for their primary entries and for pedestrian amenities and street furniture, for example:*

- a. Decorative tree grates;*
- b. Unique designs for benches and seating fixtures; and,*
- c. Etched or stained glass sidelights or transom windows at entrances.*

A priority lot plan has been prepared in the accompanying Architectural Design Guidelines. The priority lot plan has identified lots that will require special design attention such as architectural and landscaping upgrades that celebrate their location and exposure within the community.



## G. Residential Standards

The objective of the following standards is the creation of well-designed developments that:

- a. Reduce the prominence of garages in the front elevation;
- b. Promote pedestrian activity;
- c. Create functional and visual diversity;
- d. Guide the creation of architecturally varied, and context appropriate, residential streetscapes.

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

## H. Façade

1. Brick, masonry, and/or wood siding shall be the predominant materials for residential building facades.
2. 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.
3. The architectural character (i.e., exterior materials, window trims, cornices, etc) of front elevations shall be utilized on all sides of residential buildings.
4. The proportion of rooflines, wall planes and openings shall be consistent with other buildings on the block.
5. 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.

6. Large expanses of uninterrupted, single material exteriors without window trim, accent features, or other detailing shall not be permitted.

7. Residential buildings flanking arterial streets, on priority sites, and corner lots shall provide additional architectural detailing on the façades facing these frontages.

## I. Roofs

1. Townhouses (attached), and multi-unit residential buildings with ground oriented units shall express these units, and contribute to a residential character for the overall development, through roof forms that express individual dwellings.

2. Residential developments shall create varied and interesting streetscapes with a variety of roof configurations for residences including accent gables, dormers, and variation of roof ridges both parallel and perpendicular to the street.

## J. Public/Private Space Transitions

1. 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.

2. Entrances to individual residential units shall be visible from the street.

## K. Parking and Garage Frontage & Design

1. Townhouses (attached) with garages on the front façade shall have building entrances located at the front setback line.

2. Garage doors shall:

a. Occupy no more than 50% of the front façade width of residential buildings; and,

b. Not be grouped with more than two garage doors side-by-side on the same façade plane.

3. The roof line of front facing garage(s) shall be complementary to the main roof line of the dwelling.

The proposed development shall create an architecturally varied, functional and visually diverse development that is compatible with the surrounding existing and planned context. The proposed development shall be designed with a local heritage architectural style and will utilize building materials, colours and facade treatments that are complementary to the chosen architectural style. The design of townhouse blocks shall provide variations to help articulate long and continuous rooflines and/or wall planes and create a distinctive character for individual blocks. Main entrances will be visible from the street and shall be emphasized through architectural detailing as to create visually interesting streetscapes. Where possible, main entrances and garages of townhouse units shall be paired to increase the width of landscaped areas and minimize streetscape interruption. Garages within the community will be appropriately designed and sited to not project beyond the building facade and to minimize their impact on the streetscape. The townhouse units envision some cap-end units with two car garages, which will slightly exceed the 50% of the front facade width. However, it is our opinion, that the proposed height, massing and facade articulation will create an appropriately scaled townhouse block and contribute to a comfortable and attractive streetscape. Clear transition between the public and private space will be delineated using landscaping measures.

Section 9 provides direction with regards to Active Transportation. The following is relevant to the proposed development:

A. Pedestrian Circulation

1. Developments shall provide necessary infrastructure for pedestrian accessibility to support safe and convenient movement of people.

2. Applications that create barriers of unsafe, inconvenient, and unpleasant conditions for walking and cycling through overly orientated development patterns, site layouts, and architecture may be required to be amended accordingly to remove these barriers.

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. Parks and open spaces.

4. Internal circulation patterns shall allow for logical movement throughout the site that will accommodate, and not preclude, intensification over time.

5. All projects shall connect the on-site pedestrian circulation system to the off-site public sidewalks; and the trail system where present.

6. Multi-unit residential developments, and residential subdivisions shall incorporate pedestrian connections to adjoining residential, recreational, open space, and commercial uses as practical.

7. Pedestrian ways and connections shall be designed to be convenient, comfortable, safe and easily navigable, continuous and barrier-free.

The development proposes a legible, accessible and comfortable pedestrian circulation that includes a sidewalk, walkway blocks and a potential trail network. The proposed sidewalk will be 1.5 metres wide and designed to be barrier-free. The sidewalks will be located on one side of the road. The proposed walkway blocks will be 3.0 metres wide. The proposed sidewalk and walkway blocks will provide linkages to a potential trail network and the existing Georgian Trail.

## B. Enhanced Pedestrian Connections

1. Pedestrian ways shall be provided in the following circumstances to create continuous pedestrian connections:

a. Through all cul-de-sacs;

The development proposes three walkway blocks that may provide potential trail connections to the existing Georgian Trail network.

## C. Pedestrian Amenities

1. Street furniture shall be integrated into site design as pedestrian amenities along sidewalks and pedestrian ways. The type, location and design of chosen amenities shall contribute to a well balanced mix of features along the pedestrian way based on the location, type of walkway, intended use and expected number of people; and shall be located to provide amenity while also ensuring a barrier free and uncluttered visual environment.

2. Neighbourhood mailboxes shall be integrated in the community as important amenities where people socialize, locating them at park spaces, trail entrances, trailheads, or other public gathering areas to create activity nodes.

The proposed development will provide pedestrian amenities such as street furniture, and neighbourhood mailboxes, where appropriate. They will be strategically located at key gathering places such as near the potential parkette or at potential trail heads. The design of the amenities will be complementary to the architectural style of the neighbourhood.

## D. Trails

1. The trail system in Collingwood consists of a comprehensive trails network that includes the regional Georgian Trail, and a series of multi-use community trails.

Additional trails, connections, and public accesses shall be required in new developments to link together

a. The regional trails network; and to,

b. Create and/or maintain connections between trails and streets;

c. Create continuity of the active transportation network;

d. Provide connectivity through developments for pedestrians; and

e. To provide connections to the trail system from the development.

2. Entrance points to the trail system from the street shall be marked with Town-approved wayfinding signage.

The proposed development is immediately north of the Georgian Trail, as such, potential trail connections to the Georgian Trail have been identified to both provide connectivity to, and enhance the active transportation network. Sidewalk and walkway block connections will be provided to create a comfortable active transportation network. Town-approved wayfinding signage will be provided and strategically located.

## E. Bicycle Circulation

1. Infrastructure shall be designed to enhance and increase access for cyclists (bike ramps on staircases; and, cycling oriented signage for example).

2. Storm sewer grates shall be designed to provide for safe crossing by bicycles and wheelchairs.

3. Bike racks shall be located at play areas, parks, and trailheads, as well as at other locations as per the Zoning By-law requirements.

The design of streets and utilities shall consider safe bicycle and barrier-free design. Bike racks may be provided at the potential parkette and trail heads, where appropriate.

## F. Wayfinding

1. A wayfinding system may be required to help direct pedestrians and improve accessibility, and legibility, of the development and evolving built environment.

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.

3. Wayfinding systems shall be developed as multidimensional environmental graphics systems designed to integrate into the project as opposed to just signage systems.

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.

5. Wayfinding signage shall be included along streets to indicate the location of trail access points, transit stops, parks, and access points to the shoreline.

6. All interpretive and wayfinding signage shall be designed and manufactured to be made of durable materials with a long lifespan that require minimal maintenance.

7. 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.

The proposed development will utilize wayfinding signage to help direct pedestrians and create a legible and accessible environment. Wayfinding signage may be used at the potential parkette and at potential trail connections to the Georgian Trail, to the south, and the Silver Creek Trail, to the north. The proposed wayfinding signage will be easily legible and utilize accessible design elements and appropriate materials.

Section 10 provides urban design guidance with regards to landscaping and the public realm. The following are relevant to the proposed development.

A. General Design

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:

- a. Defines prominent features such as entrances and activity areas;
- b. Adds visual interest to the project and streetscape;
- c. Creates visual interest through seasonal variations in plant materials;
- d. Defines pedestrian zones;
- e. Defines public and private spaces and different uses;
- f. Adds to the general comfort and sun health of site users;
- g. Defines the streetwall;
- h. Provides environmental benefits associated with air and water quality and habitat protection;
- i. Provides visual and physical linkages between various green spaces, open spaces, and outdoor activity spaces;
- j. Provides a continuous landscaped connection between buildings, streets, parking areas, and project boundaries.

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.

3. Landscaping shall be used to delineate all trails developed as part of the Collingwood trail system.

## B. Plant Materials

1. As much as practical, landscaping shall limit environmental impacts and enhance habitat through:

a. The use of hearty native plants and non-invasive plants; and,

b. Minimize or eliminate the need for irrigation.

2. 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.

3. Unless otherwise noted herein, required trees shall meet the following:

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.

4. 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.

5. 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:

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.

The proposed development will utilize landscaping to define prominent features within the development, create visual interest, define the public and private realm and contribute to creating a green and sustainable community. Landscaping shall be used to delineate the potential trail network. Landscaping will utilize native vegetation and water conservation practices, where possible. Appropriate buffering, fencing and landscaping will be provided for lots abutting the environmental protection area with appropriate design measures to break up any continuous planes. The proposed fencing for the development shall use materials and colours that are complimentary to the architectural design of the proposed built form.

## C. Street Trees

1. Street trees shall be required along both sides of all streets (exempting laneways), for all divisions of land and developments. Street trees shall generally be located between the drive lanes and sidewalk. The exact location of street trees shall be based on the street/highway section approved by the Town.

2. The following standards shall apply to the installation of street trees:

a. Be spaced 10m on centre;

b. Be of a hearty species specifically suited to the street context (the Town may prescribe acceptable species).

The proposed development shall plant appropriate tree species and spacing of street trees along Street '1'.

## 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.

The proposed development will provide landscape treatment within the front setback area to create visual interest and help establish a comfortable and attractive public realm.



*E. Perimeter Plantings*

*1. A minimum 2m landscaped perimeter may be required along rear lot lines and be designed as an attractive buffer and/or screen.*

*2. A minimum 3m wide landscape perimeter shall be provided along the trail corridor with the following characteristics:*

- a. Tree canopy above 2.4m;*
- b. and shrubs below 1.0m; and,*
- c. Screening plantings may be required along residential sites.*

Landscaped perimeter may be provided along the interface between the proposed residential development and the environmental protection area to create an attractive buffer and screening. Additionally, a 3m wide landscape perimeter may be provided along the potential trail network.

*F. 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.*

The proposed development shall provide sufficient tree cover throughout the subject lands.

*G. 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.*

*2. 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;*
- 3. Fencing and walls used for screening shall be used in combination with plantings.*
- 4. Fencing for screening and security should be set behind landscaped areas as viewed from off site.*
- 5. 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.*
- 6. 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.*

The proposed development will utilize chain link fencing and landscaping treatment to screen views into the residential areas interfacing with the environmental protection areas. The proposed measures will use a combination of plants, fencing that is aesthetically pleasing and sensitive to the natural area. The proposed fencing along the side yard upgrades will utilize decorative fencing. Any potential storage or trash and recycling receptacles shall be screened from public view.

## H. Parks

1. Parks shall contain such accessory or complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents based on the size, type, purpose, and program of the park...

2. The perimeter of parks should be clearly defined by any combination of:

a. Shade trees planted with 10m spacing, or groupings of trees;

b. Hedges;

c. Decorative brick, stone or metal fencing (no greater than 1.5m in height);

3. Parks shall be designed to be visible and accessible to users and shall have pedestrian connections to both sides of a block on which they are located; and, shall be designed to be physically and visually accessible from the adjacent street right-of-way and abutting development.

4. Landscaping in park spaces shall have a significant amount of vegetation and plantings which reflect the changing seasons and provide a tree canopy.

5. Based on the design, size, and expected use, park entrance design may be required to provide amenities including visitor drop-off and wayfinding signage.

6. Within parks, walkways shall link the major elements and entrances.

7. Parks shall have direct public access from a street.

8. Parks shall be designed and arranged so that design elements, features and landscaping guide the viewer into the main space(s) while generally maintaining views of the primary space from the primary entry.

9. Entries shall incorporate a variety of elements to highlight their importance to the park's function and to assist in wayfinding.

The development proposes a potential parkette at the south-west corner of the subject lands. The potential parkette shall adhere to the guidance in this section by providing clear definition along the perimeter of the parkette using shade trees, hedges, fencing, or a combination. The potential parkette will be small in size. As such, it will have limited park programming, however appropriate structures and street furniture will be provided to create a comfortable, attractive and active space. Parking entrances will be provided from the street. Additionally, potential park connections to the trail network may be provided.



A photograph of a tree-lined sidewalk. The sidewalk is paved with concrete and runs through the center of the frame. On either side, there are lush green trees and bushes. Some trees have purple blossoms. In the background, a road with parked cars is visible. A blue triangular graphic is overlaid in the top right corner, containing the number '3.0'.

**PROPOSED  
COMMUNITY PLAN**

3.0



## 3.1 Community Design

The design and layout of the Huntingwood Trails East Community has been guided by the rich natural heritage resources and influenced by the existing and planned adjacent communities. The proposed Huntingwood Trails East Community is comprised of twelve (12) townhouse blocks, which support 48 units, seven (7) lots that support 14 semi-detached dwelling units and seven (7) single detached dwelling units. The development proposes a single 20 metre right-of-way, Street '1', which connects with the planned Huntingwood Trails Community to the west, which further connects to Silver Creek Drive and Highway 26 in the north. The proposed residential community is located adjacent to two environmental protection blocks to the north and south, which will be dedicated to the Town.

The Huntingwood Trails East Community consist of low density residential land uses, as shown in Figure 2. The development envisions a potential parkette at the southern extent of the subject lands, south of Street '1', which will provide opportunities to connect with the Georgian Trail to the south.

The structure and layout of the Huntingwood Trails East Community encompasses a number of special community elements which include:

1. The Natural Heritage System, including Silver Creek, which provide a memorable and attractive backdrop within the community, contributing to creating a sense of place and establishing a community identity;
2. A legible, human-scale street that connects with the adjacent community;
3. An active transportation and trail network that provides access to the natural environment and integrates with the Georgian Trail;
4. A series of views and vistas that will contribute to creating a sense of place and provide connection with the natural landscape; and
5. A mix of housing types which will accomodates a range of demographics, abilities and promote aging in place.



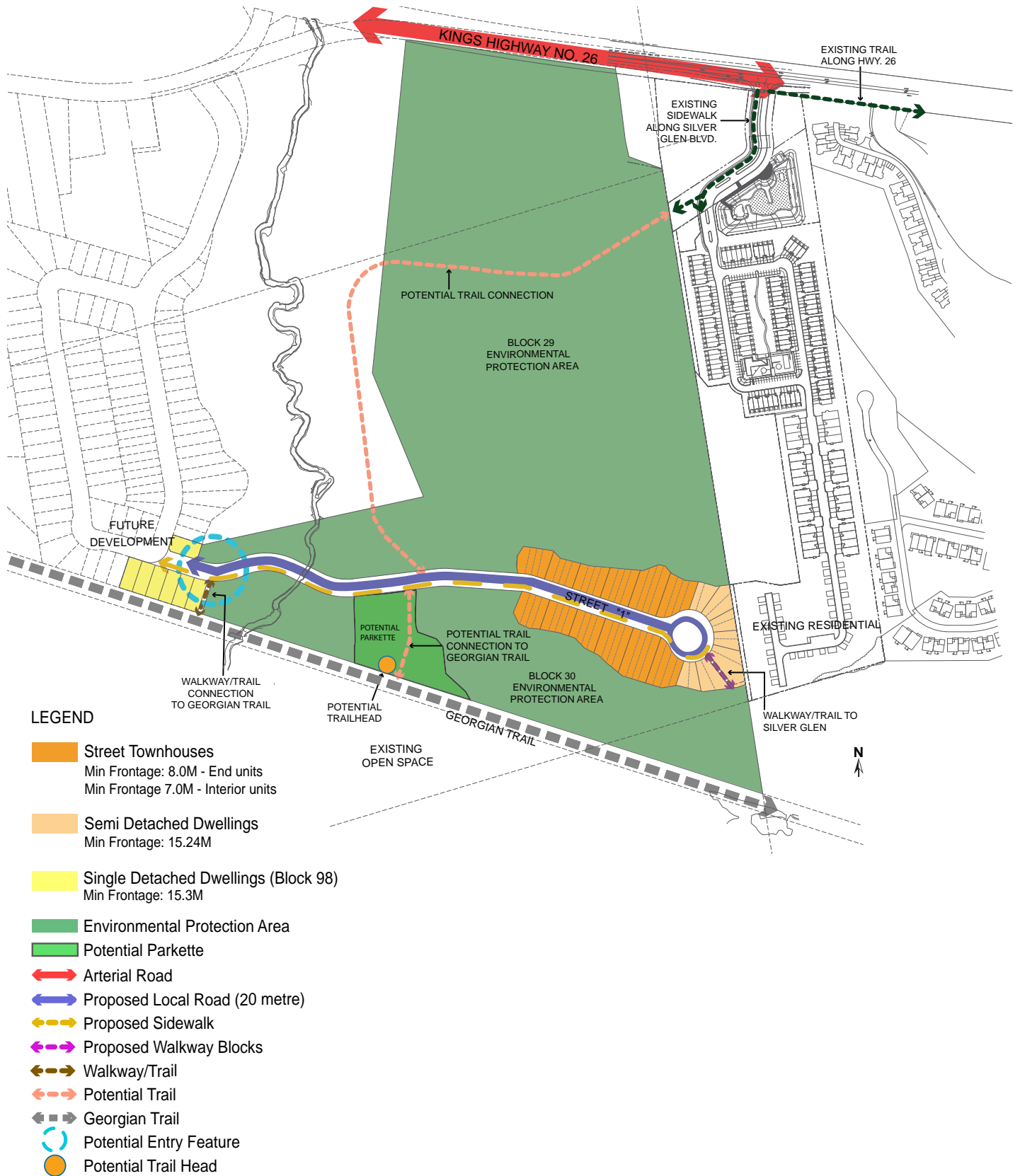


Figure 2: Community Structure Plan



## 3.2 Existing Natural Heritage System

The subject lands comprise of rich natural heritage system, which includes Silver Creek. The natural heritage system is situated at the north and south segments of the subject lands and Silver Creek traverses the southwest corner of the subject lands, connecting to Georgian Bay in the north.

As shown in Figure 4, the environmental protection areas bound the proposed residential development to the north and south. Development in these blocks is restricted due to their ecological function and sensitivity to the environmental impacts of development. As such, environmental buffers will border the developed areas of the subject lands to ensure valuable natural features, and their ecological functions, are not compromised.

The environmental protected areas will be preserved and enhanced through environmental stewardship features and celebrated through providing views and vistas into the natural heritage system. A potential parkette is envisioned within the southern extent of the subject lands, which will sensitively integrate with the environmental protection area and provide connections with the existing Georgian Trail.



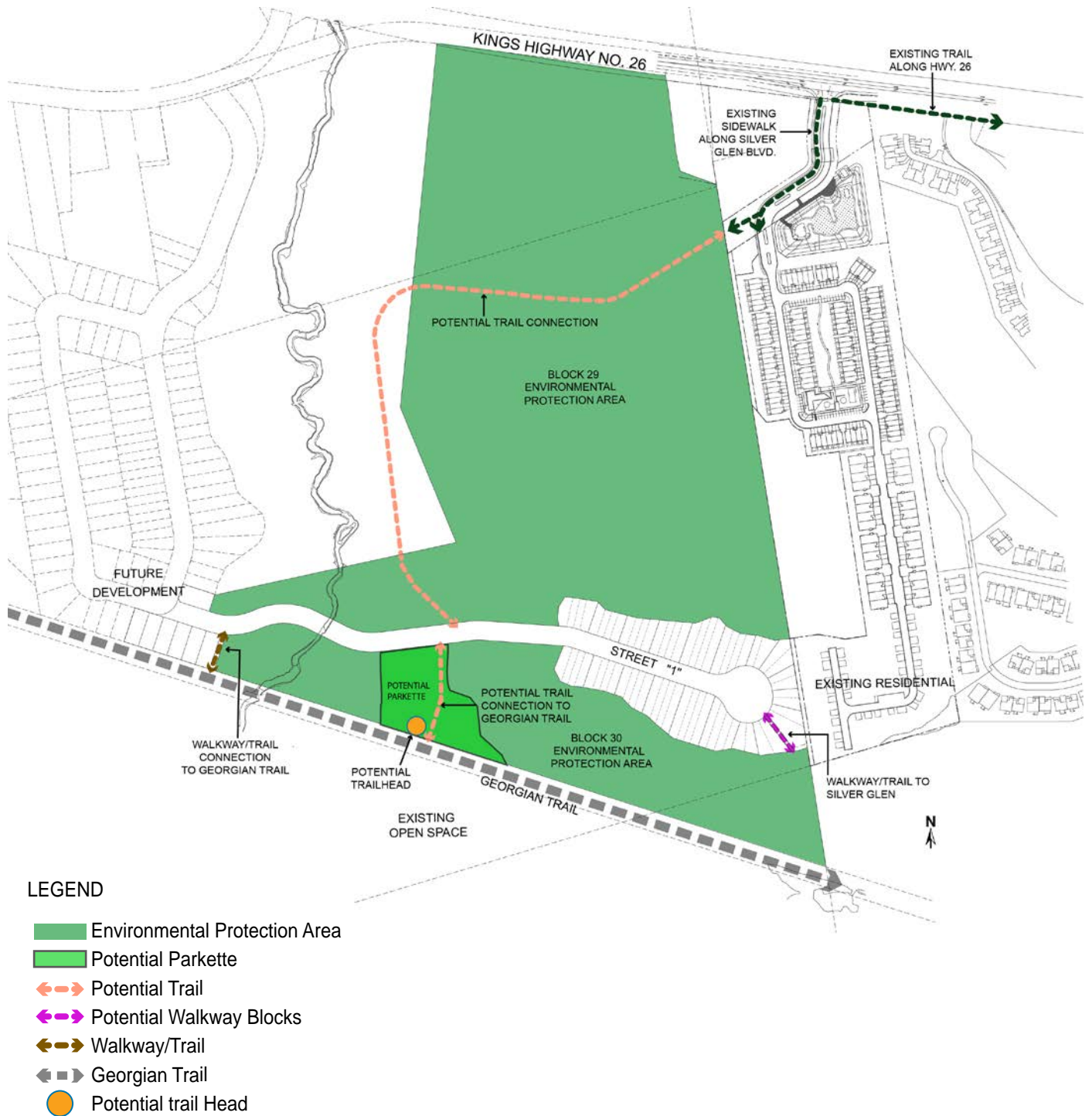


Figure 3: Natural Features



## 3.3 Street Network and Block Pattern

The proposed Huntingwood Trails East Community will be defined by Street '1', which meanders into the proposed community from the Huntingwood Trails West Community, as shown in (Figure 4).

The proposed Street '1' shall have a 20 metre right-of-way inclusive of one 1.5 metre sidewalk along the southern side of the street. Additionally, 3 metre walkway blocks are proposed, as shown in Figure 4, which will provide pedestrian access into the environmental protection area and the proposed trail network and the existing Georgian Trail. The development proposes a number of potential trail systems within the environmental protection areas as well as some potential trail connections to the Georgian Trail.

To minimize impact on the environmental protection area, the proposed street and block pattern are uniquely designed. The proposed built form will be sited to front onto the street. The proposed single detached dwellings are located on the western extent of the subject lands, directly adjacent to the Huntingwood West lands. The proposed townhouse units are situated at the north and south side of Street '1' and the semi-detached dwellings are located within the cul-de-sac,

at the eastern extent and will share a back interface with the existing townhouse blocks within the Silver Glen Preserve Condominium Corporation.

The proposed community will have one primary gateway, strategically located at the entrance to the community from Huntingwood Trails East and adjacent to the proposed single detached dwellings. The proposed development will also include two key interfaces with the existing and planned adjacent residential communities to the east and west. The proposed block pattern will be compatible with and complementary of the adjacent communities. Additionally, the proposed development envisions four potential trail crossings within the community. Three shall be located along the southern extent of the subject lands, providing convenient access and connections with the existing Georgian Trail. The fourth will provide a northern connection that will provide a potential trail connection to Silver Glen Boulevard.



Precedent image of a meandering residential right-of-way

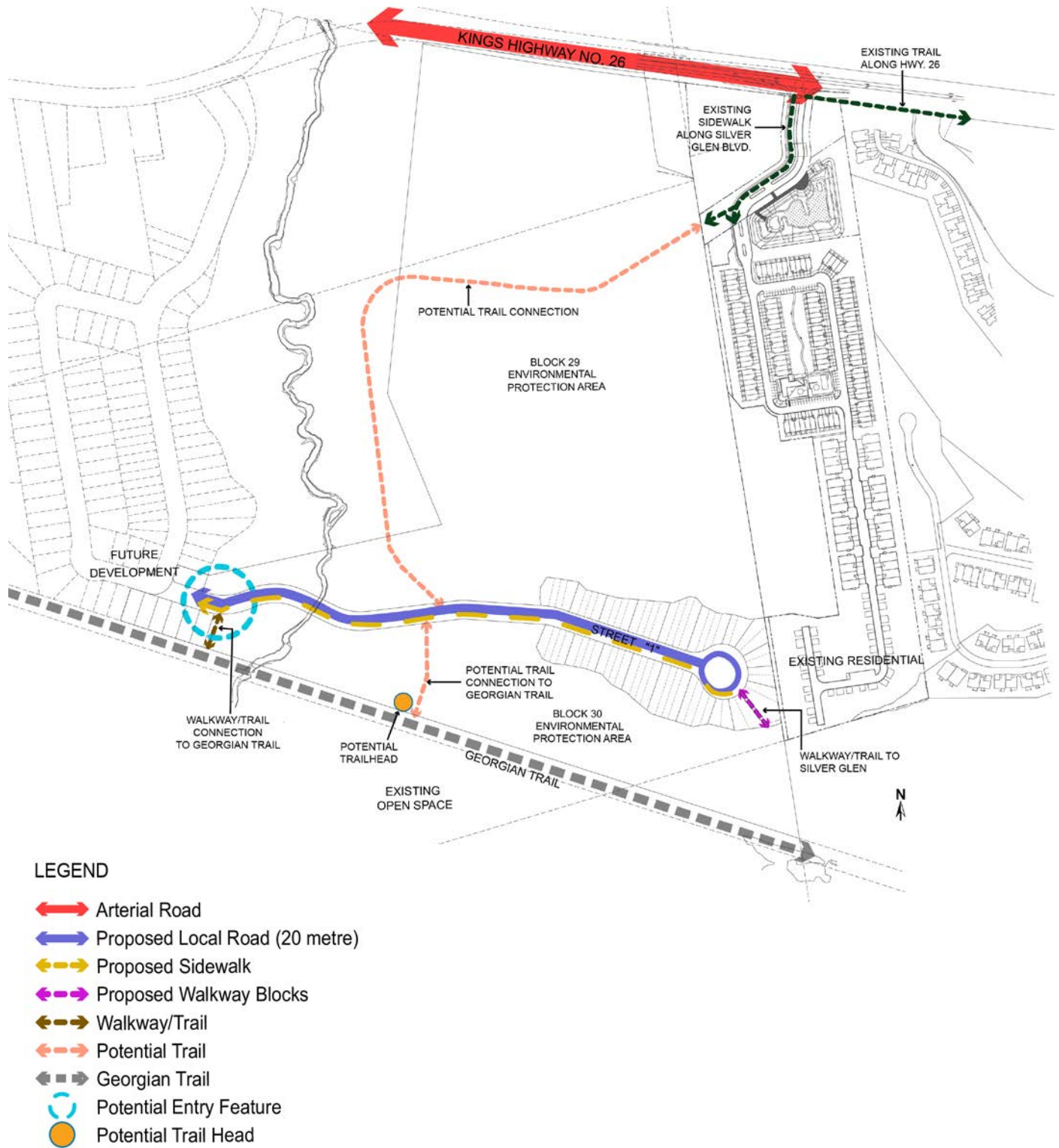


Figure 4: Circulation Network



## 3.4 Active Transportation System

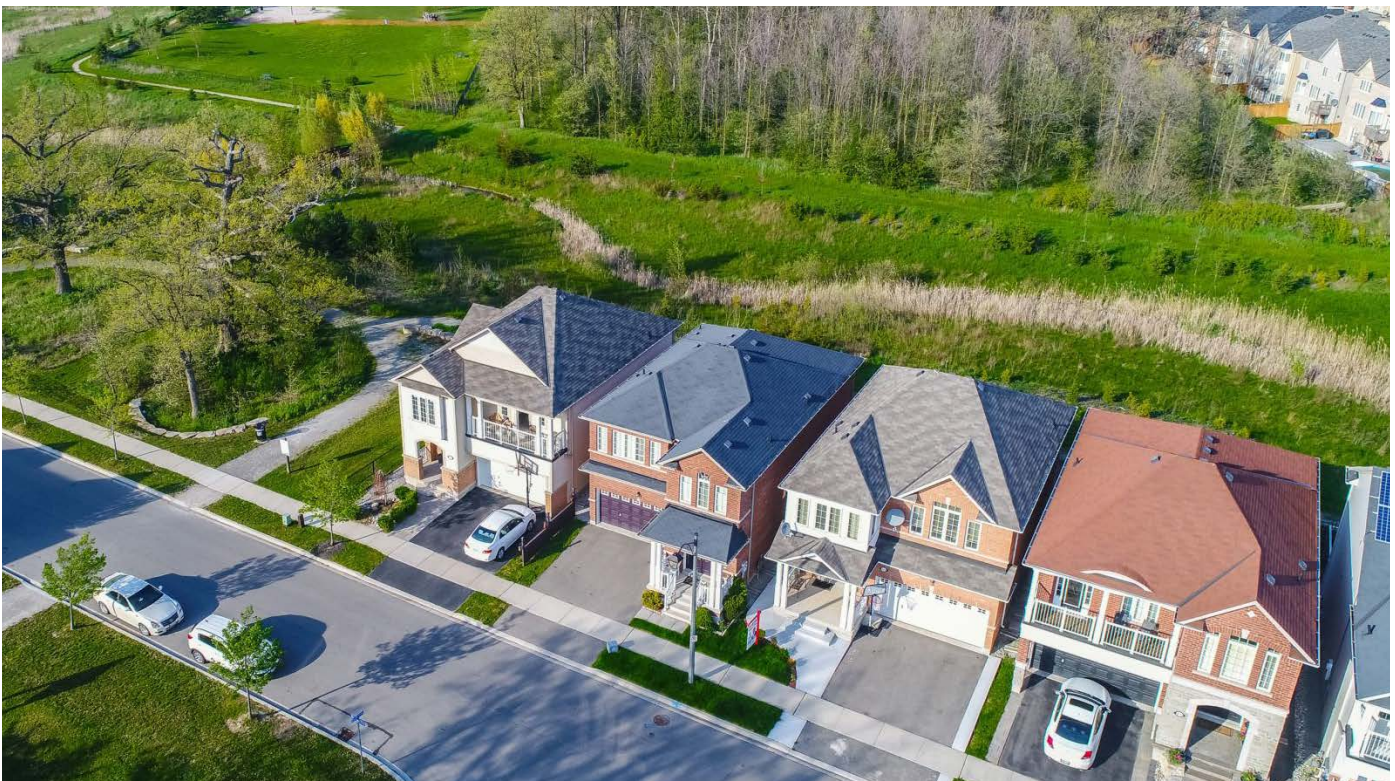
The Huntingwood Trails East Community will include a comprehensive active transportation system that promotes pedestrian mobility and encourages healthy living.

The proposed active transportation network, as shown in Figure 4, will include a sidewalk and pathways and bicycle infrastructure, which will connect with the adjacent communities to the west.

The proposed active transportation system will include:

1. Low intensity 1.5 metre potential trail network;
2. A 1.5 metre wide sidewalk within the 20 metre right-of-way;
3. A series of pedestrian connections;
4. Three 3.0 metre walkway blocks;
5. Safe pedestrian crossings throughout the community and safe access to park lands; and
6. Safe connections to existing sidewalks outside of the community.

The system of sidewalks, trails, shared roads, and potential parkette provides a continual network of active transportation throughout the subject lands. It is through these features that the proposed community achieves important elements of complete and safe communities.





### 3.5 Residential Neighbourhoods

The Huntingwood Trails East Community will consist of small residential neighbourhood that introduces a compact built form with a range of housing types and architectural styles. As shown in Figure 5, the proposed development introduces the following typologies:

- Single Detached Homes
- Semi Detached Homes
- Street Townhomes

The proposed built form will have contemporary adaptations of traditional architectural styles, which will be compatible with the planned and proposed residential development in the area and will be sensitive to the existing character of the area. Three schemes are illustrated on the following page, which illustrate the style, materials and massing envisioned for the proposed development.

The proposed built form will be a maximum of 3 storeys with a maximum of 13 metres from building height to the peak of the roof. The proposed elevations will create an attractive, human scaled facade and will not have any negative impacts on the adjacent land uses. The proposed built form shall have appropriate setback to the street and will be sited to front onto Street '1'. The proposed height, massing and articulation of the building will help contribute to an interesting and comfortable public realm. As seen in the elevations on page 32, the townhouse cap-end units are envisioned to have double car garages, which will result in a slight increase in 50% front facade width occupied by the garage. However, it is our opinion, that the proposed height, massing and facade articulation will create an appropriately scaled townhouse block and contribute to a comfortable and attractive streetscape.

The semi-detached dwellings at the end of the cul-de-sac will have appropriate separation distance and screening to the adjacent townhouse units within the Silver Glen Preserve Condominium Corporation. The design of the proposed built form will include special design consideration for priority lots, such as corner lots, to provide visibility on the street and create natural surveillance. More details with regards to priority lots can be found in the accompanying Architectural Design Guidelines.







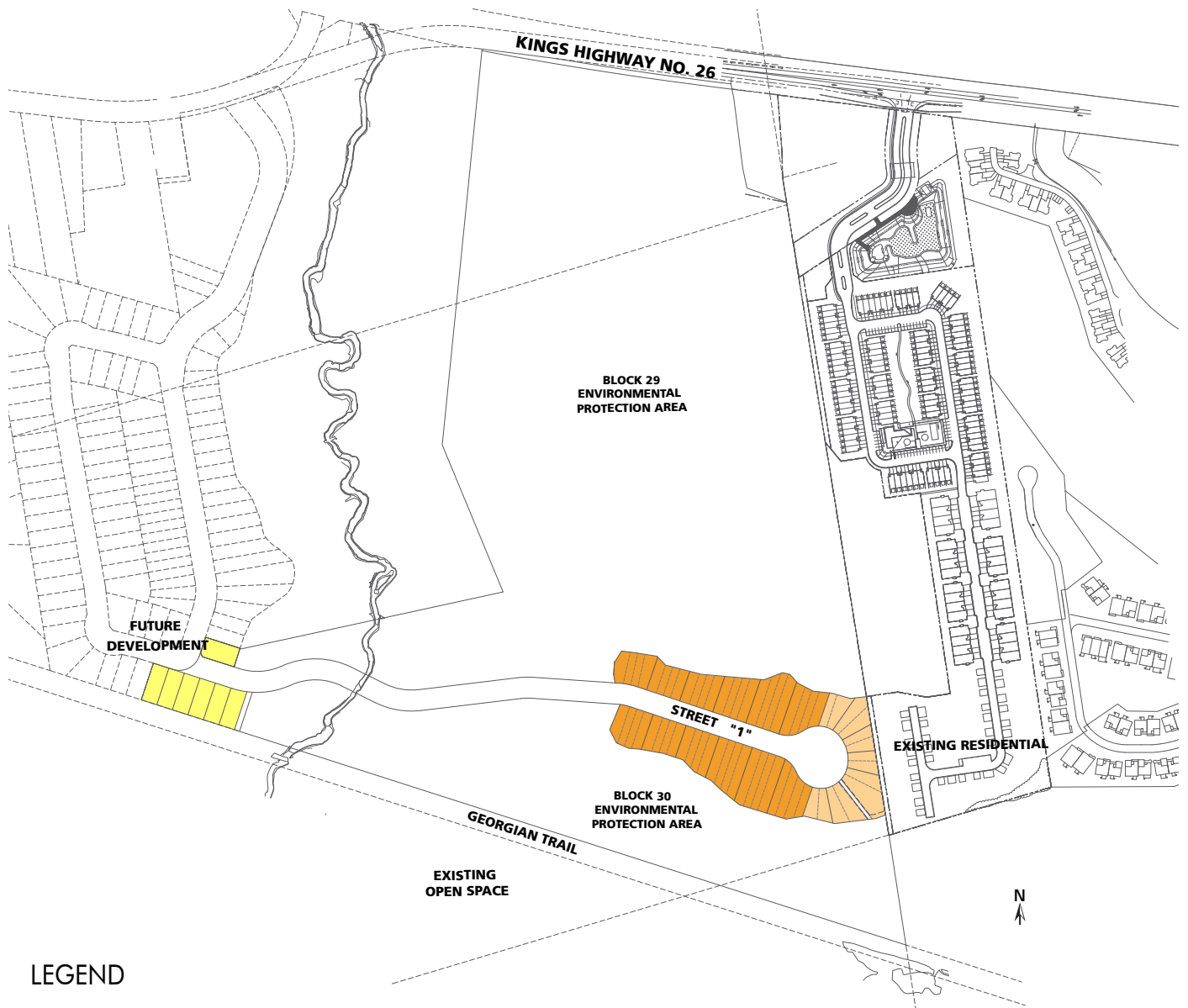
Huntingwood Trails - Scheme 1 Elevations (Prepared by WAI)



Huntingwood Trails - Scheme 2 Elevations (Prepared by WAI)



Huntingwood Trails - Scheme 3 Elevations (Prepared by WAI)



**LEGEND**




-  **Street Townhouses**  
Min Frontage: 8.1M - End units  
Min Frontage 6.7M - Interior units
-  **Semi Detached Dwellings**  
Min Frontage: 15.24M
-  **Single Detached Dwellings (Block 98)**  
Min Frontage: 15.3M

Figure 5: Proposed Built Form

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**PUBLIC REALM  
GUIDELINES**

4.0



The public realm and streetscapes within the Huntingwood Trails East Community will reflect high quality pedestrian environments and will include coordinated landscape features, built form, infrastructure and utilities. An engaging public realm reflects the character of a community, supports walkability, and provides opportunities for informal social gathering.

The following section will provide general guidelines for common features provided for the streetscape within the community, which include street trees, lighting, mailboxes, street furniture, and utilities. Additionally, general guidelines will be provided for special features, such as entry features into the community.

## 4.1 General Guidelines

The streetscapes and public realm play a crucial role in defining the community and giving it a sense of place. It is through both the design and guideline implementation that these elements will work to achieve the vision and goals of the Huntingwood Trails East Community. The following guidelines outline the key elements of the public realm and streetscape:

1. To support connectivity, residential blocks should be of a size and configuration that are permeable and support connections to adjacent developments.
2. All streets, and the associated infrastructure, should be designed to include space for appropriately sized street trees with tree canopy coverage that will provide for pleasant pedestrian environments and enhanced aesthetics, afford cooling to adjacent buildings, improve air quality, and offer habitat for urban wildlife.
3. Landscaping should be used to define spaces, highlight prominent features and landmarks, add visual interest, define pedestrian areas, delineate public and private spaces, add comfort, improve health, offer visual screening, and improve the aesthetic quality of neighbourhoods.
4. Parks and open spaces will be located and designed to help establish the community's character and sense of place as well as support the active mobility network.

5. Consider variations in the texture or width of the sidewalk to create spatial definition and to accommodate safe and accessible movement within areas of high pedestrian activity, such as intersections, transit stops, or parks and open spaces.
6. Coordinate fencing that is visible from public areas to be consistent in design throughout the entire community. Fencing design should be complementary to the architectural forms and styles that characterize the community while being of human scale and aesthetically pleasing.
7. Provide consistent and coordinated street furniture throughout the public realm, where required. Materials, colours, and styles should be complementary to the architectural style of the community. Additional guidance for street furniture is provided in Section 4.1.4.

### 4.1.1 Street Trees

Street trees are an essential component of the streetscape. They enhance the aesthetic and pedestrian comfort of public environments, providing year round interest, protection from the elements, and improving microclimatic conditions. Street trees must be coordinated with utilities to ensure their long term and sustainable growth. The selection and design of street trees will be coordinated with the Town of Collingwood. The following considerations should guide the selection and allocation of street trees:

1. Using similar tree species along local streets as long as there is definition and change between various streets.
2. Consider locating tree species with contrasting colour or foliage in areas of interest to visually distinguish and enhance the built form and soft landscape in these areas.
3. Provide a row of street trees between the sidewalk and the roadside curb or as appropriate. Variations may occur to highlight adjacent land uses, such as the potential parkette.
4. Coordinate the location of street lighting fixtures and utility boxes to be in line with the street trees unless indicated otherwise.



5. Plant trees that are hardy, salt-tolerant, and high branching, of deciduous varieties that can tolerate street environments.
6. Ensure native trees are considered and utilized, where feasible.

### 4.1.2 Street Lighting

Street lighting contributes to the community character while also serving a functional purpose. Pedestrian safety, maintenance, energy efficiency and visual appearance are all important considerations in the placement of street lighting within the public right-of-way. Street lighting should be consistent with the Town of Collingwood, and should consider the following design criteria:

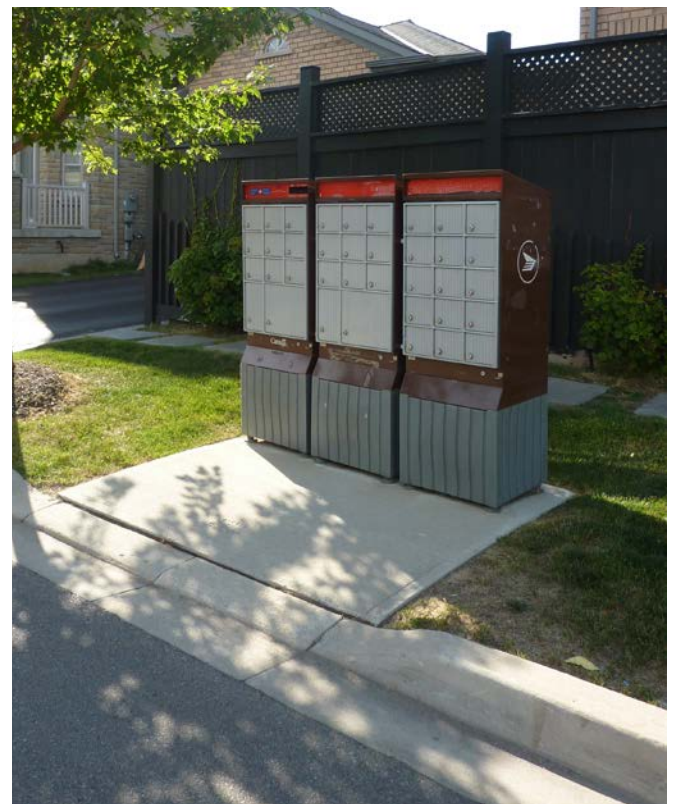
1. Place street lighting in line with street tree planting and utility boxes.
2. Ensure that all lighting is Dark Sky compliant.
3. Enhance night visibility and safety by ensuring that placement of street lighting is consistent with the principles of Crime Prevention Through Environmental Design (CPTED).
4. Incorporate utilities into street light poles, where possible.
5. Ensure that the design of light standards is consistent with the community character and reflects an established theme and style for other street furniture, which is integrated with and compatible throughout the community.



### 4.1.3 Community Mailboxes

The location of community mailboxes will be determined through coordination between Canada Post and the Town of Collingwood, and should consider the following design criteria:

1. Locate community mailboxes in convenient locations, along the sidewalk edge of streets to also serve as community hub locations to encourage community socializing.
2. Incorporate curb side or lay-by parking, where possible.
3. Ensure appropriate levels of lighting to maximize accessibility and safety.
4. Coordinate mailbox design both visually and physically with streetscape and open space design.





## 4.2 Streetscapes

### 4.1.4 Street Furniture and Utilities

The appropriate application of street furniture presents an opportunity to reflect the community character through a unified set of streetscape elements. Street furniture should be visually attractive, coordinated within the streetscape and placed within strategic locations that support pedestrian activity and bicycle use. Seating should be integrated where appropriate, such as near potential trail heads or connections in order to allow for resting stops for people of all ages and abilities. It should also be coordinated in amenity areas with shading and protection from the elements. Street furniture in the community may include benches, bicycle parking, signage, lighting poles and fixtures, waste and recycling receptacles and newspaper boxes.

Utilities should be located away from visible locations within the streetscape. The placement of utility boxes should be coordinated in the early stages of development to avoid complications or conflicts. The following guidelines apply for utility placement throughout the Huntingwood Trails East Community:

1. Place utilities underground, where possible, or at flankages. Alternatively, utility boxes must be screened from all sides to the extent possible in keeping with utility operational access requirements.
2. Screen utility boxes along park and open space edges with landscaping and landscape structures.
3. Coordinate the placement of above ground utility boxes and light fixtures with other elements of the streetscape, including street trees, sidewalks, street furniture, and mailboxes, where relevant.
4. Ensure it is consistent throughout the community.



The streetscape within the Huntingwood Trails East Community will be designed with special streetscape treatments to reflect its unique character and context. Streetscapes will have high quality design, within both the built form and public realm, which includes both private landscaped areas and landscaping within the public right-of-way. The following section provides an outline of design criteria for consideration of Local Roads.

### 4.2.1 Local Roads

The Huntingwood Trails East Community comprises of one local road with residential built form fronting onto it. The local street is envisioned to have a single 1.5 metre sidewalk on the south side of Street '1'. The local street will be designed in a manner that reflects the overall vision of a complete and accessible community. With this vision in mind, the following design criteria should be considered in the design of all local streets:

1. The local street will have a typical right-of-way of 20 metres.
2. Local street will have a single 1.5 metre sidewalk.
3. Local street shall provide direct access and linkages to local destinations such as the potential parkette and trail network.
4. Plant street trees on both sides of the street to create a continuous canopy.
5. Traffic calming measures within the right-of-way may be considered at key pedestrian crossing locations, which may include the use of distinctive paving treatments coordinated with walkways, parkette and pathways and other high pedestrian activity areas, as determined by the Town.
6. Where appropriate, provide on-street parking on one side of the local roads. Parking should be provided on the side closest to open spaces, parks, or other key community amenities.

## 4.3 Community Interfaces

The Huntingwood Trails East Community shall have four interfaces: two will be with the environmental protection areas, one with the existing Silver Glen Preserve Community to the east and one with the Huntingwood Trails West Community to the west. Design considerations for key interfaces and crossings include:

1. The built form and landscaping at interfaces shall be coordinated with and complement properties in the adjacent residential neighbourhoods and should consider lot pattern, setbacks, architectural styles and landscaping elements.
2. Provide landscaping and fencing design that is sensitive to and complimentary of the adjacent environmental protection areas.



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**PARKETTES & NATURAL  
HERITAGE SYSTEM  
GUIDELINES**

**5.0**





The Huntingwood Trails East Community will provide opportunities for environmental protection, enhancement, visual and physical access, and low-intensity recreational trail within the environmental protection areas. The environmental protection area will reinforce the community's identity, which will contribute to creating a sense of place and promote a healthy and active lifestyle. The proposed development consists of environmental protection areas, which may include potential trails and a potential parkette.

## 5.1 General Design Objectives

The Huntingwood Trails East Community will provide active and passive recreational opportunities and will promote a healthy and active community. In general, the following objectives guide the treatment of the environmental protection area and potential parkette.

1. Ensure the design and management of parkettes and potential trail network is conducted in a sustainable manner.
2. Carefully integrate parks and open spaces with their adjacent uses.
3. Provide a range of passive and active recreational opportunities for residents within a 5-minute (400 metre) walking distance.
4. Provide visual and physical access (for pedestrians and cyclists) to the environmental protection area throughout the community through an interconnected system of sidewalks, walkway blocks and potential trails.

## 5.2 Environmentally Protected Lands

Environmentally protected lands are located to the north and south of the residential development within the subject lands. The proposed development will not infringe on these designated lands. The proposed community structure will protect, preserve and enhance protected environmental areas. These natural features will promote environmental stewardship through its integration with the natural and environmental systems. General guidelines for environmentally protected lands include:

1. Topography and natural drainage patterns shall be incorporated into a development, where possible.
2. Existing vegetation and natural areas shall be preserved and protected, wherever possible.
3. Block and road patterns should be configured to provide street exposure for natural features, where feasible, and to strengthen its presence within the community.
4. Physical access to environmentally sensitive areas and wetlands shall be limited/controlled, however, these features shall have a presence within the community through their exposure along streets.



### 5.3 Potential Parkette

The Huntingwood Trails East Community envisions one potential parkette within the south-west corner of the subject lands. The proposed parkette will serve the residents within the proposed development and provide spaces for active and passive recreational opportunities. The proposed active transportation network has been designed to integrate with the proposed parkette through a system of potential trail connections. The potential parkette design and location will be determined in coordination with Town staff. General guidelines that apply to the parks include:

1. Locate the parkette with significant frontage onto the local street fabric to ensure public exposure and proper integration.
2. In general, design the parkette to accommodate both the active and passive recreational needs of the neighbourhood, which may include playgrounds, seating areas, covered shelters, unstructured landscape space, and walking paths.
3. Provide links through trails and sidewalks to open space and other community amenities, where possible.
4. Ensure the parkette is accessible and attractive for all ages, lifestyles, and abilities.
5. The parkette will be designed to be safe and open to casual public surveillance. Parks will have wide exposure to streets.
6. Site furnishing, lighting and planting shall be coordinated with and complement the overall design of the community.

### 5.4 Trails & Walkways

The proposed Huntingwood Trails East Community will provide an integrated active transportation network that reinforces the community vision of accessible and walkable neighbourhoods and promotes healthy and active living. This includes a comprehensive network of a series of sidewalks, walkway blocks and potential trails that will be weaved throughout the subject lands to enhance accessibility and promote linkages between residents and existing trails to the north and south. Design considerations for community trails and walkways include:

1. Ensure that street-based pedestrian trails accommodate people of all ages and abilities.
2. Provide trail heads as primary entrances and incorporate decorative hard surface areas with seating and viewing opportunities, where possible.
3. Incorporate wayfinding and informational signage at strategic locations along trails.
4. Provide privacy fencing along property lines of residential lots adjacent to trails or walkway blocks.





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**BUILT FORM  
GUIDELINES**

6.0





## 6.1 Built Form Typology

The Huntingwood Trails East Community proposes built form that supports the guiding principle of providing a diversity of housing types. The proposed development will promote housing choice that will accommodate a variety of ages, abilities and encourage aging in place. The following objectives will guide the architecture and site planning of the built form within the community:

1. Designing for a sustainable community.
2. Supporting community safety through design.
3. Providing high quality architecture that contributes to the public realm.
4. Coordinating architecture and landscaping to create a distinctive image throughout the community.
5. Cohesive architectural styles that is distinct but compatible with the surrounding built form.
6. Enhancing architectural treatment at prominent locations.

The following principles will be applied to address housing choice throughout the community:

1. To support a diverse population by providing a diversity of housing types, including single detached, semi-detached and townhouse built form.
2. To promote accessible housing and aging in place.

The built form proposed within the Huntingwood Trails East Community will have Local Heritage style architecture. The proposed buildings should reflect a high quality of design and craftsmanship in their execution and should maintain cohesive built form character along the streetscape. Materials envisioned for the built form may include a variety of cladding materials such as: masonry, stucco, clapboard, board and batten, fish-scale siding etc., or a combination thereof.

The proposed architecture of the Huntingwood Trails East Community will be sympathetic to its natural setting, and will be complementary to surrounding existing residential communities having regard for massing and orientation, materiality, and colours. Key design principles include:

1. Simple building shape or massing.
2. Main entry should be highlighted and be the focal point of the façade.
3. Architectural elements shall have balanced proportions and be in harmony with the overall design of the community.
4. Excessive decoration is to be avoided.
5. Architectural detailing and exterior cladding materials should be consistently applied on all publicly exposed elevations.
6. Special designs are to respond to prominent locations such as side yard upgrades and elbow lots.
7. Variety of garage treatment and locations should be utilized.
8. Sustainability measures may include increased insulation values, advanced ventilation measures, energy efficient windows, efficient plumbing fixtures and energy efficient appliances.

Further, general built form guidelines include the following:

1. Building styles, colours, and materials should vary and should be compatible with the character of the surrounding communities.
2. The fronts of buildings shall be oriented to the street, be articulated to provide interest, avoid blank walls and have pedestrian-scale architectural features, such as functional porches. Recessed garage design should be considered.
3. Identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
4. Dwellings adjacent to or directly opposite one another should not have main wall cladding of the same colour. Identical colours shall be separated by a minimum of two dwellings.

## 6.2 Priority Lots

Lots that are situated in prominent areas within the public realm are identified as priority lots and require special design considerations to account for their high visibility. Special attention should be given to these designs, which may present unique solutions with respect to building shape or massing, main entry design, garage treatment and location, architectural detailing, exterior building materials and/or colours, and landscape elements. More details with regards to priority lots and design considerations can be found in the accompanying Architectural Design Guidelines.



## 6.3 Single Detached Built Form

The Huntingwood Trails East Community will offer single detached units with frontage of 15.3 metres. The proposed frontages and lot configurations are compatible with adjacent residential built form within Huntingwood Trails West Community.

General design guidelines for single detached housing include:

1. House designs that are simple in terms of shape or form are encouraged.
2. Consider a variety of elevation treatments between unit types and alternate elevations, including symmetrical and asymmetrical elevations. Differences may be achieved in the treatment of main entries, fenestration, architectural treatments and cladding.
3. The exposed side and rear elevations of corner lot buildings shall be designed to match the front elevation, and to respond to the additional light source through the location and design of windows, articulated building faces, fenestration and architectural details.
4. Provide continuity in building placement within a streetscape.
5. Consider dominant porch designs sized to allow for seating, promote interactive outdoor spaces and foster casual surveillance.





## 6.4 Semi Detached Built Form

The Huntingwood Trails East Community introduces semi detached built form, which will contribute to providing a range of housing types and will promote housing choice and create diversity in the streetscape. The proposed semi detached units will have a minimum lot frontage of 15 metres. The proposed frontage and lot configuration is compatible with the surrounding residential communities.

General design guidelines for semi detached housing include:

1. The two semi detached components shall be compatible in design and have appropriate facade detailing, materials and colours that are consistent with its architectural style.
2. The elevation for semi-detached dwelling units may be symmetrical or asymmetrical.
3. Building elevations visible from public areas shall incorporate appropriate massing, proportions and plane variation in order to avoid large uninteresting facades.
4. Dwelling designs with covered front porches or porticos are encouraged, where appropriate to the architectural style.
5. Attached street-facing garages should be incorporated into the main massing of the building to ensure they do not become a dominant element within the streetscape.



## 6.5 Townhouse Built Form

Townhouse built form is also envisioned within the Huntingwood Trails East Community, which will further diversify housing choice and contribute to affordability and aging in place principles. Townhouses will have a minimum frontage of 7 metres for interior units and 8 metres for end units.

General design guidelines for townhouse units include:

1. The composition of the overall townhouse blocks should be designed to be compatible with the surrounding streetscape.
2. Where a single architectural style is selected, the detailing and elements used shall correspond with the style and be applied consistently for the entire townhouse block.
3. Consideration should be given to breaking up the overall building massing of individual townhouse blocks.
4. Townhouse blocks may alternatively be designed to appear as a series of individual parts.
5. The design should provide variations to help articulate long and continuous rooflines and/or wall planes and create a distinctive character for individual blocks.
6. Elevations should provide sufficient amount of visual interest by including architectural elements, such as gables, wall projections, porches and boxed-out window bays.
7. Consideration shall be given to the overall building form, massing, and proportions, relative to the number of units within the specific block.
8. Incorporate the same window treatment on all windows of the same building exposed to the public realm, including the same window type, colour, quality and detailing; false windows with black glass are discouraged.
9. Buildings shall be sited to create a consistent street edge and pedestrian-friendly scale.
10. Main entrances shall be emphasized through architectural detailing as to create visually interesting streetscapes.

11. Provide varied roofscapes within individual townhouse blocks where possible to contribute to an interesting public realm and maintain compatibility with adjacent detached dwellings.
12. Encourage the pairing of main entrances and garages to increase the width of landscaped areas and minimize streetscape interruption.
13. Townhouse elevations shall achieve a quality equal to the semi-detached housing in scale, form, composition, detail and appearance.

## 6.6 Guidelines for Garages

The design and location of garages have a major impact on the appearance of the individual house and on the collective image of the streetscape and the community. The goal for the community is to promote house designs that emphasize the architecture of the house and the front entry area and de-emphasize the appearance of the garage. A variety of garage designs and detailing is required particularly in priority locations. General guidelines for designing garages and driveways in the community include:

1. Integrate the garage mass with the mass of the house.
2. De-emphasize the presence and dominance of garages and garage doors within streetscapes.



3. Provide a variety of treatments for garages and garage doors.
4. Garages and driveways should be paired to minimize public realm interruption and to maximize opportunities for landscaping and on-street parking.
5. Locate the mass of the house close to the street line providing 'eyes on the street' design.
6. Visually emphasize the front entry or front porch.
7. Promote the use of front porches and other pedestrian friendly front entry elements.
8. Garage doors should apply glazing that is suitable to the property elevation.
9. Provide a separation between driveway and street furniture.





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**SUMMARY OF  
SUSTAINABILITY  
INITIATIVES**

7.0



## 7.1 Sustainable Development

The Huntingwood Trails East Community will contribute to creating a sustainable development through appropriate design consideration. The following objectives shall promote the development of a sustainable community:

1. Adapt environmentally friendly construction and renovation practices that consider both energy efficiency and conservation in order to enhance building performance, lower utility bills and result in greater environmental protection;
2. Be cost effective to build, operate and maintain;
3. Provide an option for barrier-free building design, where appropriate;
4. Create an enhanced active transportation network that supports walking, cycling and transit use;
5. Establishment of well connected trails/pathways to encourage active transportation (hiking, cycling and walking);
6. Promote green housing development measures; and
7. To conserve and reduce energy use through energy saving techniques and alternative energy options.

## 7.2 Active Transportation

The Huntingwood Trails East Community will be a healthy, walkable community where access for people of all ages and abilities is supported through thoughtful and careful design. The primary features of the community that will support and encourage active transportation include:

1. A coordinated and integrated network of sidewalks that connect to existing and potential trails as well as the parkette and to the adjacent Huntingwood Trails West Community;
2. Pedestrian-scale built form;
3. A number of connections to the adjacent neighbouring communities and existing Georgian Trail to the south and the Silver Creek trail to the north.



### 7.3 Environmental Stewardship

The Huntingwood Trails East Community's protected environmental areas provide a unique opportunity to promote environmental stewardship and integration. The proposed community will achieve this integration through the promotion of natural features views as well as the creation of sensitive access to natural feature and protected areas. It is through this methodology that the environmental stewardship of the lands becomes a centralized structure of the proposed development. Features of the community that demonstrate environmental stewardship include the following:

1. Preservation of mature trees, throughout the site's natural areas;
2. New trees planted will alternate species in accordance with street tree best practices;
3. Sensitive landscaping and transition along the edge between the proposed residential development and the protected environmental areas;
4. Integration of low impact development measures such as permeable paving, bioswales, and rain gardens, where possible; and,
5. The inclusion of educational way-finding throughout the subject site.





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