

# URBAN DESIGN REPORT

Prepared for Kensington Square Developments

October 25, 2019



## Proposed Residential Development 185 Main Street, Erin



Received  
October 29 2019  
Town of Erin Building  
& Planning Dept.

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## URBAN DESIGN REPORT

### 1.0 BACKGROUND/EXISTING CONDITIONS

#### 1.1 Existing Site

Erin is a town in Wellington County, approximately 80 kilometres northwest of Toronto, bordered by the Town of Caledon, Ontario to the east, the Town of Halton Hills to the south, the Township of Guelph/Eramosa to the west and the Township of East Garafraxa to the north.

The development property is located in the central area of the former Village on the east side of Main Street. The site has a total site area of 1.014 ha. and frontages of 101.3 m. on Main Street, 100.13 m. on English Street, 101.2 m. on Daniel street and 100.61 m. on Scotch Street.

The subject property is rectangular in shape and is approximately 1.0 hectares in size. The subject lands are currently vacant with the former school being demolished in 2017. Secure fencing has been installed around the site to protect the public.

Kensington Square Developments propose to develop the site for residential infill, comprising 3-storey stacked townhouses on a common element condominium road network.

## Main Street, Erin, ONTARIO

The subject property is generally flat and is surrounded on three sides by post-war detached residential properties and across Main Street is the Erin Agricultural Society fair grounds. The new Erin Public School is on the north corner of the site, effectively replacing the former school, now demolished.



Figure 1- Subject lands

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**1.2 Site Analysis**

The site presents opportunities and constraints that are fully exploited in the current proposal, the most obvious of which is the 4 residential street frontages. As a former school site, it is located centrally in the Town and therefore the proposed use as a residential development is ideal with public services close at hand and within walking distance. As there is no current municipal sewer connection available, the proposed development will be serviced by a septic system initially.

Four vehicle access points, on both English and Scotch Streets will provide multiple access and egress points and mitigate the traffic impact of the development. Refer to the Traffic Impact Analysis for further details.

There are a number of mature trees on the various boundaries of the site that will be removed to allow for the servicing and construction of the proposed development. There will be an extensive tree replacement strategy in the landscape masterplan which will be developed at the appropriate juncture in the approvals process.

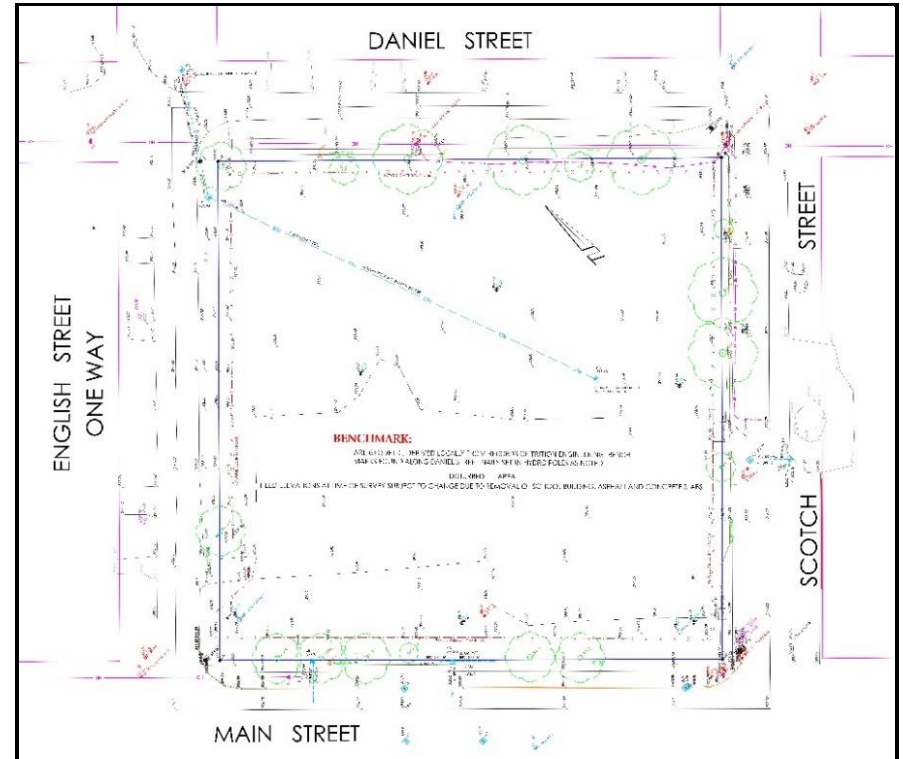


Figure 2- Site Survey



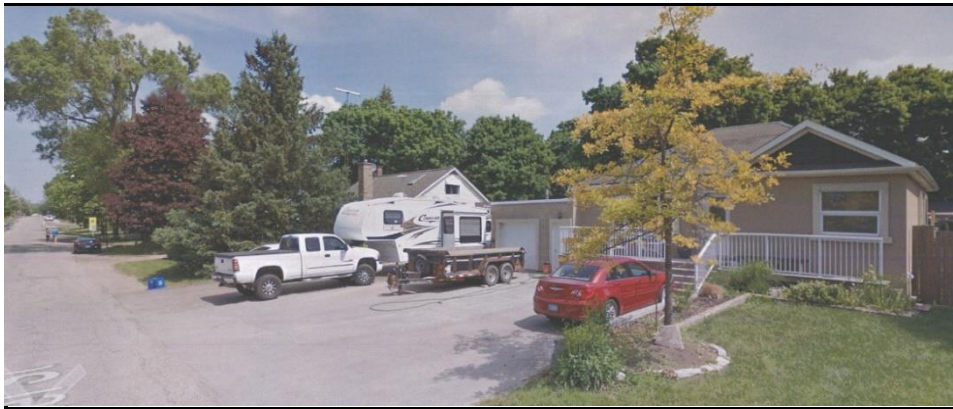
### **1.3 Neighbourhood Context**

As noted previously, the subject lands are located central to the Town of Erin.

The four street frontages are depicted in the images below and they present an eclectic range of residential types and ages. There are a few well maintained heritage residences on Main Street however the overall character of the surrounding neighbourhood is more simple and utilitarian.



*Figure 4- The English Street streetscape viewed from the site*



*Figure 3- The site looking west along Daniel Street*



*Figure 5- The site looking from Main Street with the former school*

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Figure 6- The Erin Agricultural Society fair grounds on Main Street



Figure 7- Historical residences on Main Street.

## **2.0 TOWN POLICIES AND DOCUMENTS**

This Urban Design Report is submitted in support of the Re-zoning application required to permit the proposed residential development. Refer to the Planning Justification Report for the applicable documents including the Provincial Policy Statement. Other documents that relate to the proposal include;

- *Provincial Policy Statement 2014 (PPS)*
- *Growth Plan for the Greater Horseshoe (Growth Plan)*
- *Greenbelt Plan (2005)*
- *Ontario Building Code 2018*
- 

The proposed development has been discussed with planning staff at a number of pre-consultation meetings and submissions throughout the design process.

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### **3.0 DESIGN CONSIDERATIONS**

#### **3.1 – Site Design**

As stated previously, the proposal comprises a 2-phase residential development comprising 54-2 and 3 bedroom stacked townhouse units initially and a further 16 block townhouses for a total of 70 units. The phasing is a consequence of site servicing with Phase 1 on a sanitary septic system and Phase 2 to be developed once a municipal system is installed in the Main Street R.O.W.

Four vehicle access points are provided; 2 on English Street and 2 on Scotch Street. Although currently one-way, the proposal and argument for English Street to revert to 2-way traffic is dealt with in the Traffic Impact Report as part of the Re-zoning application. The internal road system allows for all residences, including the Phase 2 units, to be garaged from the rear such that no driveways front onto the existing municipal roads. This has been designed for maximum traffic safety and allow front doors on all public streetscapes.

A Landscape Feature will be provided connecting Main Street to the development via a walkway system. Details of this feature will be provided as part of the Site Plan Application and the Landscape Masterplan.

Nineteen Visitor parking spaces are provided in both Phases, a ratio of .27 spaces per unit. Additional parking is available on all surrounding municipal streets.

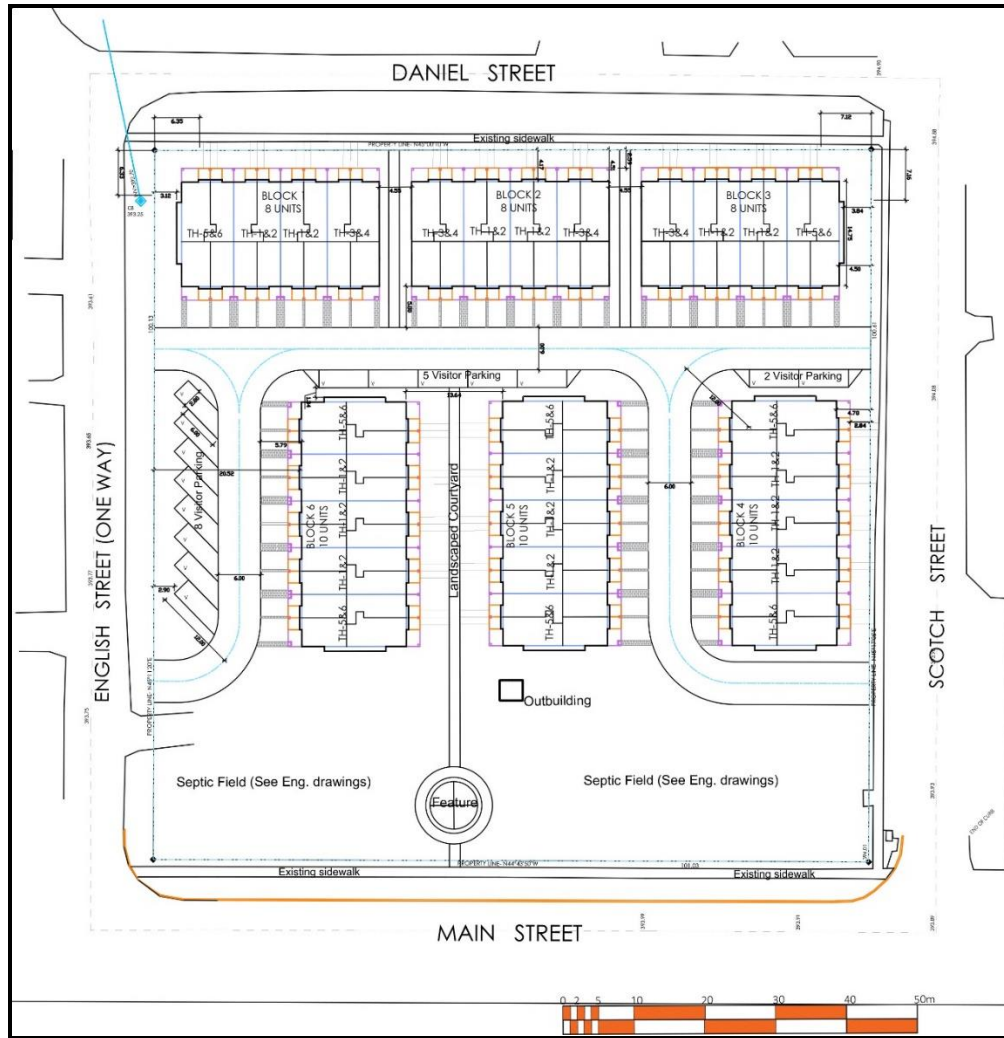


Figure 8- Phase 1 Development Site Plan

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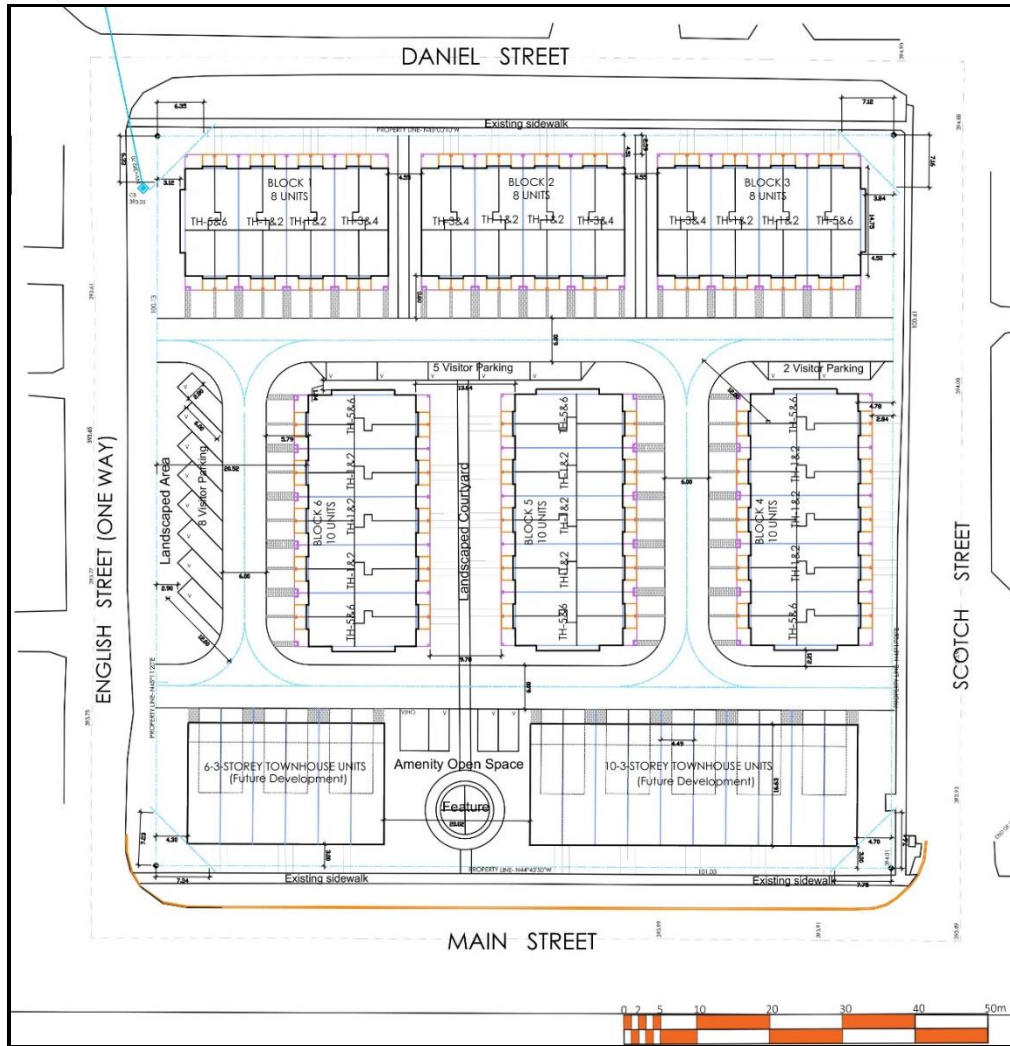


Figure 9- Development Site Plan with Phase 2 included.

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**3.2 – Architectural Design**

The architectural approach to the 3-storey townhouses is highly articulated on all Elevations due to the nature of the stacked units with principal rooms and fenestration and balconies facing both ways. The design has been developed to respond to and complement the site and the eclectic local architecture.

The fenestration is contemporary to provide well-lit rooms, with a combination of bay and punched window glazing in pre-manufactured panels. Glazed projecting balcony details define the facades with a simple yet elegant interplay of materials and colours.



*Figure 10- Conceptual View of the front of the Stacked Townhouse Blocks.*

Metal clad dormers articulate the pitched roofs with the exception of the Daniel Street Frontage where the building massing is reduced as a response to the local architecture and planning comments.

The Conceptual Views (Figure 9, 10) shows how the buildings have been designed to break up the massing with articulated box and balcony architecture above the continuous glazed balconies.



*Figure 10- Conceptual View of the Daniel Street frontage.*

#### **4.0 -Conclusion**

The proposed development offers a new housing option to the local market and the 2 and 3-bedroom units provide family sized accommodation. Additionally, domestic elevators will be offered to the market to suit senior market requirements. The proximity to local services and the new school within walking range will provide housing options to families and seniors alike. This is reflective of modern community development in the Southern Ontario area and responds to current and future market demands.

The innovative phased design takes full advantage of the site and will be a welcome addition to the Main Street character.

Kensington Square Developments, together with the design team, are delighted to propose this excellent development to Wellington County and the Town of Erin.