



Urban Design Study

Comments on Section 14 of Schedule "A" of Pre-Consultation Response

14.0 May 6, 2024

The Urban Design Study includes the 4 attached documents, in addition to the following comments on the 13 items identified in the Pre-Consultation Response.

- a) Architectural Brief
- b) Shadowing Study
- c) Building Elevations
- d) Cross section renderings

14.01 May 6, 2024

The Tenth Avenue Estates site has been designed with a private internal roadway that provides comfortable pedestrian environments, safe vehicular movement, with appropriate trees for shade. It will be similar to Sound Lifestyles "Ninth Avenue Estates" which also is a "Freedom 65" independent retirement development, it was completed in 2022.

14.02 May 6, 2024

The proposed apartment buildings have been designed to have a lower floor to floor height, which creates a lower than normal 4 level residential building of 13.3M. for Tower A1 and 11.8M average height for Tower A2

The A1 tower also has been placed on the site so it is on an angle where the north corner has a larger 8.5M setback from the north side yard property line. It has also been located below the ridge that runs north south across the site. This higher natural grade and tree line, reduces the building height effect on the site.

The R4 Zone has a 1.2M minimum side yard with a maximum building height of 10M.

By raising the building height by 3M we have increased the side yard set back to 8.5M which is 7 times more than what is required in R4 and 5 times more than MR which has a 15M maximum building height

14.03 May 6, 2024

The vast majority of the surrounding properties have no development on them, so there are no window conditions, open space or solar collectors to be effected. Further to that the set back have been increased significantly more than higher density zoning require, this also enhance the space adjacent to all property lines.

14.04 May 6, 2024

The heights and set backs of the closest existing residential area have similar heights and setbacks to the new townhouses being built in Tenth Avenue Estates.

14.05 May 6, 2024

The closest industrial or commercial use is separated from the Tenth Avenue site by a large section of parkland owned by the City of Owen Sound. In addition to this green buffer between the sites, a new privacy fence will be erected on the south property line, along with tree planting as per landscape plan.



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14.06 May 6, 2024

The Tenth Avenue Estates site creates an identifiable area of the City with a simple street pattern, a coherent built form, a well connected and safe pedestrian system and accessible community activity area and neighborhood park.

14.07 May 6, 2024

Buildings on the Tenth Avenue Estates site are located to create consistent streetscapes with similar set backs, defining the visual width of the streets. Street trees are to be planted in accordance with the landscaping plan.

14.08 May 6, 2024

The site supports the maintenance of a continuous open space and provides appropriate pedestrian access.

14.09 May 6, 2024

The street lights and exterior building lights have been designed with responsible lighting systems that create a safe outdoor environment and minimum glare and impact to the the night sky, public view and surrounding properties.

The lighting system will be similar to Sound Lifestyles "Ninth Avenue Estates"

14.10 May 6, 2024

The Tenth Avenue Estates pedestrian sidewalk system connects to the City sidewalk at the north west end of 10th Ave. Accessible pedestrian points of access from the street are at regular intervals to all buildings.

14.11 May 6, 2024

Pedestrians have a safe, well-lit, clear rout from vehicles to all buildings, at all times of the year. The larger towers both have a sitting area for pedestrians awaiting pick-up.

14.12 May 6, 2024

Parking areas are located and sized in accordance with City design guidelines and have distinct street edges.

14.13 May 6, 2024

The Landscaping plan uses appropriate native plant materials for this unique site.