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Urban Design Report 50 Unit, 90 River Road, Wasaga Beach

The proposed four storey 50 suite condo on this river lot is a step up in density from the townhome project on the east with which it shares access from Beck Street. This will keep the car and pedestrian traffic away from the single family home on the west. Being on the east side of the house and set further back from the river, the sun and shadow impact to either side is minimized. The building is also set 2 meters further back from River Road than the by law requires, which will give more room for landscaping and keeping lower balconies more private from the sidewalk and road. There will be an attractive wrought iron fence along the 3 property lines.

Truck movement for garbage pickup is off Beck Street as is the townhouse project. Under building parking access for 40 cars and surface parking for remaining vehicles is also from Beck Street. Firefighting and the Department connection at the front door are within the Building Code required maximum of 15m from River Road.

The architectural style of the building itself is modern and not reflecting any historical style. The river views are maximized for the riverside and side of building units. The upper floors of the street side units will have good views of Georgian Bay. Balcony terraces on the river side step in from wider to narrower at the top floor. There is proposed a roof terrace on the middle river side for the resident amenity space in addition to a private patio between the building and river. Docks for some residents are also proposed.

This project is within the designated built-up area and will assist Wasaga Beach in achieving the 20% intensification target. It will not require the River Road services to upgrade.

In conclusion, proponents feel this will be an attractive addition to type of housing available in the town of Wasaga Beach.