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Urban Design Report
14 Freehold Townhomes, 760 Mosley Street, Wasaga Beach
By
A.D.A Homes Inc.

This planning justification report is to accompany the rezoning of two empty lots facing 18th Street and extending from Dunkerron Ave to Old Mosley Street. Lot size is approximately 30.5m x 88.4m and currently empty except 2 trees, potentially saved. The two 7 unit townhome blocks have their front entrances facing 18th Street and their garage entry off a common lane belonging to the townhomes at the rear of the blocks. This lane will reduce traffic congestion on 18th Street that would come from street facing garages. There will be an in/out entrance at each end of the private lane onto Dunkerron Ave and Old Mosley. Each townhome has a garage space and one car in front of the garage. The back lane/rear yard from the townhomes is 11.5m, so the building height is below the 45 degree angle from the motel common lot line.

The massing of the two blocks at 3 stories by 38.8m long each is in keeping with the length of motel at the rear of this project although higher. There is low density singles along the river adjacent Old Mosley and two on the opposite side of 18th Street. Toward Georgian Bay, NW of the project there is a large public parking lot and an empty lot, and beyond that, beach access.

The 2000 s.f units themselves are contemporary in appearance, finishes and will contribute to the architectural diversity as well as housing type in Wasaga Beach.



Ian S. Malcolm, Architect