

Urban Design Report

Leeward House

53 Bruce St. South, Thornbury Ontario
2417762 ONTARIO INC O/A LEEWARD HOUSE

TABLE OF CONTENTS

1. Introduction

- a. Project Overview

2. Site Character & Context

- a. Site Overview
- b. Topography
- c. Grading
- d. Site Features/Existing Buffers & Views

3. Site Layout

- a. Streetscape
- b. Parking
- c. Trash/Recycling & Snow Removal/Storage
- d. Storm Water Management
- e. Public Space/Art Installation
- f. Perimeter/Green Space/Natural Environment

4. Buildings

- a. Summary
- b. Building Placement & Orientation
- c. Height & Mass, Building Façade & Façade Material

5. Community Connection

- a. Public Space and Pedestrian Circulation & Connections
- b. Vehicular Circulation
- c. Accessibility & Access/Egress Provisions

6. Landscaping & Public Spaces

- a. Landscape Design
- b. Public Spaces

1. INTRODUCTION

1a. Project Overview

The proposed boutique motel, Leeward House, will feature 10 rooms in accordance with Village Commercial (C1) zoning that permits motel use. The development is planned on the parcel of land located at 53 Bruce Street South. To the north, the property borders 51 Bruce Street, which is zoned Village Commercial (C1), and to the south, it borders 55 Bruce Street, which is zoned Residential (R3). Beyond accommodations, Leeward House will offer accessory amenities such as a swimming pool, cold plunge, hot tub, and a sauna. Adequate parking has been arranged with 14 spaces, including space for Type A parking, to meet the zoning requirements and ensure convenience. The placement of a 1.8-meter privacy fence, combined with the natural tree line and hedges, enhances privacy and complements the surrounding residential properties, adhering to zoning standards.

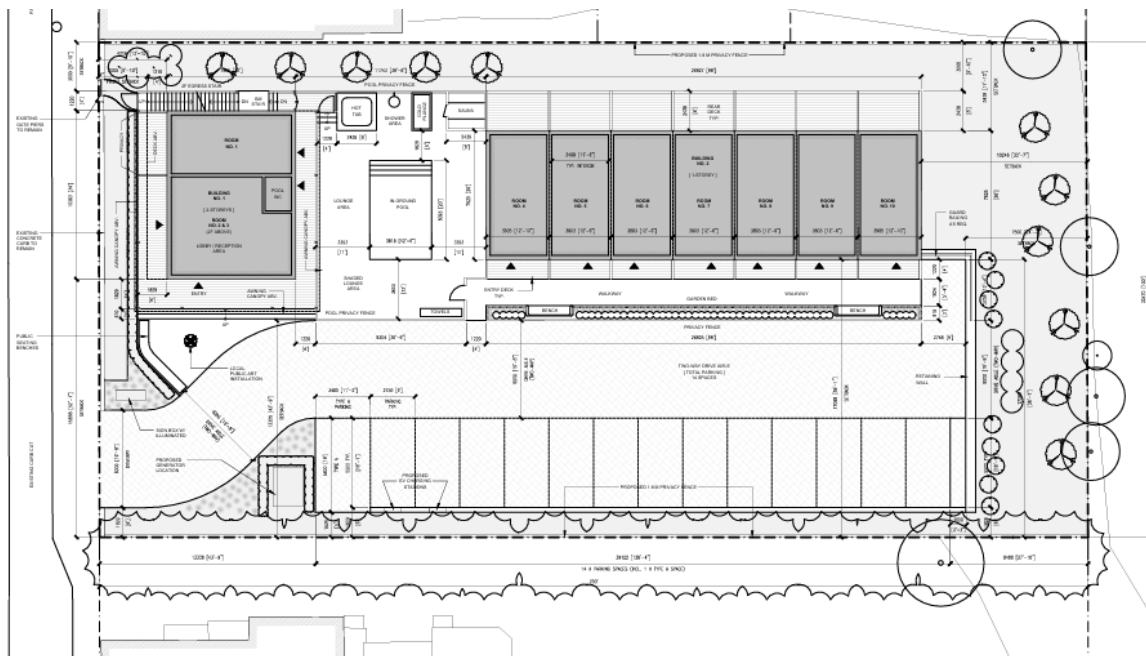
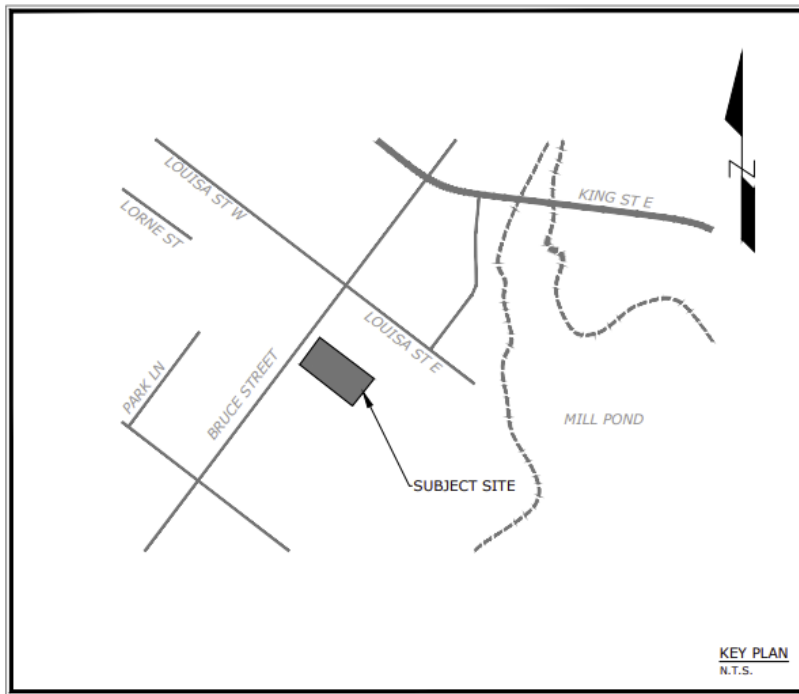
Architecturally, Leeward House will integrate seamlessly into the Thornbury community with a thoughtfully designed main building featuring a wraparound covered deck. This aesthetic mirrors nearby residences and provides a comfortable space for socializing and relaxing. By targeting higher-end clientele, Leeward House intends to attract visitors inclined to explore the local shopping, dining, and attractions of Thornbury, thus stimulating local businesses and fostering a mutually beneficial relationship. This emphasis on showcasing Thornbury's unique offerings aims to enhance its appeal as a premium tourist destination while supporting local economic growth.

Leeward House aligns with Thornbury's Official Plan, particularly the goal of enhancing opportunities for tourism as outlined in Section 3.8: Tourism and Recreation. Addressing the strategic objectives of fostering tourism and recreational development, the boutique motel supports this critical industry by positioning itself as a high-quality accommodation option. This development not only provides premium choices for travelers but also encourages them to invest in local businesses, dining, and attractions, reinforcing Thornbury's economic framework.

In compliance with urban planning regulations, Leeward House respects the maximum height limit of 11 meters or three stories, ensuring it fits harmoniously within the town's architectural framework. The design and scale promote a cohesive urban landscape consistent with the town's vision for sustainable growth. By incorporating mixed-use development principles, including a small lobby-lounge and community-centric features, Leeward House will enhance Thornbury's downtown character, contributing to a vibrant streetscape and preserving the area's cultural and historical essence.

Overall, Leeward House represents a balanced approach to growth, emphasizing economic vitality, cultural preservation, and urban harmony. The motel's commitment to tourism, local culture, and adherence to zoning and planning standards will play a pivotal role in supporting Thornbury's status as a premier tourist destination. By integrating into the community and enhancing the town's tourism infrastructure, Leeward House seeks to contribute positively to Thornbury's social and economic landscape.

Project Location



Site Plan (**Further Detailed Site Plan Attached in Submission as Separate Documents prepared by Edward Lee Architects)

2. SITE CHARACTER & CONTEXT

2a. Overview

The site at 53 Bruce Street South, being proposed for the development of Leeward House Motel, offers substantial potential to enhance Thornbury's thriving community landscape. The proposal includes constructing a two-story, 82.8 square meter, three-room commercial motel building and a separate one-story, 222.6 square meter, seven-room motel building along the north side of the site. Additionally, plans feature a pool area situated between the two buildings, complemented by decking, as well as an internal six-meter-wide two-way access road and a 14-space parking area.

At the core of this development's design vision is a commitment to achieving a seamless integration with the diverse zoning designations that envelop the site. By thoughtfully positioning the motel as a key tourism destination within the heart of the downtown core, the project will respect its surroundings ensuring a seamless transition between the differing zoning designations that surround the site while integrating a tourism destination as part of the downtown core.

2b. Topography

The 53 Bruce Street Leeward House Motel Development is situated on a relatively flat parcel of land. At the east corner of the lot there is generous slope which will be addressed with a retaining wall system. With its site layout thoughtfully designed in harmony with the natural topography and meticulously considered for servicing requirements. Minor necessary grade changes have been implemented to maintain the land's overall appearance and ensure a cohesive relationship with the topography of neighboring sites. The Functional Servicing and Stormwater Management Report offers a detailed analysis of the site's strategic approach, concluding that the recommended development scheme is both viable and achievable, as discussed with the town of Thornbury. ***Please refer to the attached Report prepared by CAPES Engineering LTD for further details on the Topography of the site.*

2c. Grading

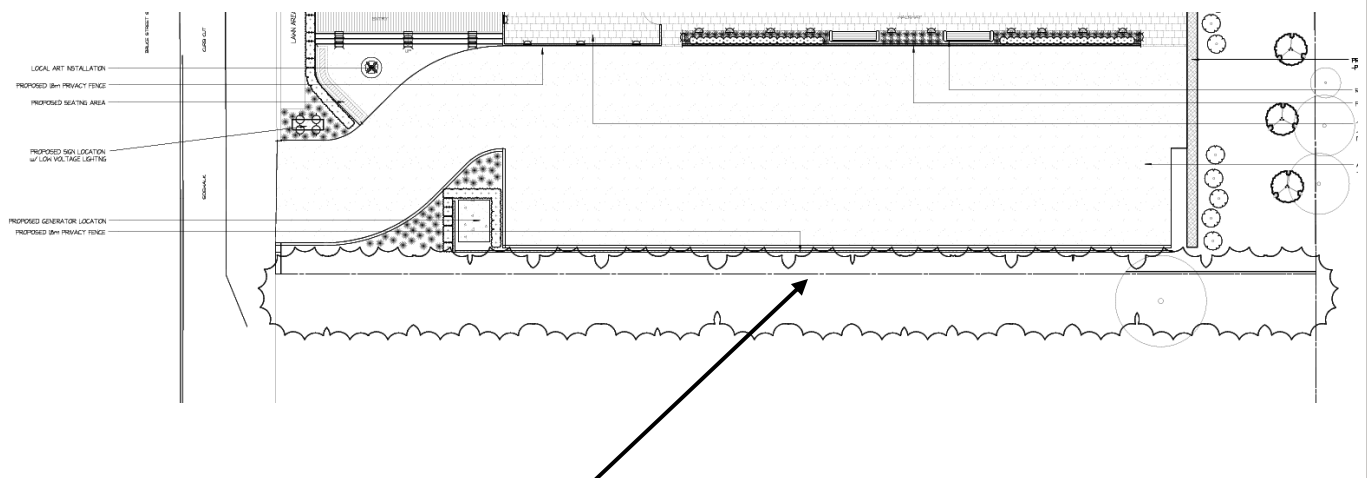
***Please refer to the Functional Servicing and Stormwater Management Report prepared by CAPES Engineering Ltd., included within this submission package, for detailed information related to site grading for the proposal.*

2d. Site Features/Existing Buffers & Views

The natural features of the site at 53 Bruce have been instrumental in shaping the design and layout of the proposed development. This plan seeks to enhance and preserve the existing buffer for neighbouring properties wherever possible. To the north, the area is adjacent to a commercial zone, while to the south, it transitions into a residential zone. Here, the natural tree line will be pruned, cleaned, maintained, and enhanced with the addition of a privacy fence as detailed in the Site Plan and Landscape Plan. ***Please refer to the attached Landscape Design Plan prepared by Outdoor Reflections Landscape Design Build.*



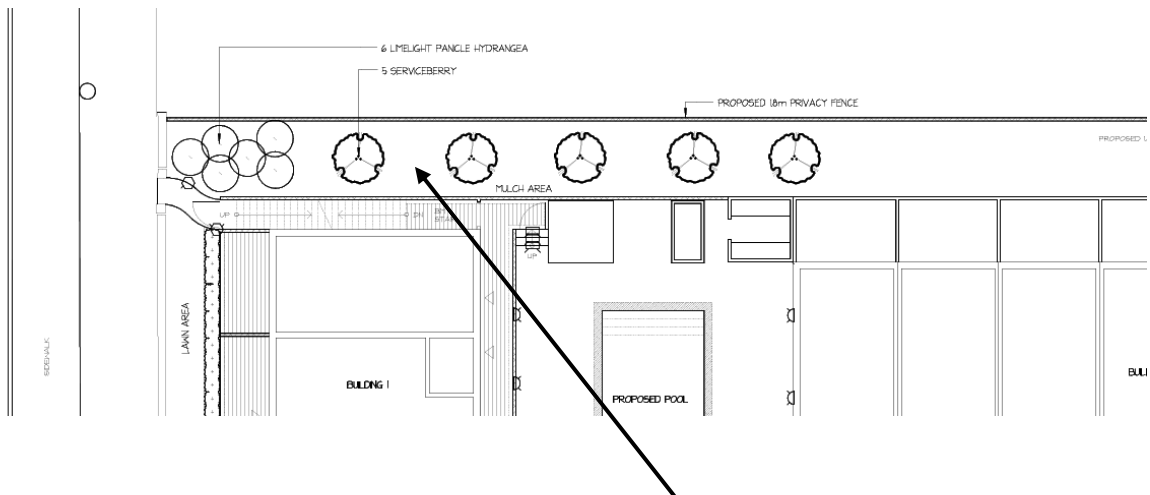
Current South Facing Property Line – Trees Buffer Residential Neighbour



Proposed Privacy Fence along South property lot line adjacent to Residential Neighbour



Current North Facing Property Line – Commercial Neighbour Shown

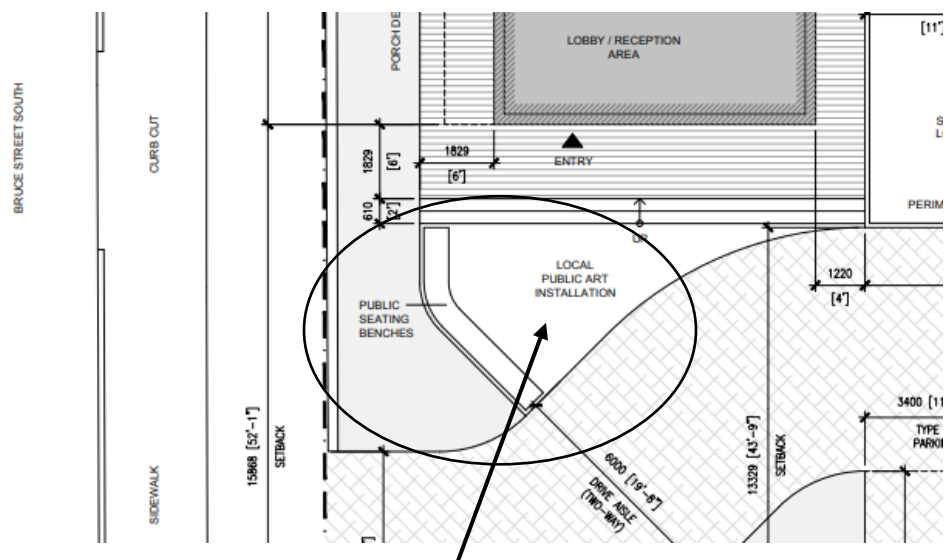


Proposed Plantings along North property lot line adjacent to Commercial Neighbour

The proposed buildings (No.1 & No. 2 as shown on the site plan) are strategically positioned along the northern & western property line to extend and enhance the existing Bruce Street corridor while providing a strategic well thought out distance from the residential neighbour to the south. This arrangement creates a seamless connection between the proposed motel buildings, downtown Thornbury, and the neighboring commercial and residential buildings. Building No. 1, which faces Bruce Street, has been meticulously designed to adhere to the stipulated bylaw and zoning regulations, staying well within the maximum allowable height of three stories, with just two stories being proposed. Drawing inspiration from nearby structures with covered front porches, peaked roofs, wood facade and featured roof treatments, Building No. 1 will contribute to the streetscape, ensuring visual continuity (*Additional information provided in section 4 c & d*). Furthermore, the building layout facilitates an enhanced landscaping and planting strategy, enriching the overall aesthetic of Bruce Street. Moreover, the site will include a public space featuring proposed bench seating and a public art installation that aligns with the approved Community Design Guidelines. Ultimately, this design will provide a seamless pedestrian connection along the Bruce Street corridor and enhance the pedestrian experience from what currently exists.



Current View Facing Adjacent Residential Neighbours and Pedestrian Traffic (Bruce St)



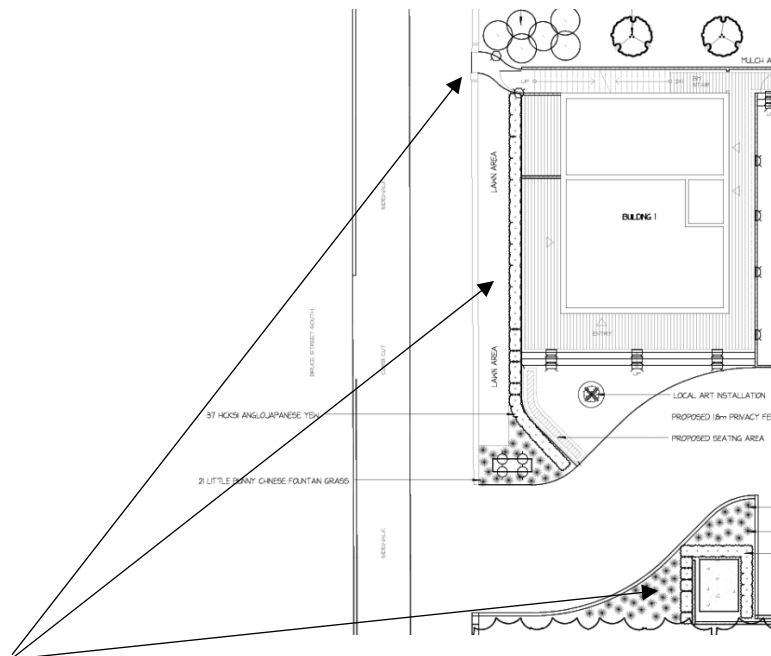
Public Seating and Local Public Art Installation

3. SITE LAYOUT

3a. Streetscape

Following initial consultations with town staff, the positioning of both proposed buildings, along with the necessary parking, were adjusted in terms of placement, orientation and locations. The design of the west end of the property, facing Bruce Street South, aligns with and reflects the varied architectural styles and context of the surrounding residential and commercial buildings. The Leeward House Motel development thoughtfully positions Building No. 1 to create intentional sight lines and architectural connections. This strategy has enabled us to design and include enhanced planting beds along the west (fronting Bruce), east (adjacent to the commercial neighbour), and at the site entrance. This will provide an improved visual experience for both pedestrians and nearby residential properties. With the inclusion of evergreen species along the west property line, the green space buffer between the proposed new building and Bruce Street will be significantly enhanced on a year-round basis, taking into account winter conditions.

***Please refer to the attached Landscape Design Planting Plan in the submission package prepared by Outdoor Reflections Landscape Design Build.*



Proposed Plantings Facing Adjacent Residential Neighbours and Pedestrian Traffic along Bruce St.

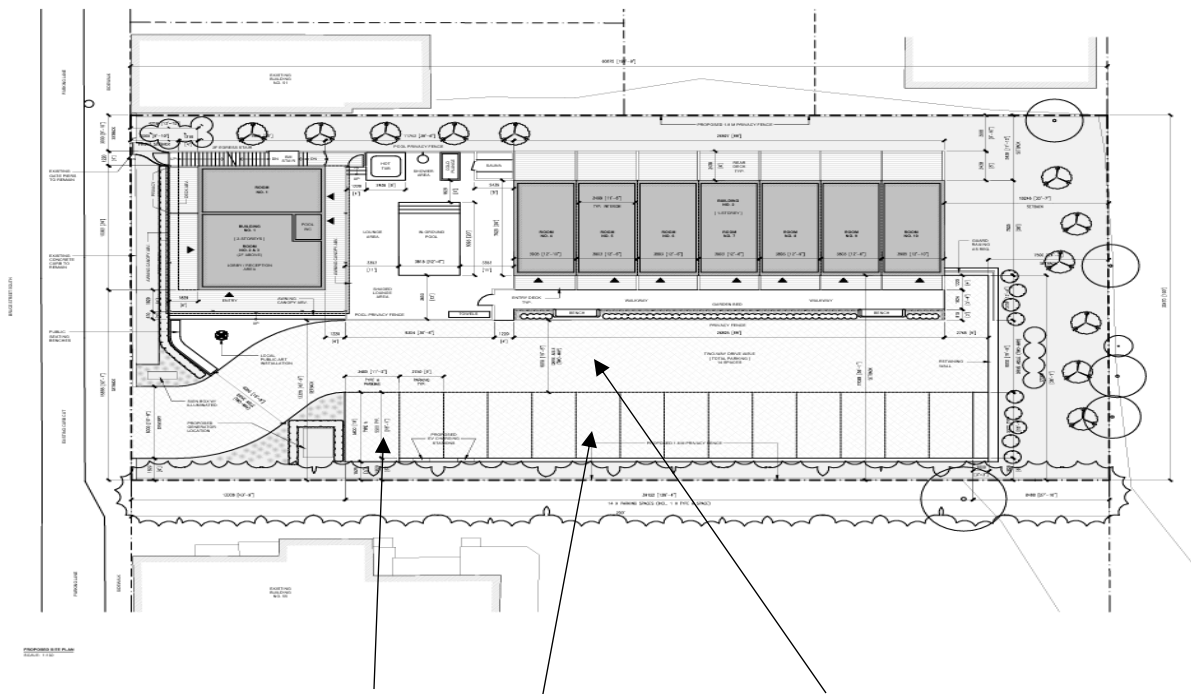


3a. Streetscape

Building No. 1 will showcase a façade characterized by subtlety, yet with details and features that compliment the aesthetic of the Bruce St corridor, thereby creating a strong sense of place. Although Building No. 2 is not directly aligned with the Bruce St corridor, it will remain visible and will harmoniously complement the color palette and material selections of Building No. 1. This, in combination with an enhanced landscaping plan, will ensure a cohesive streetscape along Bruce St. ***For more details on building façade, materials, and massing, please refer to Sections 4d and 4c as well as the Exterior Palette Document submitted as part of the application package. In addition, please view the Elevations package submitted by Edward Lee Architects.*

3b. Parking

Parking is strategically positioned on the south side of the lot, effectively utilizing the existing access entry and exit point from Bruce St, albeit with a slight shift to the north. Based on the requirement of 1.3 parking spaces per room, a total of 14 parking spaces have been developed, including a designated Type A for accessibility. A two-way drive aisle, measuring 19.8 feet (6.03 meters), provides ample space for vehicles entering and exiting the site. The parking area is buffered by a line of existing trees, which will be preserved, pruned, and enhanced with the addition of a 1.8-meter privacy fence. It is not proposed to install parking lot lights other than the lights on the proposed buildings which will be shown on the architectural drawings. ***For more detailed information on the parking surface as well as stormwater management, please refer to the FSR report prepared by Capes Engineering, included in the submission package.*



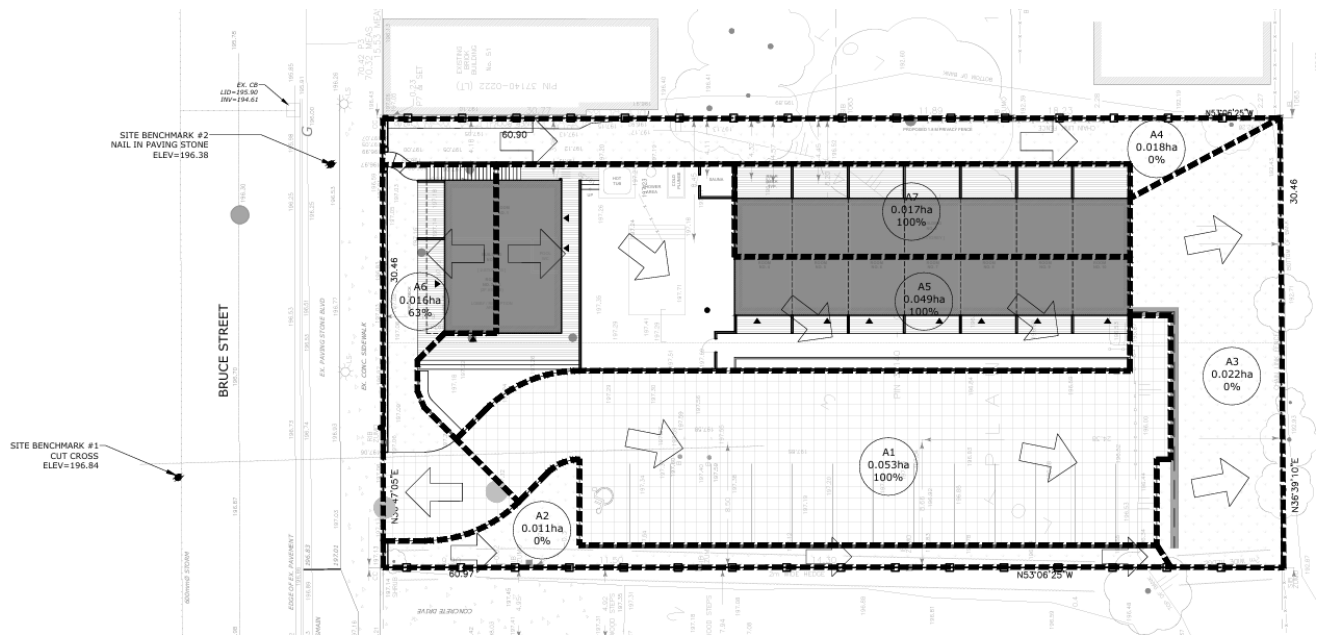
Type A Parking – 14 Parking Spaces – Two Way Driving Aisle

3c. Trash/Recycling & Snow Removal/Storage

Waste management, including garbage and recycling, will be efficiently handled within Building No. 1, where a dedicated room in the basement will be designated for sorting and storage. The sorted materials will be contained in small, lidded totes, and their removal will be managed by a private contractor. It should be noted that based on historical operational data it is expected that garbage and recycling will be minimal in nature due to the operations of the hotel and omission of any restaurant or food service facility on site. For snow storage, the majority will be accumulated on-site, primarily in the eastern section of the property at the end of the driving lane, with smaller amounts stored along the southern edge of the site.

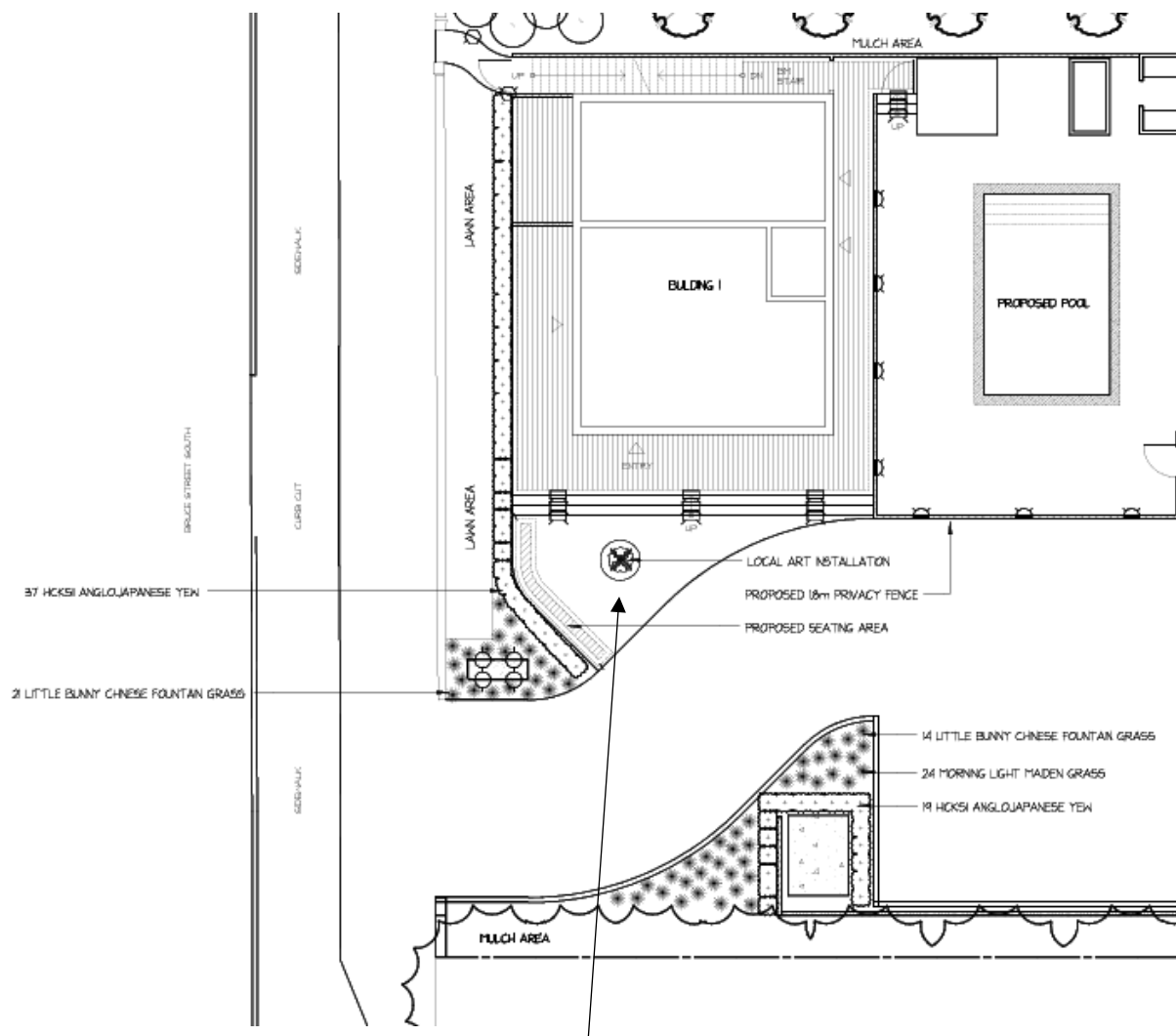
3d. Storm Water Management

Stormwater management will be achieved through the implementation of a permeable paving system in the driving and parking areas, complemented by directing runoff to pervious zones along the site's perimeter. These measures are designed to reduce stormwater runoff to zero during the majority of storm events and to levels lower than existing conditions for all storm events. ***Please refer the Functional Servicing & Stormwater Management Report prepared by Capes Engineering (Pages 10-12 for more detailed information).*



3e. Public Space/Art Installation

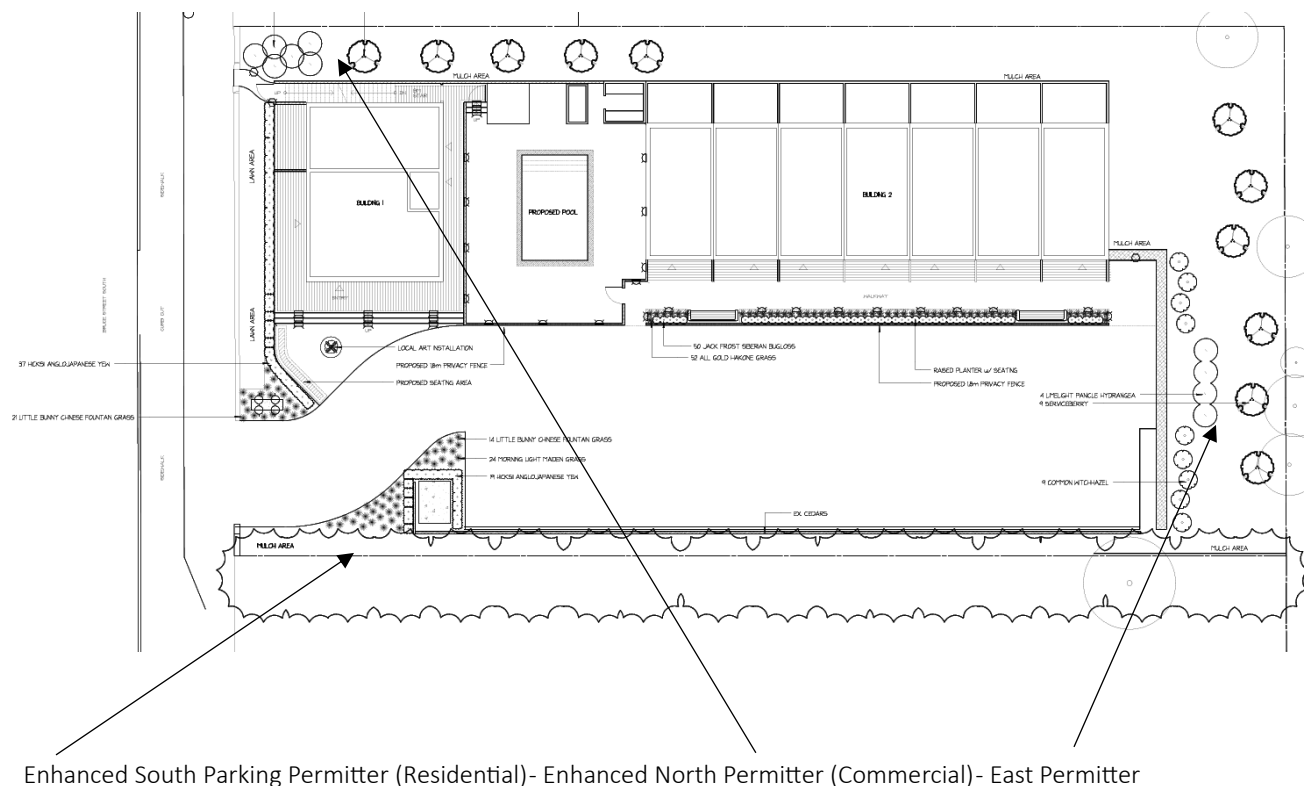
Leeward House Motel aims to integrate itself into the community in various meaningful ways, with art and the proposed public art space serving as a prime example of this initiative. The strategic location of the art installation will consider Section 5.10 of the Streetscape Design within the Approved Community Design Guidelines. The artwork will be original and designed not to interfere with vehicular, bicycle, or pedestrian traffic. It will be accessible to both the public and paying guests of Leeward House, fostering interaction through proposed communal/public seating and viewing areas. The art will be a blend of functionality, interpretive expression, and historical reference, encouraged to utilize diverse mediums such as stone, metal, and paint.



Proposed public art installation and seating area

3f. Perimeter/Green Space/Natural Environment

The proposed Leeward House Motel development is bordered to the south by a residential property. The existing natural buffer, comprised of a dense line of trees and shrubs, will be preserved and enhanced with the addition of a 1.8-meter perimeter fence. A 5-foot (1.5-meter) buffer will be maintained along this boundary, expanding to 6 feet with the inclusion of a parking curb lane. On the east end of the property, which presents a significant grading change, a retaining wall and a thoughtfully designed planting plan will be implemented to address the site conditions in this specific area. The north side of the lot faces a commercial property, where additional plantings will be introduced to enhance the buffer between the proposed new buildings. The existing tree line in the northeast and east sections of the site will undergo cleaning, pruning, and maintenance to foster a harmonious relationship with the overall project. Please note that some trees will need to be removed due to the risk of damage from foundation work or because they are currently dead or dying. New plantings at the northwest corner of the property will add to the streetscaping and create a buffer to the commercial building neighbouring the site. Furthermore, a 4-meter (13.10-foot) setback from the commercial lot line will be maintained for the positioning of Building No. 1 and 5.2m (17.10-foot) set back for Building No. 2. ***Please refer the Functional Servicing & Stormwater Management Report prepared by Capes Engineering that also indicates current existing tree locations.*



4. BUILDINGS

4a. Buildings

The neighbouring buildings, both commercial and residential vary widely in materiality, color and scale. One of the most critical elements of urban design is context. The proposed Leeward House development has been thoughtfully designed with its central Thornbury setting as a foundational element, from which all architectural and urban design directions stem. By focusing on the location, surroundings, and interaction of the site from the project's onset, we believe the design is comprehensive and harmonious. The diverse nature of the neighboring properties—commercial to the north and residential to the south—provides an opportunity to harmonize these contrasting uses/designations. The material choices are sensitive to the local context and culture, while offering functional, durable choices that will look and perform well for decades to come. Ultimately, this development seeks to connect with one of Ontario's most naturally beautiful areas and to be a positive addition to Thornbury.



56 Bruce



52 Bruce



46 Bruce

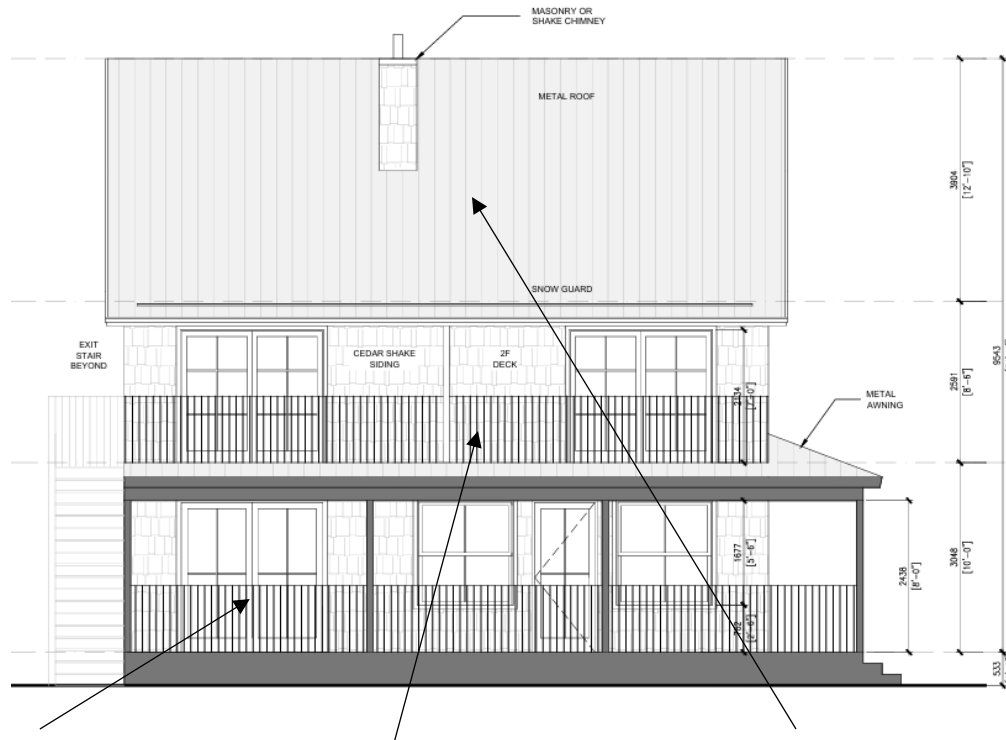


45 Bruce (Commercial)

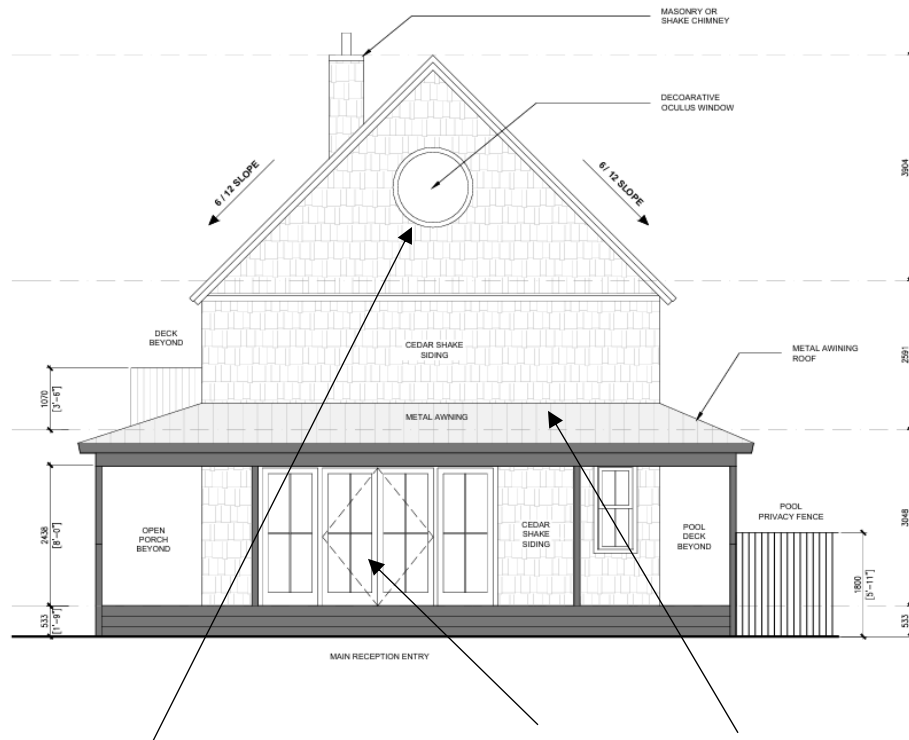
Other examples of exterior finishes along Bruce St showcasing the wide range of color, materials and scale.



4a. Buildings



Building No.1 – View from Bruce St – Features consistent with buildings adjacent and along the corridor.



Building No.1 – View from Bruce St (at entrance) – Architectural consistencies and inspiration from buildings adjacent and along Bruce St.

4b. Building Placement, Orientation & General Design Narrative

During our initial consultation with the Township, we strategically designed the development to ensure that Building No. 1 aligns seamlessly with the continuity of Bruce St. Its two-story design, featuring wrap-around ground-level balconies and second-story porches, complements the architectural style of adjacent residential and commercial buildings while paying homage to their traditional charm in an updated and subtle way.

4b. Building Placement, Orientation & General Design Narrative

Building No. 2 is intentionally tucked away and shielded by Building No. 1, a deliberate design choice to limit its exposure to pedestrian, residential, and vehicular traffic along Bruce St. This approach creates a façade that mirrors the existing streetscape. By strategically positioning Building No. 1 as close to the western lot line as setback regulations allow, we were able to maintain the continuation of the Bruce St corridor, ensuring a cohesive urban fabric. ***Please refer to Exterior Palette document prepared by Westgrove Design Firm for more details on exterior finishes.*

4c. Height & Mass, Building Façade/Façade Material

The buildings surrounding Leeward House in Thornbury exhibit a diverse mix of scales, materials, and colors. In response to the local climate, many structures—both residential and some commercial—feature overhanging pitched roofs, an element that Leeward House will also embrace. These roofs enhance the building's performance by offering protection against winter weather and providing shade during the summer, while seamlessly blending with the neighborhood's architectural landscape.

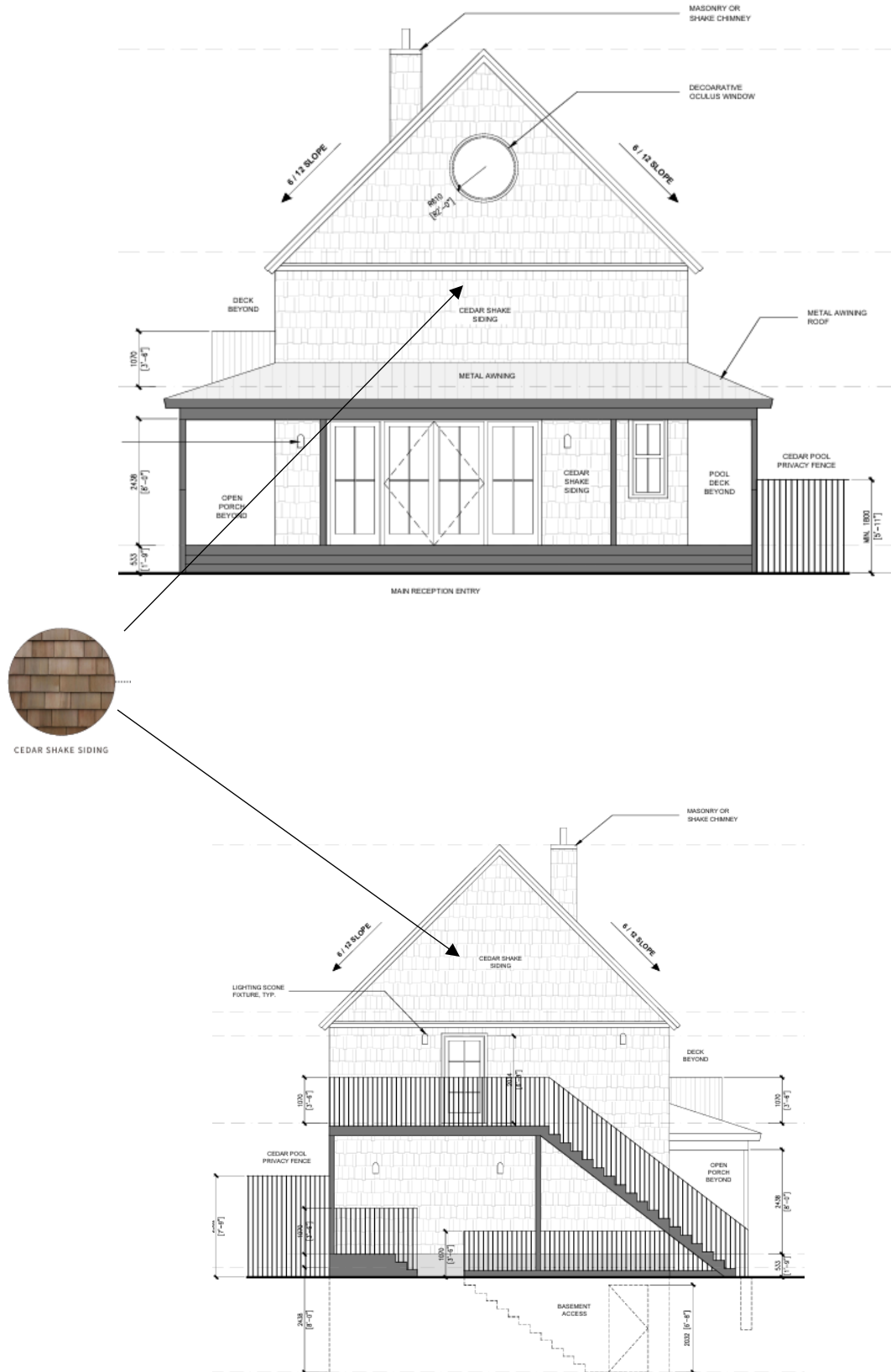
Leeward House is designed to integrate naturally into its environment, simultaneously enhancing the streetscape of Bruce Street. Although it shares characteristics with nearby structures, such as roofline, two-story scale, and varied materiality, its uniqueness is found in its detailed design. Inspired by Thornbury's historic mix of eclectic buildings, its charm lies in craftsmanship. Thoughtfully selected siding for durability, metal overhangs and porches for effective snow management, and windows positioned to capture beautiful vistas reflect meticulous planning. This design is crafted to offer practical and inviting living spaces that harmonize effortlessly with Thornbury's context, as if they have always been a part of the area. *For further details on site massing and height, please refer to Section 4a & 4b of this report and the Elevations package prepared by Edward Lee Architect.*

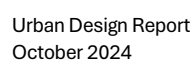
4c. Height & Mass, Building Façade/Façade Material

The materials and finishes have been meticulously chosen to create a high-end, visually appealing aesthetic that aligns with the Town's urban design standards. This development features a harmonious blend of cedar shake siding and vertical cedar siding. The cedar shakes on Building No. 1 pay homage to the area's nautical history, while the vertical cedar siding on Building No. 2 provides a contrasting visual texture and plays on many of the neighbour buildings that feature cedar siding finishes. The rooflines mirror those commonly found along the Bruce Street corridor, ensuring a seamless integration with the surrounding area. Both materials will be locally sourced and made and are specifically chosen to withstand our climate variations from season to season. ***Please refer to Exterior Palette document prepared by Westgrove Design Firm for more details on exterior finishes along with Elevation Package prepared by Edward Lee Architect.*



4c. Height & Mass, Building Façade/Façade Material – Building No.1





5. COMMUNITY CONNECTIONS

5a. Pedestrian Circulation & Connections

Leeward House Motel is a private property catering to registered, paying guests in its 10 accommodation rooms. The motel features a communal lobby lounge and an outdoor amenity space with a pool, hot tub, sauna, and cold plunge solely reserved for the use of registered guests. The design of the property has been meticulously planned to optimize guest movement, internal connections, and pedestrian circulation.

Rooms 4-7, located in Building No. 2, have private walkways that shield connection points from the parking lot, providing guests with direct access to both the pool area and the communal lobby lounge, including the front desk. Similarly, the three guest rooms in Building No. 1 offer interior access to the lobby lounge and private paths to the pool amenities.

Guests wishing to visit the downtown corridor on Bruce Street can access it via a newly expanded entrance, connecting directly to the existing sidewalk. This expansion also allows local visitors (who are not registered at the motel) to enjoy public benches and view the local art installation. ***Please refer to the section 3b for more details on site layout as well as Site Plan as part of this submission prepared by Edward Lee Architect*

5c. Vehicular Circulation

The main entrance to the site will be slightly shifted north and expanded to create a 6-meter-wide two-way access lane, significantly enhancing the entrance. Vehicles will be able to enter and park in designated spots, clearly marked by signage along the proposed privacy fence located on the south side of the site, parallel to the tree line. The parking spaces, each measuring 5.5 meters, will provide ample room for maneuvering in and out, complemented by the additional width of the two-way lane. The east end of the property will feature a raised barrier extension as part of the retaining wall system as a barrier for all vehicles. In addition, with 14 parking spots for 10 guest rooms, exceeding the 1.3/room parking requirement we will have ample parking to accommodate the registered guests of Leeward House. ***Please refence the attached Site Plan as part of this submission prepared by Edward Lee Architect for further details and descriptions on Vehicular Circulation and Parking.*

5d. Accessibility & Access/Egress Provisions

The main entrance to the site will be slightly shifted to the north and expanded, enhancing accessibility and egress provisions. The revised design includes a 6-meter-wide, two-way access laneway alongside a proposed 14-spot parking area. The parking and laneway feature designated "Fire Route & No Parking Zones" and "Emergency Parking Zones," clearly marked with visible, reflective signage to ensure safety and compliance.

Additionally, a draft Fire Plan has been developed and is included in the submission for review. Please refer to that document for comprehensive information regarding fire safety measures and emergency procedures.

***For additional details on Accessibility & Access/Egress Provisions please refer to the attached report prepared by Capes Engineering – Page 19 & on the Site Plan prepared by Edward Lee Architect included in Appendix A of the attached Functional Servicing & Stormwater Management Report.*

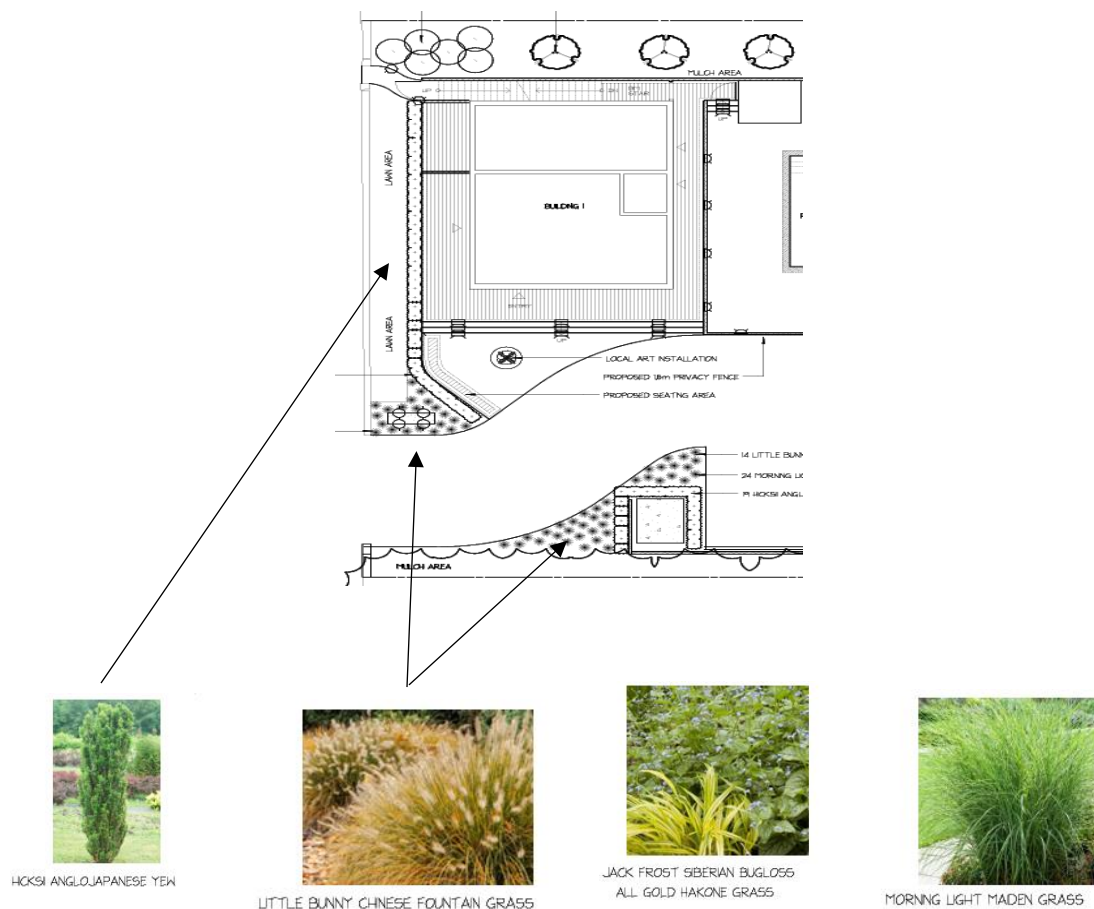
6. LANDSCAPING & PUBLIC SPACES

6a. Landscape Design

As outlined in sections of this report, the natural landscape features surrounding the site's perimeter will undergo enhancement, cleaning, and ongoing maintenance. This approach aims to preserve and accentuate the existing natural beauty, providing both ecological and aesthetic benefits.

In addition to enhancing natural features, strategically designed planting beds will be introduced to elevate the overall streetscape, especially to the north and northwest of the property along the Bruce Street corridor. These planting beds will serve to integrate the site harmoniously with the surrounding urban environment, providing a welcoming and visually appealing transition from the street to the property.

To achieve a seamless look throughout the year, a selection of specially chosen evergreen species and grasses will be planted. These plants are selected not only for their aesthetic appeal but also for their resilience to the local climate, which includes harsh winter conditions. The goal is to maintain visual continuity and beauty across all seasons, ensuring that the site remains attractive and vibrant, regardless of weather changes.



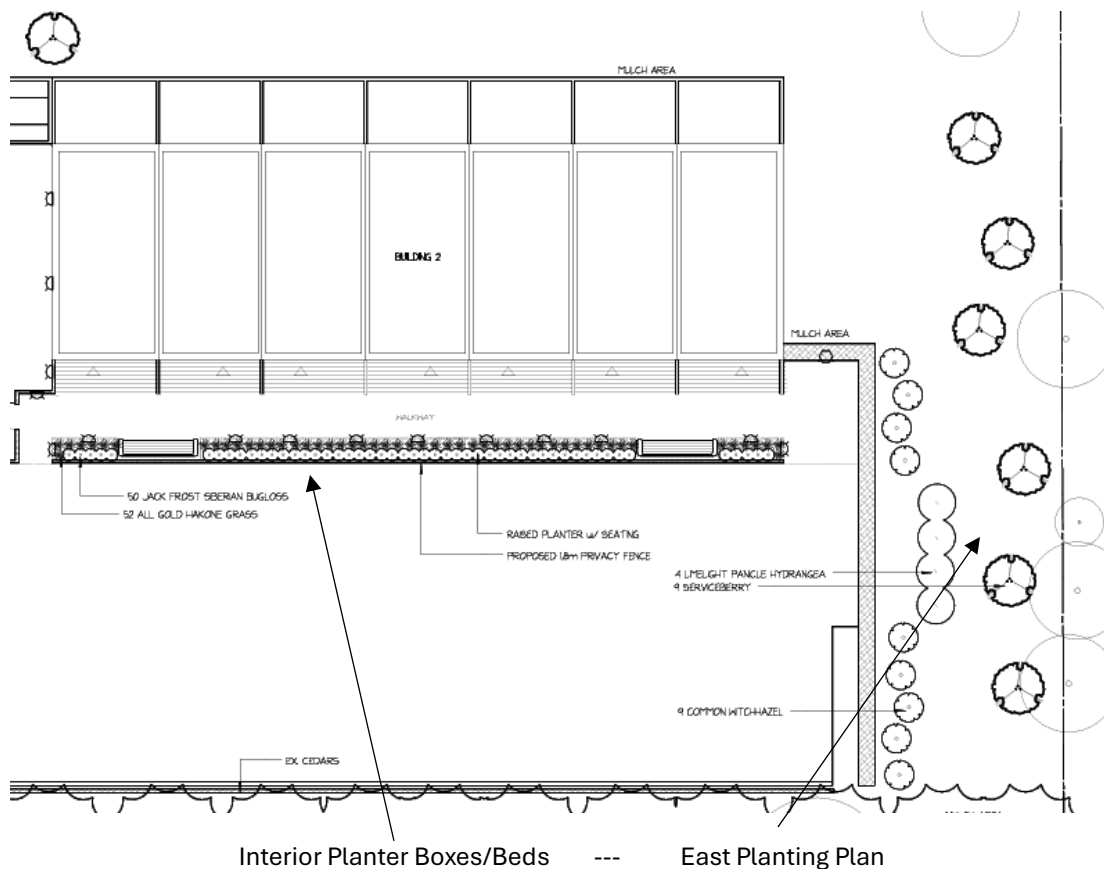
6a. Landscape Design

Within the interior of the site, a strategically planned planting bed/box has been introduced to provide a natural screen between Building No. 2 and the designated parking area and laneway. This not only enhances privacy for the building but also contributes to the aesthetic appeal of the overall site.

The east end of the property will feature visually appealing plant species that are chosen for their ability to bloom in the spring, enhancing the site's seasonal beauty and creating a harmonious integration with the surrounding natural environment. By selecting native species, the landscaping plan addresses the challenges posed by harsh winters and the necessity for efficient snow removal. These plants are well-adapted to the local climate and offer the added benefit of stabilizing the site's sloping terrain.

Overall, these landscaping efforts are designed to blend seamlessly with nature, providing a visually pleasing and environmentally responsible approach to site development.

*****For an overview of the planned landscaping and planting strategies, please refer to the attached Landscape Design Plan. This plan has been prepared by Outdoor Reflections Design Build.***



6b. Public Spaces

Leeward House Motel is a private property that caters to registered, paying guests in its 10 accommodation rooms. Despite its exclusive focus, the motel is committed to becoming an integral part of the community through various meaningful initiatives, with art playing a central role. The proposed public art space is a prime example of this commitment, designed to engage both guests and local residents.

Strategically located, the art installation will adhere to Section 5.10 of the Streetscape Design within the Approved Community Design Guidelines. This ensures that the art complements the neighborhood aesthetics while remaining considerate of vehicular, bicycle, and pedestrian traffic, avoiding any interference. The art space will be accessible to the public and motel guests, promoting interaction and connection through thoughtfully designed communal seating and viewing areas.

The artwork itself will be a blend of functionality, interpretive expression, and historical reference, creating a multifaceted experience for viewers. By encouraging the use of diverse mediums such as stone, metal, and paint, Leeward House Motel aims to foster a rich, dynamic engagement with art that reflects both the local culture and a broader artistic vision. This initiative not only enhances the visual landscape but also strengthens community ties, highlighting the motel's role as a cultural and social hub.

