

PARKING - COMMERCIAL

Parking aisle minimum width of 6.0 metres
Parking space minimum dimensions of 2.8 m x 6.0 m
Accessible parking space minimum dimensions 4.5 m x 6.0 m
Dual accessible parking spaces at 3.4 m x 6.0 m with 1.5 m shared aisle

Commercial Building	Rate	Gross Area	Gross Floor Area*	Required	Provided
Phase 1					
01 Restaurant	8/100	m²	225.50	m²	157.85
02 Commercial	3/100	m²	929.00	m²	836.10
Grocery Store	3/100	m²	3,251.90	m²	2,276.30
06 Commercial	3/100	m²	1,799.90	m²	1,619.90
07 Restaurant	8/100	m²	376.20	m²	263.30
08 Commercial	3/100	m²	846.80	m²	762.12
08 Restaurant	8/100	m²	491.50	m²	344.05
Total Phase 1 Commercial			6,827.60	m²	5,494.42
Total Phase 1 Restaurant			1,093.20	m²	765.20
Total Phase 1			7,920.80	m²	6,259.62
Phase 2					
03 Commercial	3/100	m²	654.54	m²	589.10
04 Commercial	3/100	m²	1,799.40	m²	1,619.46
Total Phase 2			2,453.94	m²	2,208.56
Total Phase 1 & 2			10,374.74	m²	8,468.18
				m²	67
				m²	294
				m²	244

*Gross Floor Area as defined by the Town of Collingwood ZBL and is based on Gross Area –10% for general commercial uses and -30% for grocery store and restaurant uses.

DELIVERY SPACES - LOADING SPACES

1 Delivery Space for GFA between 460 and 2,500
1 Loading Space for GFA between 2,501 and 7,000
Delivery Spaces at 3.5 m (w) x 7.5 m (l) x 3.0 (v)
Loading Spaces at 3.5 m (w) x 20.0 m (l) x 4.5 m (v)

Building	Use	Gross Area	Gross Floor Area	Type Required	Type Provided
Phase 1					
Building 01	Restaurant	225.5	m²	157	m²
Building 02	Commercial	929	m²	836.1	m²
Grocery Store	Commercial	3251.9	m²	2276.3	m²
Building 06	Commercial	1799.9	m²	1619.9	m²
Building 07	Restaurant	376.2	m²	263.3	m²
Building 08	Commercial & Rest.	1338.3	m²	1106.17	m²
Phase 2					
Building 03	Mixed-Use	654.54	m²	589.1	m²
Building 04	Commercial	1799.4	m²	1619.46	m²

*Gross Floor Area as defined by the Town of Collingwood Zoning By-law and is based on Gross Area –10% for general commercial uses and -30% for grocery store and restaurant uses.

QUEUING AISLES

Parking space minimum dimensions of 2.8 m x 6.0 m

Building	Use	# of Spaces Required	# of Spaces Provided	Comments
Building 01	Restaurant	10	12	Addn'l Spaces Beyond Pick-up Window
Building 07	Restaurant	10	13	Addn'l Spaces Beyond Pick-up Window

THE GATEWAY CENTRE - ZONE PROVISIONS

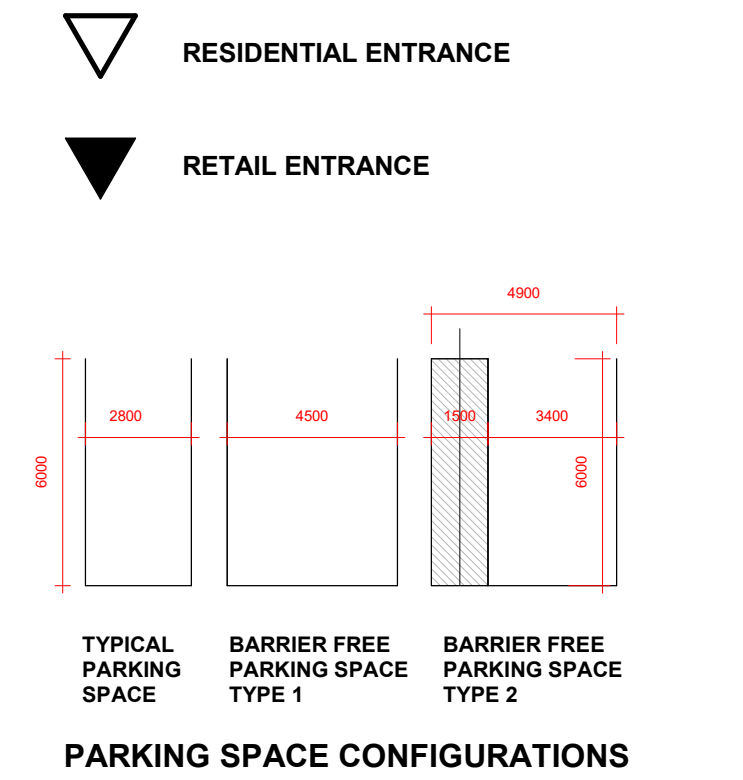
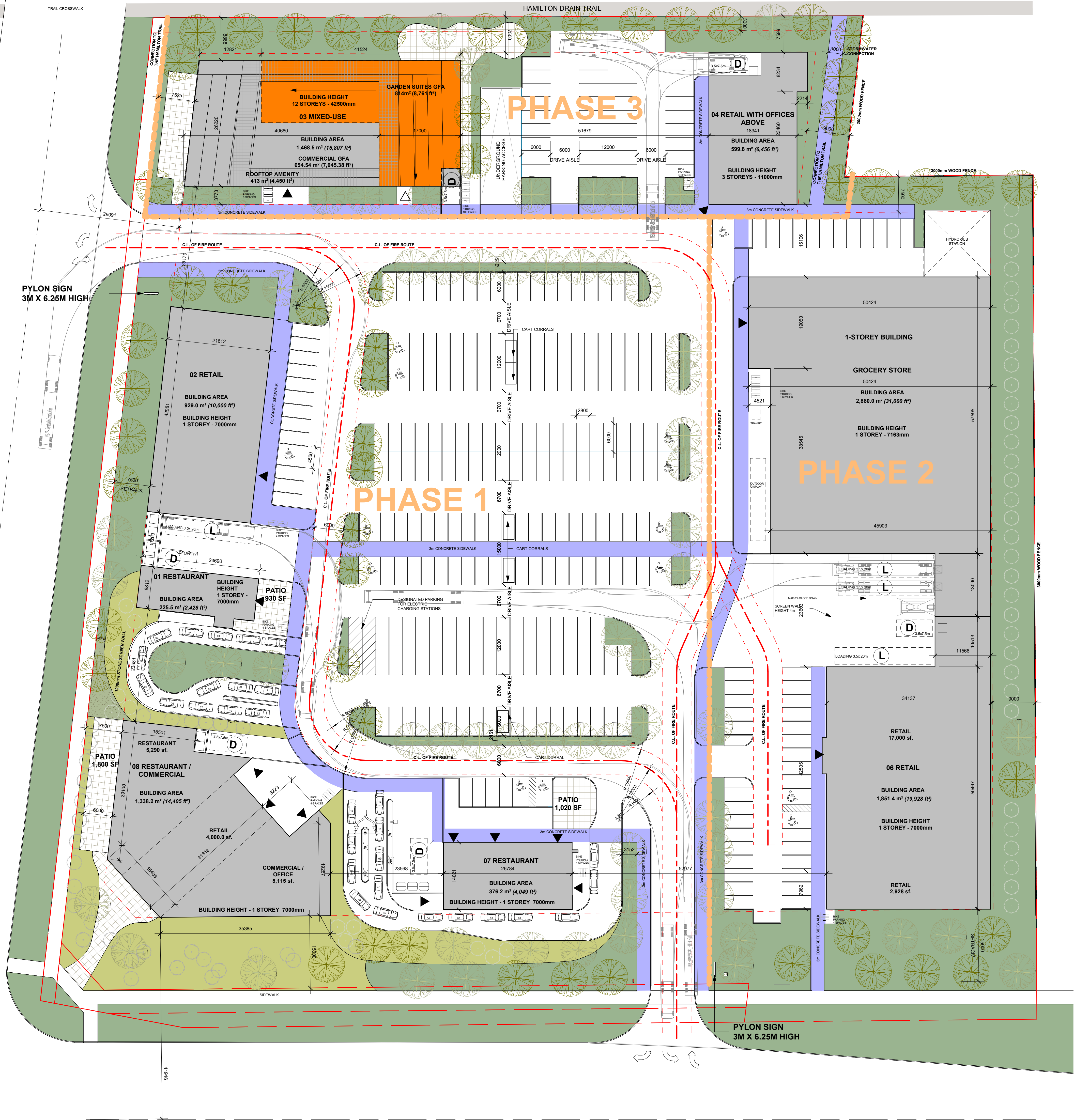
Provision	C4 Zone Requirement	Proposed
Minimum Lot Area	1,000.0 m2	37,604.1 m2
Minimum Lot Frontage (Huronario Street)	30.0 m	193.98 m
Minimum Front Yard (Huronario Street)	6.0 m	7.5 m
Minimum Exterior Side Yard (Poplar Sideroad)	9.0 m	15.0 m
Minimum County Setback @ Poplar Sideroad	15.0 m	15.0 m
Minimum Interior Side Lot Line (East Lot Line)	9.0 m	9.0 m
Minimum Rear Yard (North Lot Line)	7.5 m	7.5 m
Maximum Height	15.0 m	42.5 m
Maximum Lot Coverage	40%	27%
Minimum Landscape Open Space	10%	23%
Minimum Huronario Street CL Setback	15.0 m	29.09 m
Minimum Poplar Sideroad CL Setback	18.0 m	41.95 m
Minimum Parking Space Setback	6.0 metres	> 6.0 metres
Entrance Width	7.5 m to 15.0 m	9.0 m
Maximum Number of Dwelling Units	N/A	165 units

PARKING - RESIDENTIAL

Parking aisle minimum width of 6.0 metres
Parking space minimum dimensions of 2.8 m x 6.0 m
Accessible parking space minimum dimensions 4.5 m x 6.0 m
Dual accessible parking spaces at 3.4 m x 6.0 m with 1.5 m shared aisle

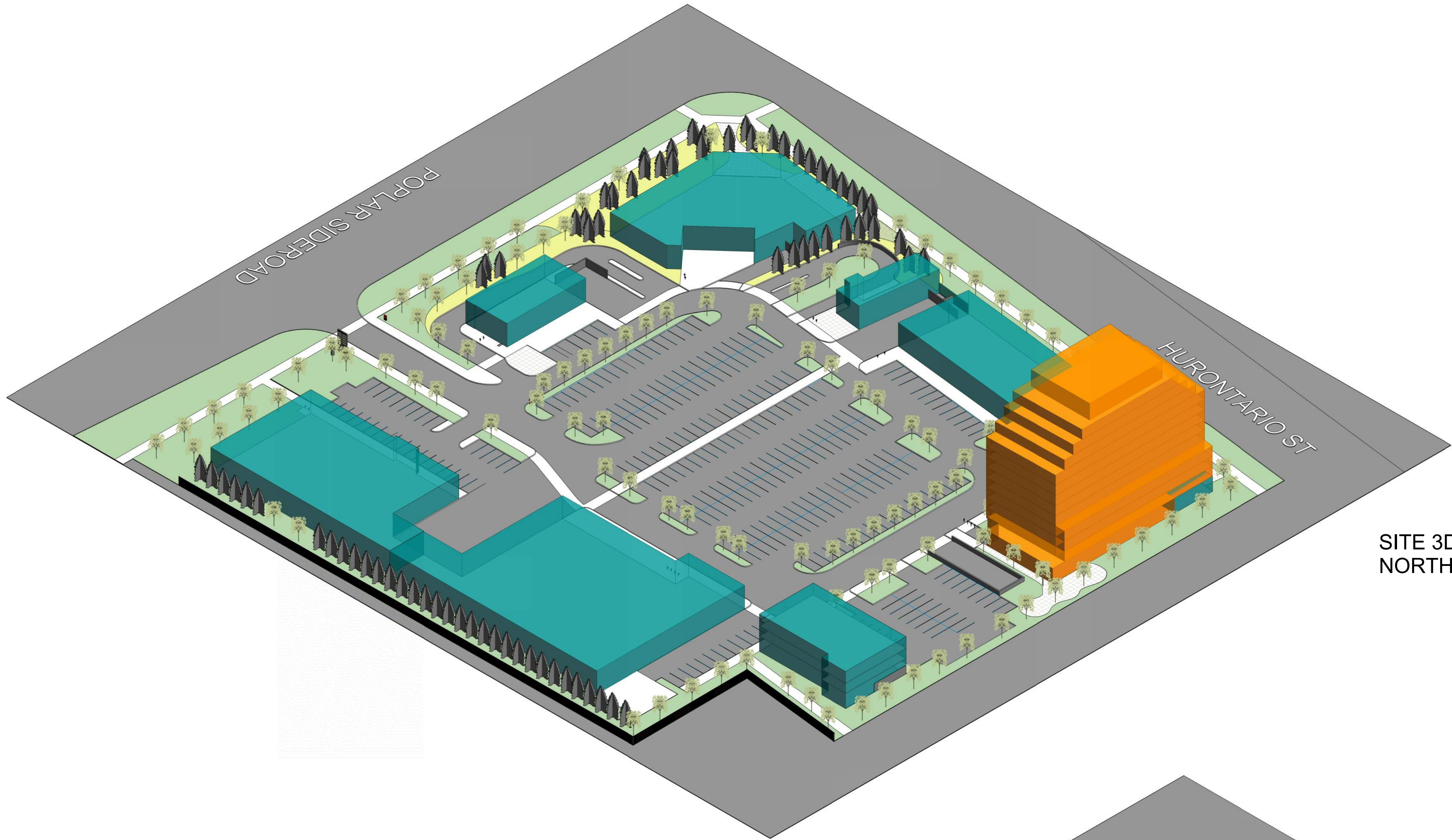
Residential Building	Rate	# of Units	Resident Parking Required	Visitor Parking Required	Total Required	Total Provided
Building 03	1/unit + 0.25/unit for Visitors	165	165	42	207	297

2% of Required Parking Spaces to be Accessible = 5 spaces

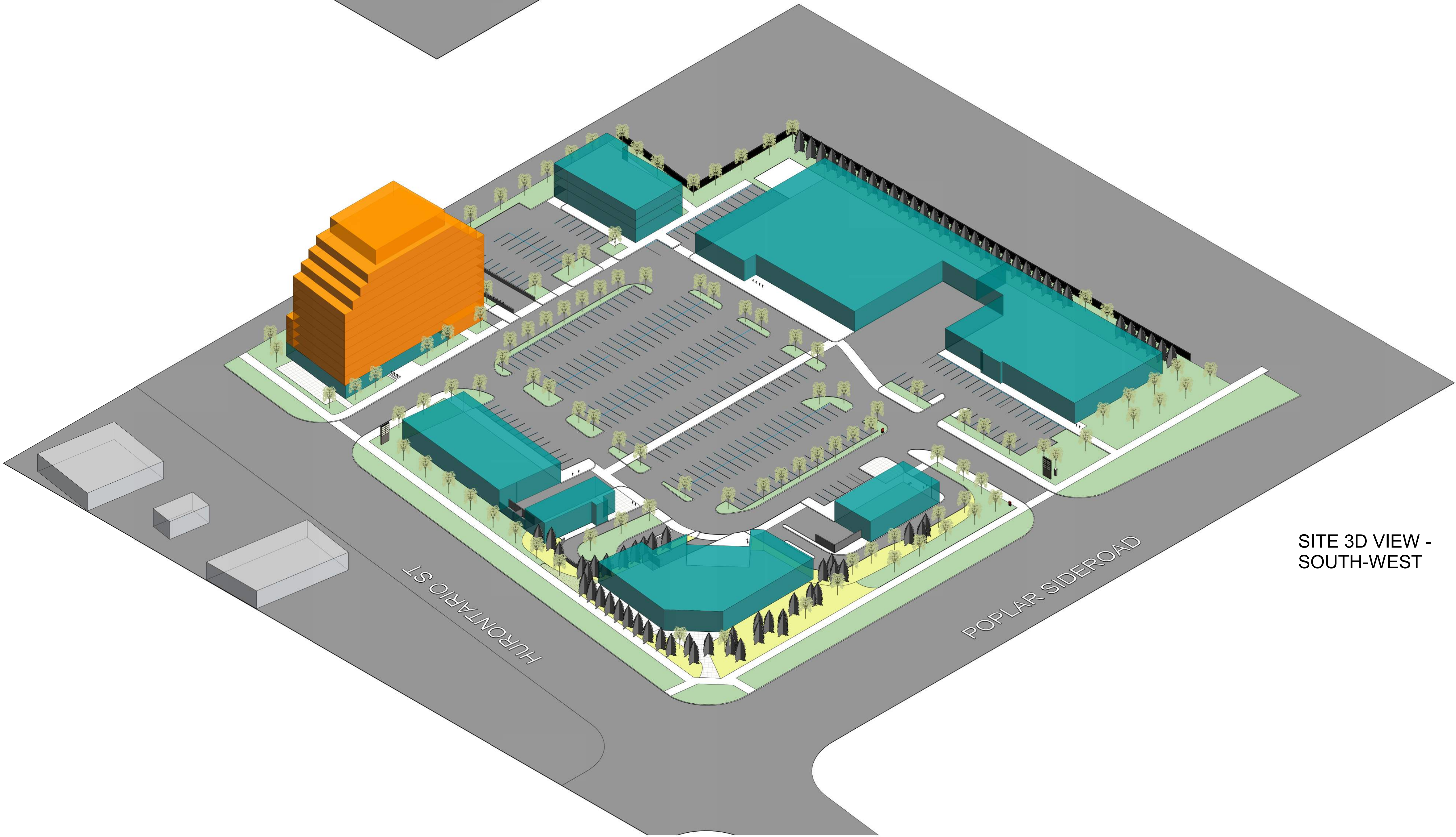


02	ISSUED FOR PLANNING APPROVALS	2025.07.03
01	ISSUED FOR CLIENT APPROVALS	2025.05.29
NO.	ISSUANCE	DATE

SCALE	As indicated	PROJECT NUMBER
DATE	2025-07-08 7:46:25 AM	202022
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CHECKED	REZ	
SHEET		REVISION

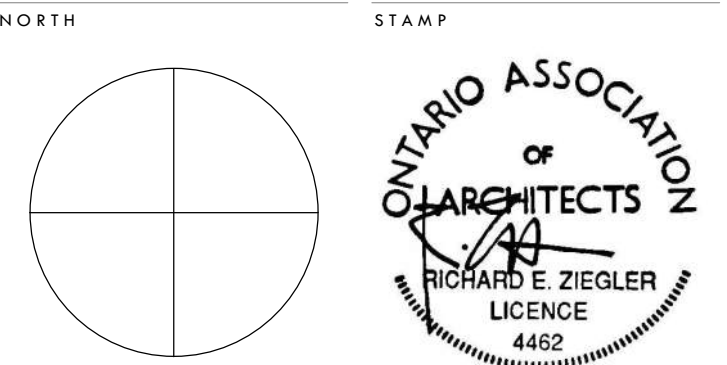


SITE 3D VIEW -
NORTH-EAST



SITE 3D VIEW -
SOUTH-WEST

02	ISSUED FOR PLANNING APPROVALS	2025.07.03
01	ISSUED FOR PLANNING APPROVALS	2024.08.17
NO.	ISSUANCE	DATE
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.		



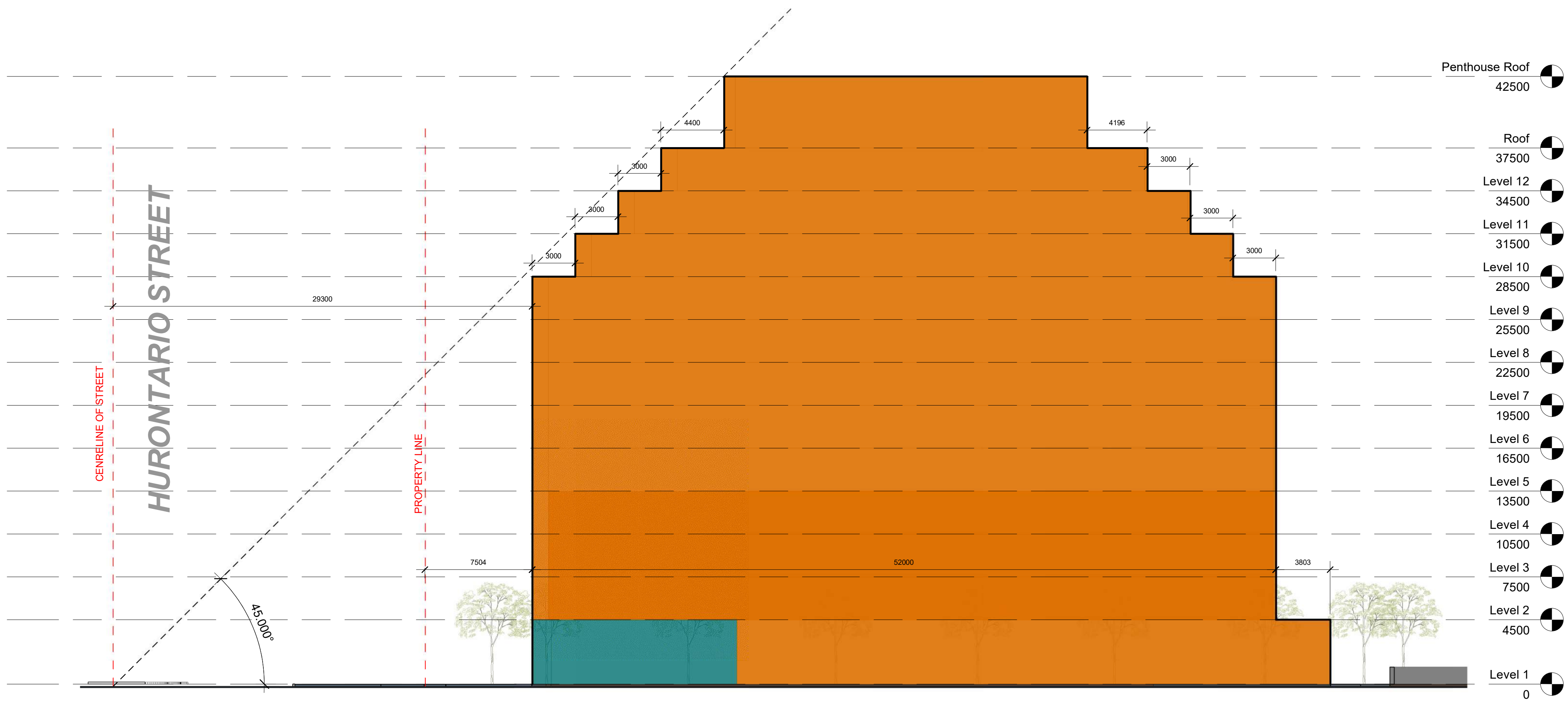
THE GATEWAY CENTRE

CHARIS DEVELOPMENTS
HIGHWAY 124 & POPLAR SIDE ROAD
COLLINGWOOD, ONTARIO

SITE PLAN 3D VIEW

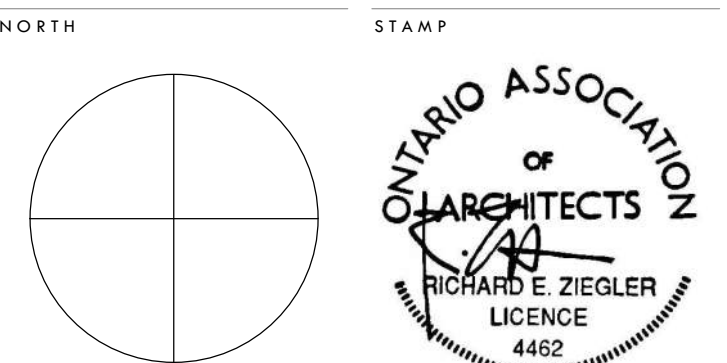
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DATE 2025-07-08 7:46:29 AM	202022
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CHECKED REZ	
SHEET	REVISION

A103



ISSUED FOR PLANNING APPROVALS		
NO.	ISSUANCE	DATE
01	ISSUED FOR PLANNING APPROVALS	2020.07.03

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



THE GATEWAY CENTRE

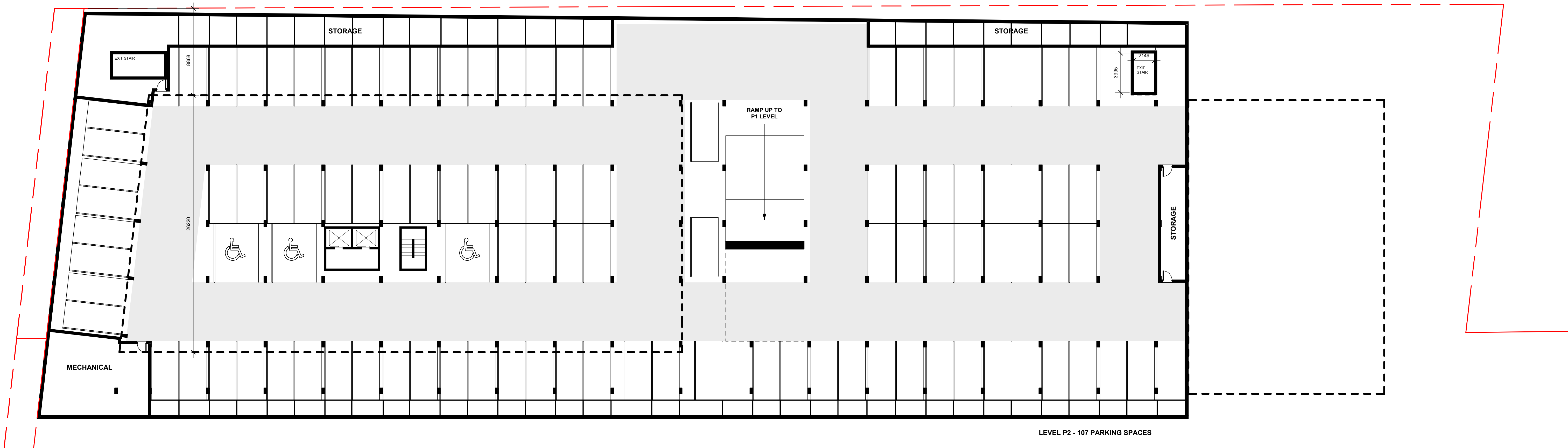
CHARIS DEVELOPMENTS
HIGHWAY 124 & POPLAR SIDE ROAD
COLLINGWOOD, ONTARIO

MIXED-USE BUILDING
SECTIONS

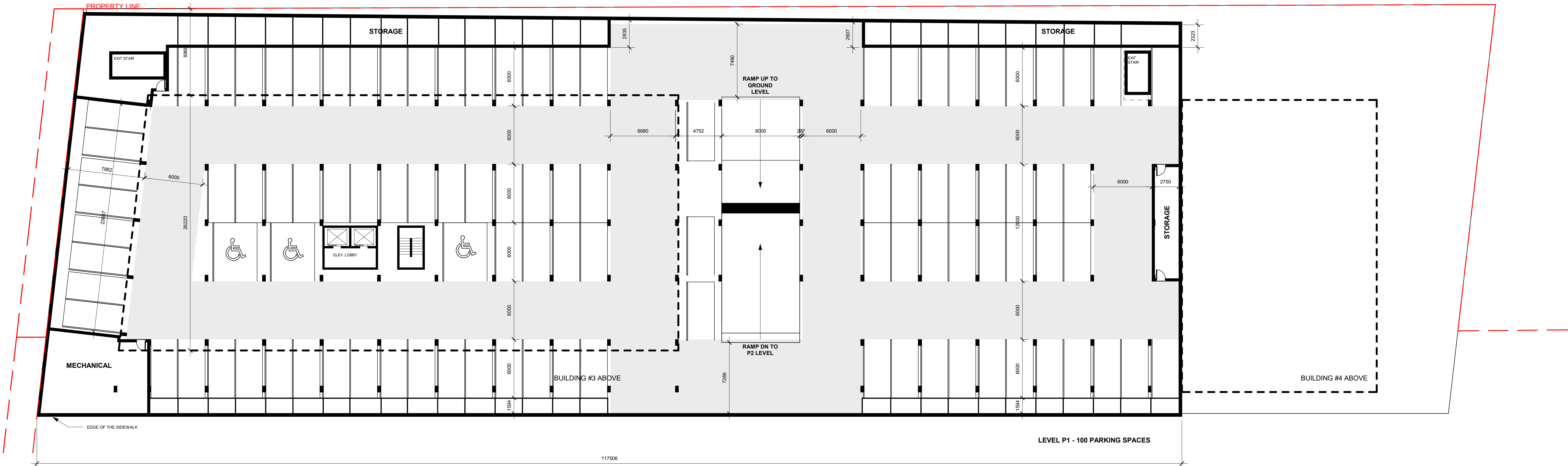
SCALE	1:200	PROJECT NUMBER
DATE	2020-07-08 7:46:30 AM	202022
DRAWN	REZ	
CHECKED	REZ	
SHEET		REVISION

A104

PARKING COUNT:
TOTAL* = 207 PARKING SPOTS
*6 BARRIER-FREE PARKING SPACES
INCLUDED IN THE TOTAL

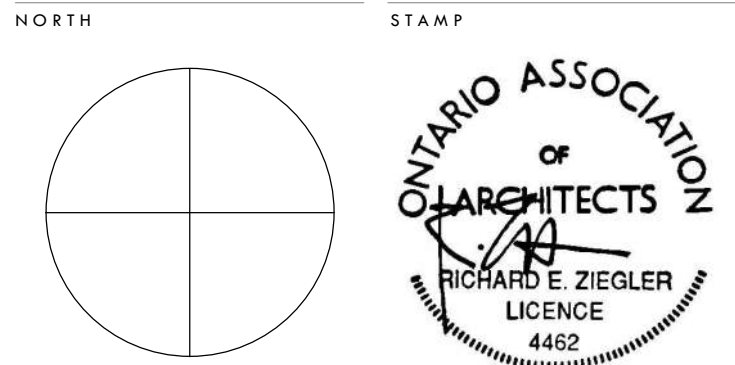


LEVEL - P2



LEVEL - P1

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NO.	ISSUANCE	DATE
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THE GATEWAY CENTRE

CHARIS DEVELOPMENTS
HIGHWAY 124 & POPLAR SIDE ROAD
COLLINGWOOD, ONTARIO

PARKING LEVELS

SCALE	1:200	PROJECT NUMBER
DATE	2020-07-08 7:46:31 AM	202022
DRAWN	BB	
CHECKED	REZ	
SHEET		REVISION

A105

PARKING - COMMERCIAL

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THE GATEWAY CENTRE - ZONE PROVISIONS

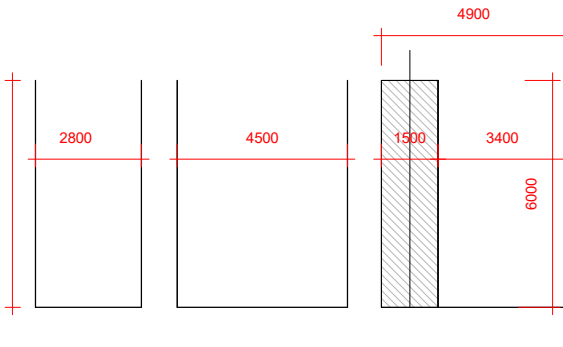
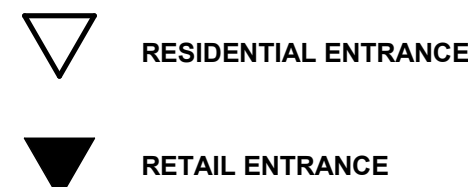
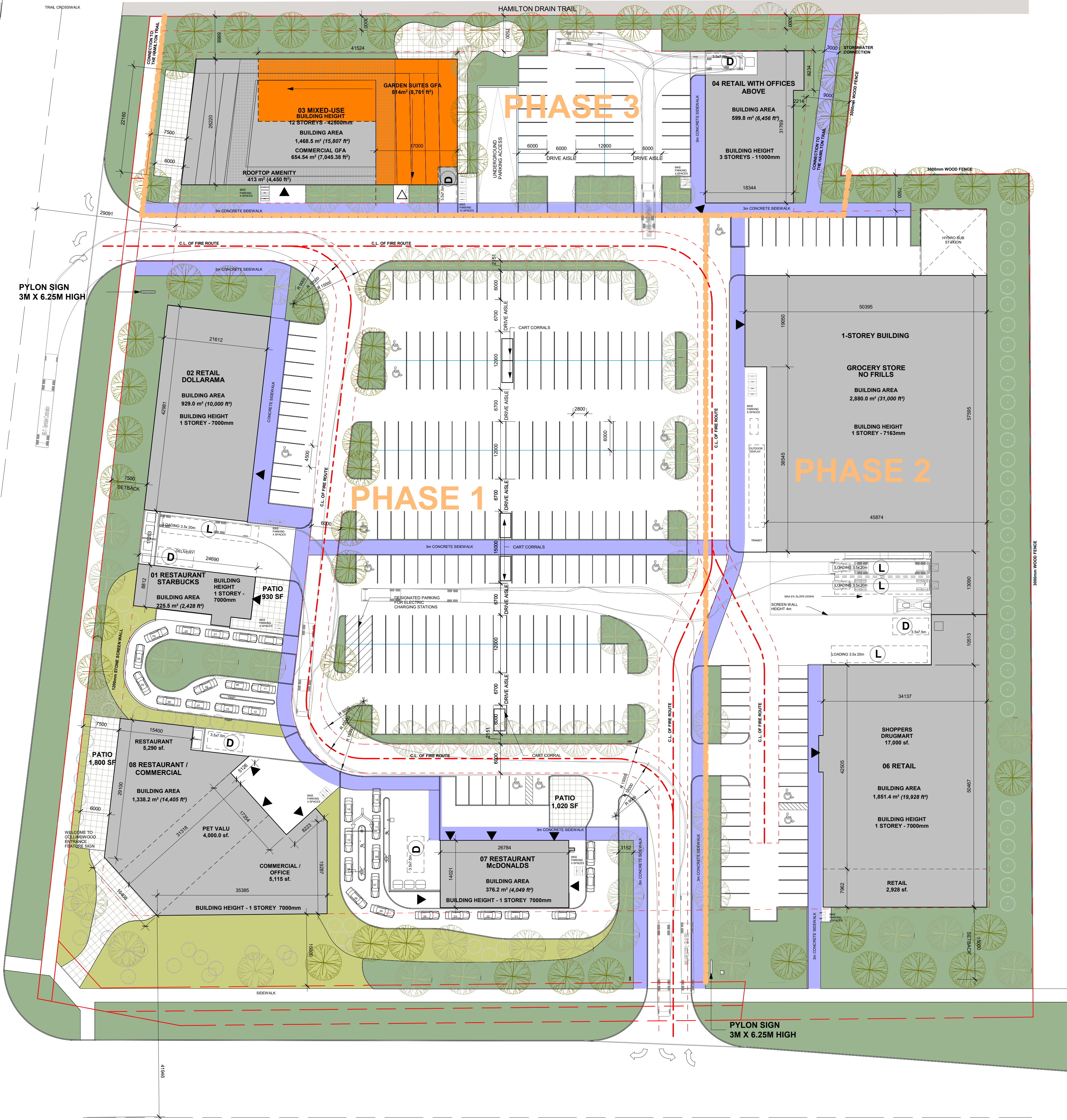
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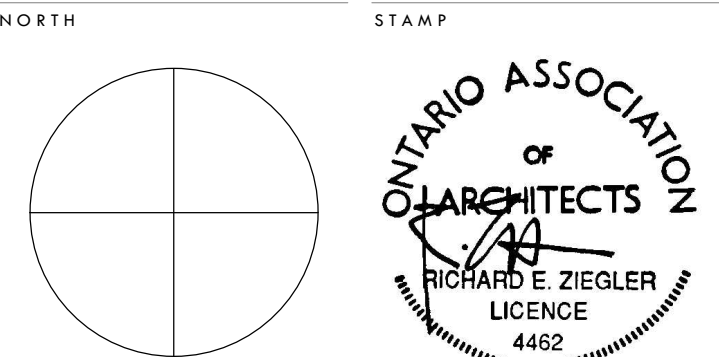
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2% of Required Parking Spaces to be Accessible = 5 spaces



PARKING SPACE CONFIGURATIONS

NO.	ISSUANCE	DATE
05	ISSUED FOR PLANNING APPROVALS	2025.07.03
04	ISSUED FOR CLIENT APPROVALS	2025.05.29
03	ISSUED FOR CLIENT APPROVALS	2024.12.10
02	ISSUED FOR CLIENT APPROVALS	2024.12.05
01	ISSUED FOR PLANNING APPROVALS	2024.09.17



THE GATEWAY CENTRE

CHARIS DEVELOPMENTS
HIGHWAY 124 & POPLAR SIDE ROAD
COLLINGWOOD, ONTARIO

LEASING SITE PLAN -
OPTION C4B

SCALE	As indicated	PROJECT NUMBER
DATE	2025-07-08 7:43:18 AM	202022
DRAWN	SO	
CHECKED	REZ	
SHEET		REVISION

A101-A