

Staff Report PDA2023-02

April 12, 2023

Standing Committee N/A

Council N/A

Amendments

Submitted To: Summer Valentine, Director of Planning, Building, Economic Development

Submitted By: Lindsay Ayers, Manager, Planning

Prepared By: Justin Teakle, Community Planner

Subject: Conditional Site Plan Control Amendment Approval – 11403, 11453 & 11461 Highway 26 (Multi-Residential Development Phase II)

Recommendation

THAT Staff Report PDA2023-02 “Conditional Site Plan Control Amendment Approval - 11403, 11453 & 11461 Highway 26 (Multi-Residential Development Phase II)” dated April 12, 2023 be received;

AND THAT Site Plan Amendment Application File No. D110223 be approved subject to the conditions in Appendix ‘A’ to Staff Report PDA2023-02.

Amendments

None.

1. Executive Summary

This report provides the Director of Planning, Building, and Economic Development with an analysis and recommendations regarding a proposed Site Plan Control Amendment

and related Agreement for the second phase of a multi-residential development consisting of 60 new townhouse dwellings at 11403, 11453 & 11461 Highway 26.

2. Analysis

Background

The Owner, 1964245 Ontario Ltd. (Skyline, SkyDev), has made an application to the Town for Site Plan Control Amendment for the development of 60 new townhouse dwellings at 11403, 11453 & 11461 Highway 26. As outlined in Report [P2022-22](#), Council approved a Draft Plan of a Vacant Land Condominium and Site Plan Control for the subject property on September 19, 2022. Conditions of Draft Plan Approval have been fulfilled and the Vacant Land Condominium has been registered. The Site Plan approval was for 187 apartment dwellings in three buildings, an amenity building, parking (surface and underground), landscaping, and site works.

Per Figures 1 and 2, at the time of Council's consideration the building footprints of the 60 townhouse dwellings were identified as a "Future Townhouse Phase" due to water capacity allocation constraints (there was insufficient servicing capacity available in September 2022 to facilitate approval of the entire development at the time). With additional servicing capacity available in 2023, the Owner is now proposing to remove the "Future Townhouse Phase" label from the otherwise approved development to permit construction of the townhouse dwelling units. Subsequent to Council's consideration in September 2022, decisions on *Planning Act* applications, including Site Plan Control, have been decoupled from decisions on servicing capacity allocation. As such, this application can be considered separate from, but conditional upon, servicing capacity allocation. Additional information is provided below in the Water and Wastewater Capacity Allocation section.

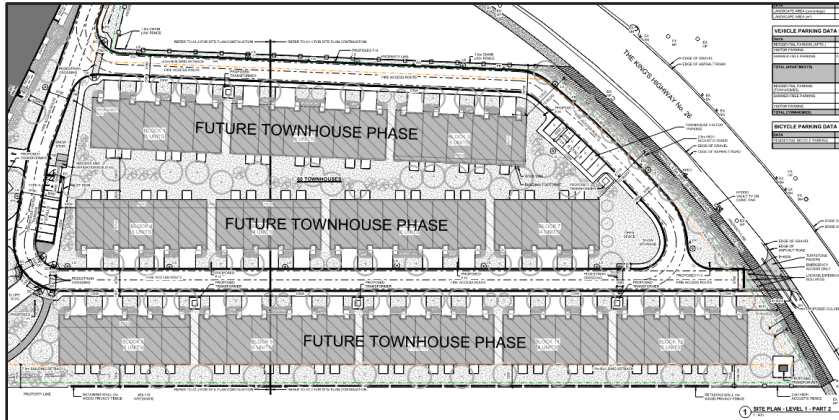


Figure 1 Previously approved site plan excerpt showing "future townhouse phase" label on the east side of the subject lands.

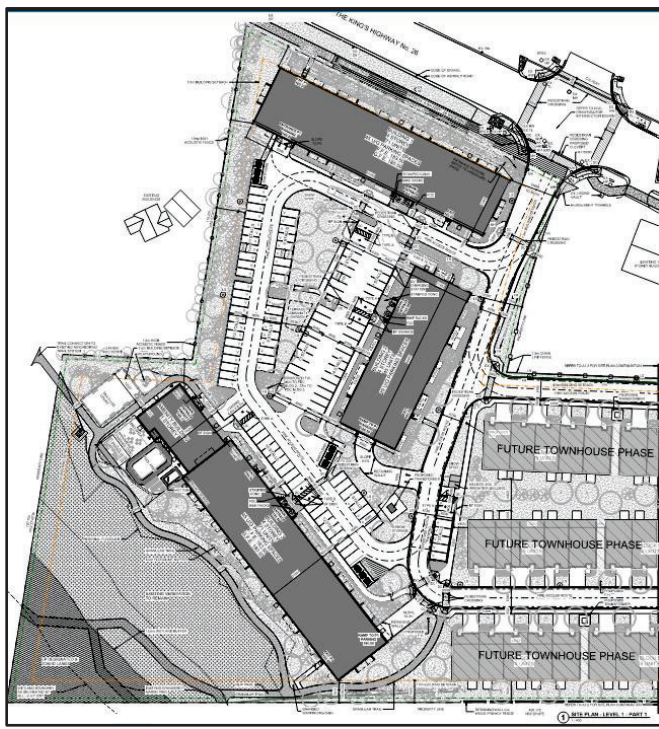


Figure 2 Previously approved site plan excerpt showing west side of the subject lands with three rental apartment buildings.

Property Description

Per Figure 3, the subject property is located on the south side of Highway 26. The property is approximately 12.53 hectares (30.96 acres) in size with approximately 183.4

metres of frontage along Highway 26 and is currently vacant with construction activity started on the first phase of apartment dwellings. The property is “L” shaped and wraps around the Town-owned Carmichael Reservoir to the northeast. Other surrounding land uses include residential uses (predominantly condominium dwellings in a variety of built forms) including Lighthouse Point to the north, Rupert’s Landing to the east, and Wyldewood to the south; single-detached residential dwellings to the west; Environmental Protection associated with Cranberry Lake to the southwest; and a vacant commercially zoned property to the northeast of Waterfalls Lane. The property is legally described as:

- Unit 1, Level 1, Simcoe Vacant Land Condominium Plan No. 494 and its appurtenant interest; Town of Collingwood (PIN 59494-0001);
- Unit 2, Level 1, Simcoe Vacant Land Condominium Plan No. 494 and its appurtenant interest; Town of Collingwood (PIN 59494-0002);
- Unit 3, Level 1, Simcoe Vacant Land Condominium Plan No. 494 and its appurtenant interest; Town of Collingwood (PIN 59494-0003);
- Unit 4, Level 1, Simcoe Vacant Land Condominium Plan No. 494 and its appurtenant interest; Town of Collingwood (PIN 59494-0004); and
- Unit 5, Level 1, Simcoe Vacant Land Condominium Plan No. 494 and its appurtenant interest; Town of Collingwood (PIN 59494-0005).

The proposed townhouse dwellings are associated with Vacant Land Condominium Unit 5, which is generally the eastern half of the property southeast of the Carmichael Reservoir. The condominium units are illustrated in Figure 4.



Figure 3 Aerial image of the Subject Property

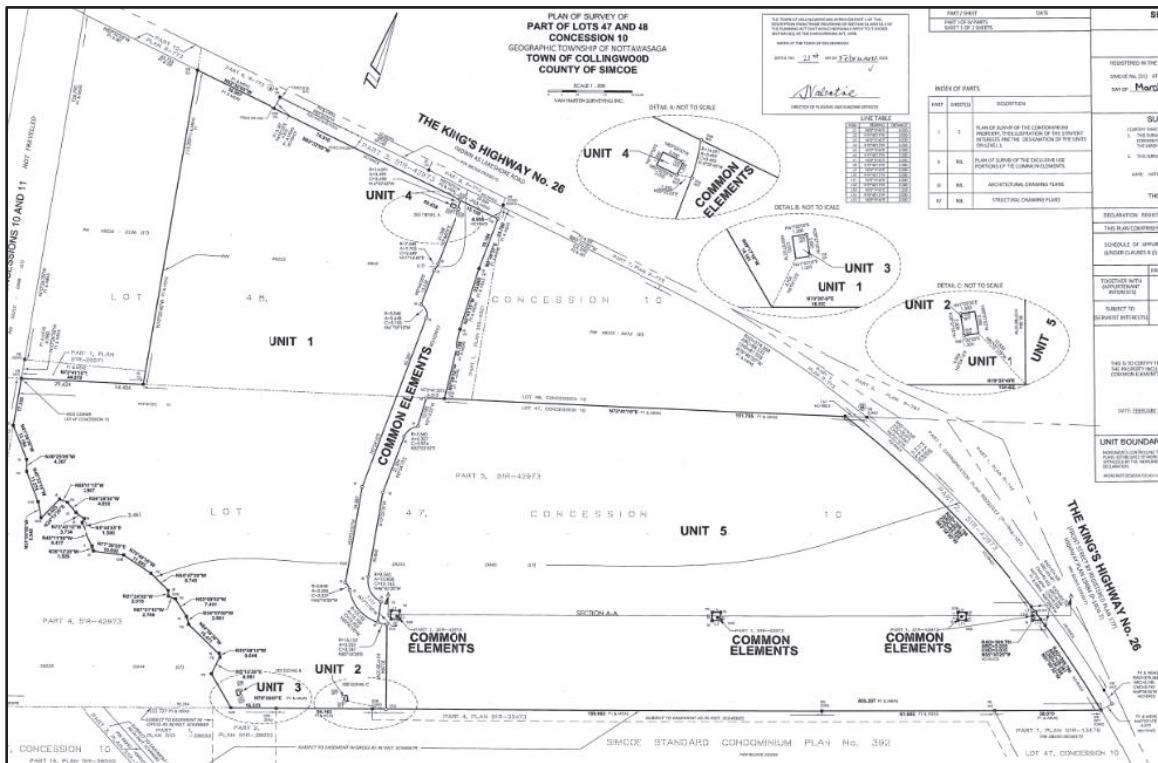


Figure 4 Excerpt of the registered condominium plan with 5 units.



Figure 5 Artist rendering of the development looking west from above Highway 26 with proposed townhouse dwellings in the foreground

Proposal

The proposed development consists of 60 bungalow townhouse dwellings in 12 buildings, which will be subject to a future condominium description to divide ownership in the units such that they can be separately conveyed, as follows

- Three buildings of four units (568 m² per building or 1,704 m² total);
- Six buildings of five units (705 m² per building or 4,230 m² total);
- Three buildings of six units (840 m² per building or 2,520 m² total).

Per Figures 6 and 7, each townhouse would have a driveway access from an internal private road (i.e. future condominium road) that connects to the vehicular entrance to the overall site from the intersection of Highway 26 and Waterfalls Lane (private road). A total of 15 visitor parking spaces are proposed to serve the townhouses, which are distributed at the west and east ends of the townhouses. An accessible parking space is included in the western visitor parking area. A continuous barrier free sidewalk would connect the townhouse units and the accessible visitor parking space with the rest of the development to the east, Highway 26 and the trail system. Extensive landscaping, including tree plantings in front of and behind each townhouse dwelling are proposed. A

landscaped strip with an acoustic fence is proposed to buffer the development from Highway 26. The site plan drawings are appended to this report (see Appendix 'B').

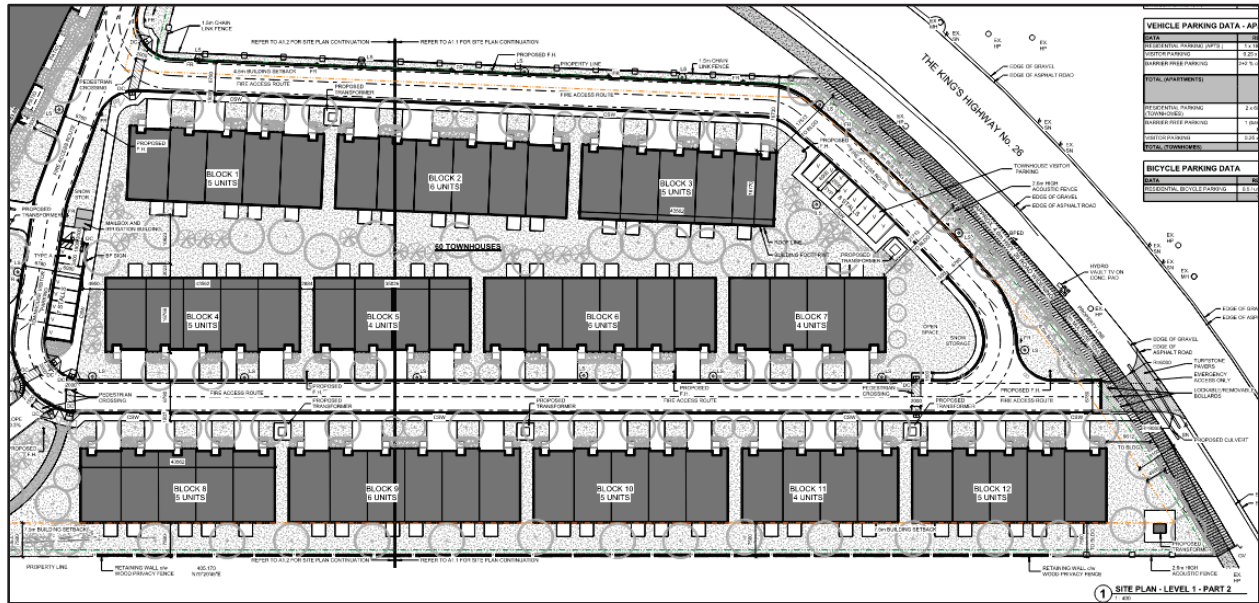


Figure 6 Site Plan excerpt showing the proposed 60 townhouse dwellings.



Figure 7 Artist rendering of the proposed townhouse dwellings looking west from within the site.

Water and Wastewater Capacity Allocation

A Servicing and Stormwater Management Implementation Report, prepared by Crozier Consulting Engineers, was submitted in support of the proposed development. Based on the Town of Collingwood Development Standards dated July 2007 as well as the updated Development Standards pertaining to Sanitary and Watermain Design Flows, approved by Council on August 18, 2022, 83 Single Dwelling Unit equivalents (SDUs) of water and 81 SDUs of wastewater are required to facilitate the proposed Phase II townhouse dwellings. It should be noted that 34 SDUs of water are for landscaping irrigation purposes.

Planning Services completed a merit-based evaluation of the proposed residential development (see Appendix 'C') against the Capacity Allocation Policy of the Town of Collingwood Water and Wastewater Capacity Allocation Policy dated January 30, 2023. Category G – Timing of Development, has been removed as part of the SCAP evaluation in accordance with the recent amendments approved by Council. As such, the scores in this report differ from the scores indicated in Report [P2022-32](#). Otherwise, the evaluation remains the same. Per Appendix 'C', a total score of 66.5 points out of a possible 95 points (70%), was achieved by this development, which exceeds the minimum 50% of the available points required for Council's consideration when a request for allocation is received.

It is noted that the self-evaluation of the proposed development against the Capacity Allocation Criteria completed by the applicant identified a score of 78.5 points (83%).

The difference in points is primarily related to "Infrastructure and Public Facilities" criteria, where the applicant identified 10/10 points for "completion, upgrade, or reconstruction of required key infrastructure" related to upgrades to the intersection of Waterfalls Lane and Highway 26 and for new trail connections. Staff note that the upgrades to this intersection primarily benefit the subject property and therefore do not

consider it key infrastructure as described in this category. The self-evaluation also identified new trail connections in this category, but the new trail connections receive points in categories C2 and C3. Otherwise, the applicant's and Town staff's evaluations were generally consistent in scoring \pm 1-2 points.

Capacity allocation is not being committed through the conditional approval of this Site Plan Control Amendment application. In accordance with the approach approved by Council on January 30, 2023, the SCAP evaluation referenced above will be brought forward in a batch format for consideration of allocation later this month. For greater clarity, building permits would not be available until the conditions of approval are fulfilled related to municipal servicing capacity allocation and the execution of a Site Plan Control Agreement with the municipality.

Planning Analysis

The Planning analysis section of this report provides a review of the proposed site plan amendment and the associated Amending Site Plan Control Agreement relative to the planning and policy framework. As the entirety of the development was previously assessed comprehensively, the Planning Analysis contained in Section 4 of Report [P2022-32](#) remains relevant to the subject amendment application.

Stormwater Sewer

To facilitate development of the Phase II townhouse dwellings, a stormwater sewer along Highway 26 south to Cranberry Trail East is required. This was originally contemplated as private infrastructure that would have required an Encroachment Agreement. Further detailed examination of existing infrastructure resulted in the determination that the stormwater sewer will need to be located under the travelled portion of Highway 26 rather than under the proposed future trail on the south side of Highway 26 as there are existing essential utilities that present significant conflicts. It has also been determined that additional properties would benefit from the construction of this stormwater sewer. As such, this is proposed to be public infrastructure accessible

via an easement and an Encroachment Agreement will no longer be required. As the location and detailed design of the stormwater sewer will change, a revised plan and profile drawing is required prior to the execution of the Amending Site Plan Control Agreement. As such, it is recommended that the Site Plan Amendment approval be conditional on the submission of new drawings to the satisfaction of the Director of Public Works, Engineering, and Environmental Services.

Amending Site Plan Control Agreement

The Amending Site Plan Control Agreement will include all of the standard clauses typically found in the Town's Site Plan Control Agreements. In addition, there are a number of special terms and conditions noted below that are currently being refined by staff and the Town Solicitor. Once conditions of approval, including the granting of municipal servicing capacity allocation by Council, have been satisfied, the Amending Site Plan Control Agreement would be finalized to the satisfaction of the Director of Planning, Building, and Economic Development and the Town Solicitor.

Basic Data Pertaining to the File

Date of Submission:	February 7, 2023
Town Solicitor:	Jean Leonard, Miller Thomson
Related Files:	D11920 (Site Plan Control), D07121 (Vacant Land Condominium), D002719 (Preconsultation)

Parties to the Agreement

- 1964245 Ontario Limited
- Meridian Credit Union Limited
- The Corporation of the Town of Collingwood

Special Terms and Conditions

All special conditions noted in Report [P2022-32](#) will be carried forward with the Amending Agreement along with the following amendments/additions:

- That Water and Wastewater Capacity Allocation would note additional SDUs as described above if granted by Council;
- That the Owner obtain a Road Occupancy Permit for Highway 26 complete with a Traffic Control Plan prior to commencing works.

Financial and Security Considerations

Revisions to the cost estimates are required to finalize all financial and security amounts as a condition of Site Plan approval.

Administration Fees

- The sum of **\$5,000.00** to be applied towards the Town's administrative and legal costs is required as a deposit.
- The fee for the Town's Engineering Services Department review of the proposed and inspection the site works has already been paid.

Securities

- Securities based on the final cost estimate and representing the Phase II total security value in the amount of **\$1,740,942.32** is required. Securities for Phase I have already be retained.

Insurance

- A general comprehensive liability insurance certificate in the amount of **\$5,000,000.00** with the Town as an additional insured has been provided.

Financial Impacts

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing

conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees.

Conclusion

Based on the land-use planning analysis (see report [P2022-32](#)) and the Town's development review process, Planning Services confirms that the submitted documents and plans illustrate a proposed use and associated site works that are in conformity to or consistent with the relevant land use planning instruments. It is therefore recommended that the Site Plan be approved subject to fulfillment of conditions outlined in Appendix 'A' including confirmation of municipal servicing capacity allocation and entering into an Amending Site Plan Control Agreement to the satisfaction of the Director, Planning, Building, and Economic Development and the Town Solicitor. The Site Plan Drawings are appended to this report (see Appendix 'B').

3. Input from Other Sources

The subject application was circulated to Town departments, applicable third-party peer reviewers, and external commenting agencies for review and comment and all concerns have been satisfactorily addressed.

A full list of documents were provided, updated, amended, confirmed and/or reviewed by the applicable experts can be found in Section 2 of Report [P2022-32](#).

Staff Report No. PDA2023-02 was forwarded to Department Heads on April 18, 2023 and the content of this report responds to the feedback received.

4. Applicable Policy or Legislation

- *Planning Act*;
- Provincial Policy Statement (2020);
- Growth Plan for the Greater Golden Horseshoe (2020 Consolidation);
- Simcoe County Official Plan (2016);
- Town of Collingwood Official Plan (2004, as amended);
- Town of Collingwood Zoning By-law 2010-040 (2010, as amended);
- Town of Collingwood Site Plan Control By-law (2010), as amended; and
- Town of Collingwood Urban Design Manual (2010).

5. Considerations

- | | |
|---|--|
| <input checked="" type="checkbox"/> Community Based Strategic Plan: | Consistent with CBSP |
| <input type="checkbox"/> Services adjusted if any: | |
| <input checked="" type="checkbox"/> Climate Change / Sustainability: | The proposal furthers the build out and intensification of the Town's built boundary contributing to a complete community. |
| <input checked="" type="checkbox"/> Communication / Engagement: | The application has been posted on the Town's website. |
| <input checked="" type="checkbox"/> Accessibility / Equity, Diversity, Inclusion: | The proposed development has been reviewed in the context AODA regulations. |
| <input type="checkbox"/> Registered Lobbyist(s) relating to content: | |

Next steps and future action required following endorsement:

- Owner satisfaction of conditions
- Servicing Capacity Allocation consideration by Council
- Subject to the above, execution of an Amending Site Plan Control Agreement

6. Appendices and Other Resources

Appendix A: Conditional Site Plan Control Decision and Conditions

Appendix B: Site Plan Drawings

Appendix C: Capacity Allocation Criteria – Merit Based Evaluation

7. Approval

Prepared By:

Justin Teakle, Community Planner, MCIP, RPP

Reviewed By:

Lindsay Ayers, Manager, Planning, MCIP, RPP