



VICTORIA ANNEX

Planning Justification Report
November 2020



GEORGIAN COMMUNITIES: THE ANNEX
PLANNING JUSTIFICATION REPORT
TRAVIS & ASSOCIATES
File: 2.305

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EXECUTIVE SUMMARY

Georgian Communities is proposing a residential development on the Victoria Annex site, situated on the west side of Maple Street between Fifth and Sixth Streets, Collingwood. The subject lands are designated under the Ontario Heritage Act. The subject proposal will retain the historical designated Annex and re-purpose the building for two residential units as semi-detached dwelling types. This historical asset in conjunction with site location characteristics are key determinants in an updated development proposal on the subject land.

The development concept forming the foundation of the subject applications is an advanced attempt at marrying three essential considerations:

1. Retention, utilization and incorporation of the Annex into a viable infill development project.
2. Site and architectural approaches that respect and reflect historical design influences in both dwelling and site design.
3. Create and build a sensitive residential infill project that meets market expectations and succeeds in contributing to neighbourhood vitality.

The 0.6 ha site is designated in the Official Plan for residential type use at a maximum density of 19 units for the site. The Official Plan anticipates a variety of dwelling unit types. An Official Plan amendment is not required.

The lands are governed by a residential third density exception zone with very specific building envelopes and internal condominium laneways. An amendment to the Zoning By-law is required to implement the updated development plan.

An updated Draft Plan of Subdivision is submitted reflecting detailed design and approaches. The proposed Draft Plan shows 9 lots fronting onto municipal streets: four single detached lots and five semi-detached lots (for ten units). There is also one internal Block for residential uses: two semi-detached dwelling types incorporated into the Annex building and, three townhouse type dwellings as part of “coach house” design.

Application for site plan approval is also submitted for the Annex block component.

Review of existing applicable land use policy has determined that the subject applications are consistent with the Provincial Policy Statement and conform to the land use directions established in the Growth Plan, Simcoe County Official Plan and, the Town of Collingwood Official Plan. The subject proposals respect the existing historical built form contexts and represent a sensitive residential infill development approach.



Streetscape Rendering: IBI Group

1. PURPOSE

The purpose of this Planning Justification Report (PJR) is to present and assess the proposed Draft Plan of Subdivision, Zoning By-law amendment and related Site Plan Application. Generally, this report will:

1. Describe the existing land use context
2. Explain the planning approvals proposal
3. Identify applicable land use planning policy considerations
4. Identify supporting technical documents
5. Provide a planning analysis
6. Summarize findings

2. SITE DESCRIPTION

The subject lands are about 0.6ha in area having a frontage along Maple St of 99.4m while flanking both Fifth and Sixth Streets at about 60.6m each. The lands are generally flat and are occupied by the Victoria School Annex building (the Annex).

The subject lands will be developed on full municipal services.



Fig. 1: Location and Context: Fifth St to the north; Sixth St to the south; Maple St to the east.

3. SURROUNDING LAND USES

The existing immediate neighbourhood is dominated by dwelling units of various configurations, sizes, ages and style. The street grid pattern along with key older buildings in the area provide an underlying historical context that reinforces form along with a streetscape characterized with dwellings fronting onto the streets.

The immediate neighbourhood is also in proximity to key institutional and service uses. Several local schools are situated within one kilometer as well as the Town's main downtown shopping area.

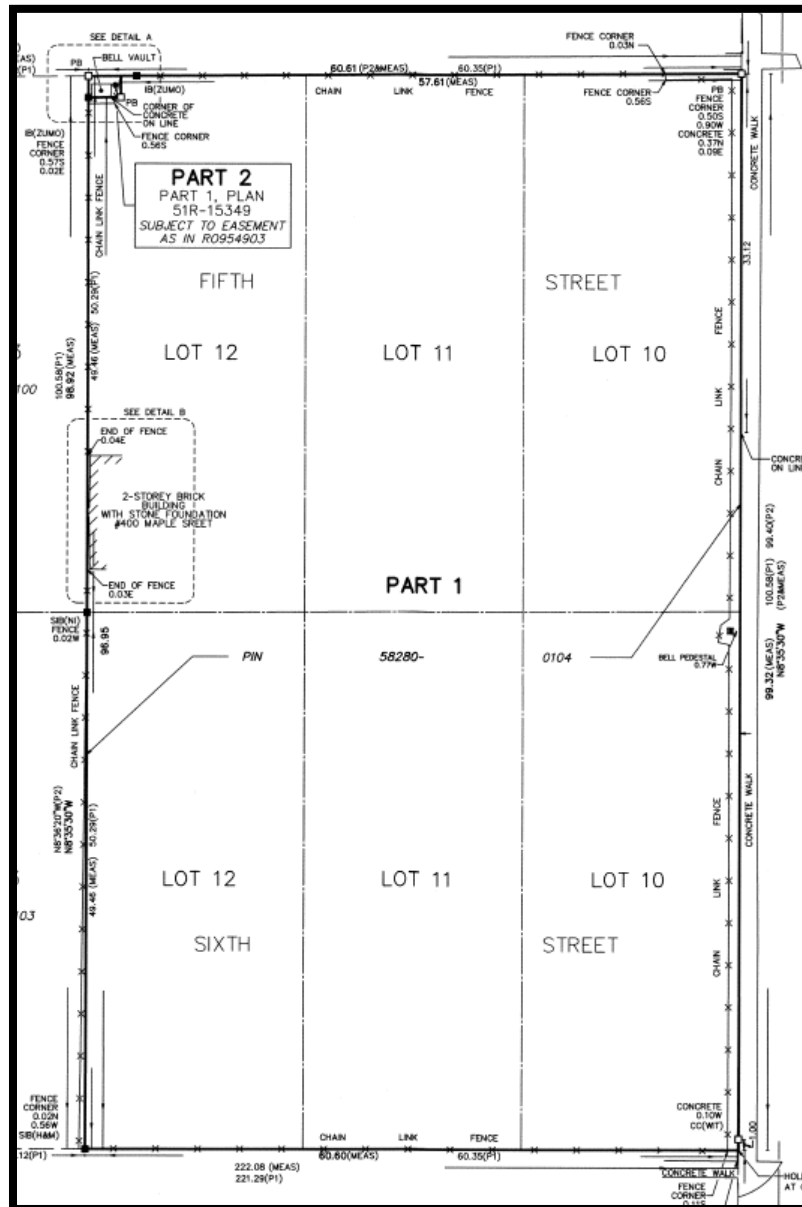


Fig. 2: Excerpt of Survey Reference Plan (J.D.Barnes,2020)

4. PROPOSAL

The subject applications seek approval for a Draft Plan of Subdivision a related Zoning By-law Amendment and, a Site Plan Approval application.



Maple St. Streetscape: IBI Group

These applications are a result of an updated development plan. This updated plan has several positive features, including:

1. Retaining the Annex building and to converting it to two semi-detached dwellings.
2. Removing the proposed addition to the Annex building so that the Annex remains as a standalone building.
3. Introduction of three “coach house” townhouse units in a detached building.
4. Deleting rear laneway access to dwelling units.
5. Increasing front yard setbacks along the public streets.
6. Providing for a 13m wide entrance feature focusing on the Annex east-west axis from Maple Street.
7. Providing a more traditional lotting pattern with dwelling units serviced directly off public streets.
8. More consistency with R3 zoning standards.
9. Maintaining the Official Plan maximum density of 19 units.

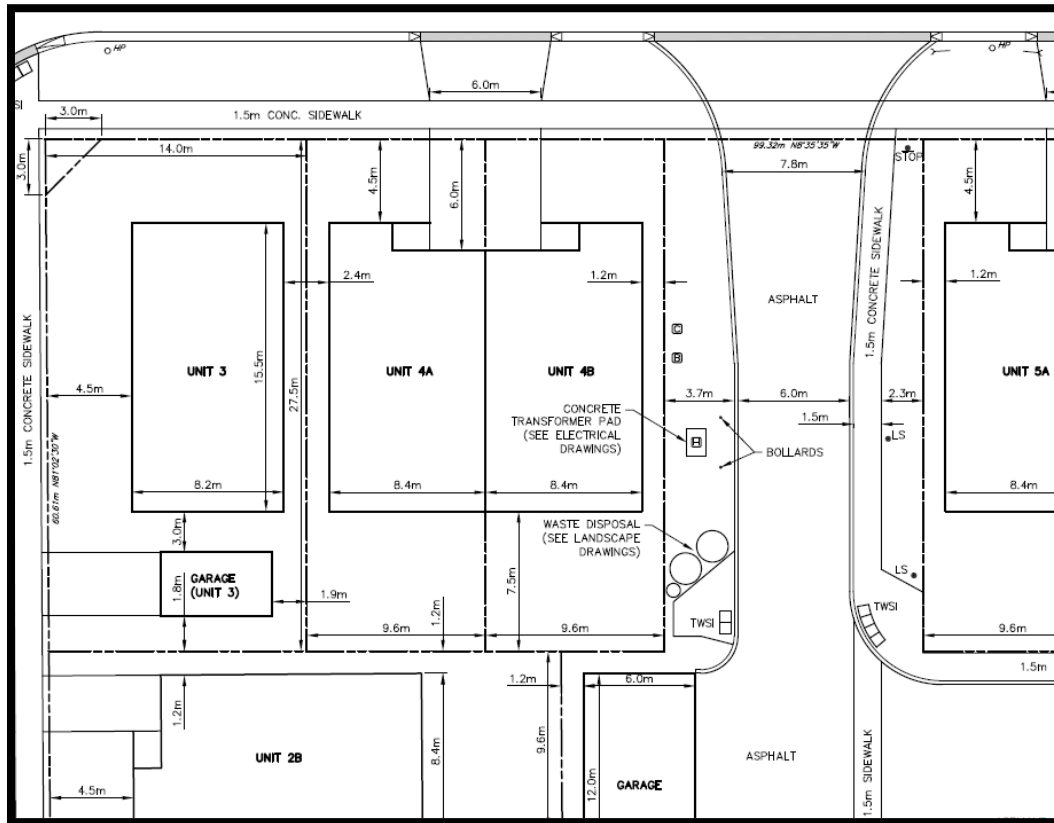


Fig. 4: Development Concept Site Plan Detail; Annex Driveway and Lotting

The applications are further described below.

4.1 Draft Plan of Subdivision

The subject lands currently comprise one block of land that historically accommodated a school site. Development of the site will result in three different dwelling types in a freehold and condominium tenure arrangement. The proposed Draft Plan (see Fig 5) would result in the following three key layout objectives:

1. Creation of 9 lots: 4 single detached lots (for 4 dwelling units) plus 5 semi-detached lots (for 10 dwelling units) around the perimeter of the site and fronting directly onto Maple St, Fifth St and Sixth St. The total area for these uses is 1520.59 sqm.

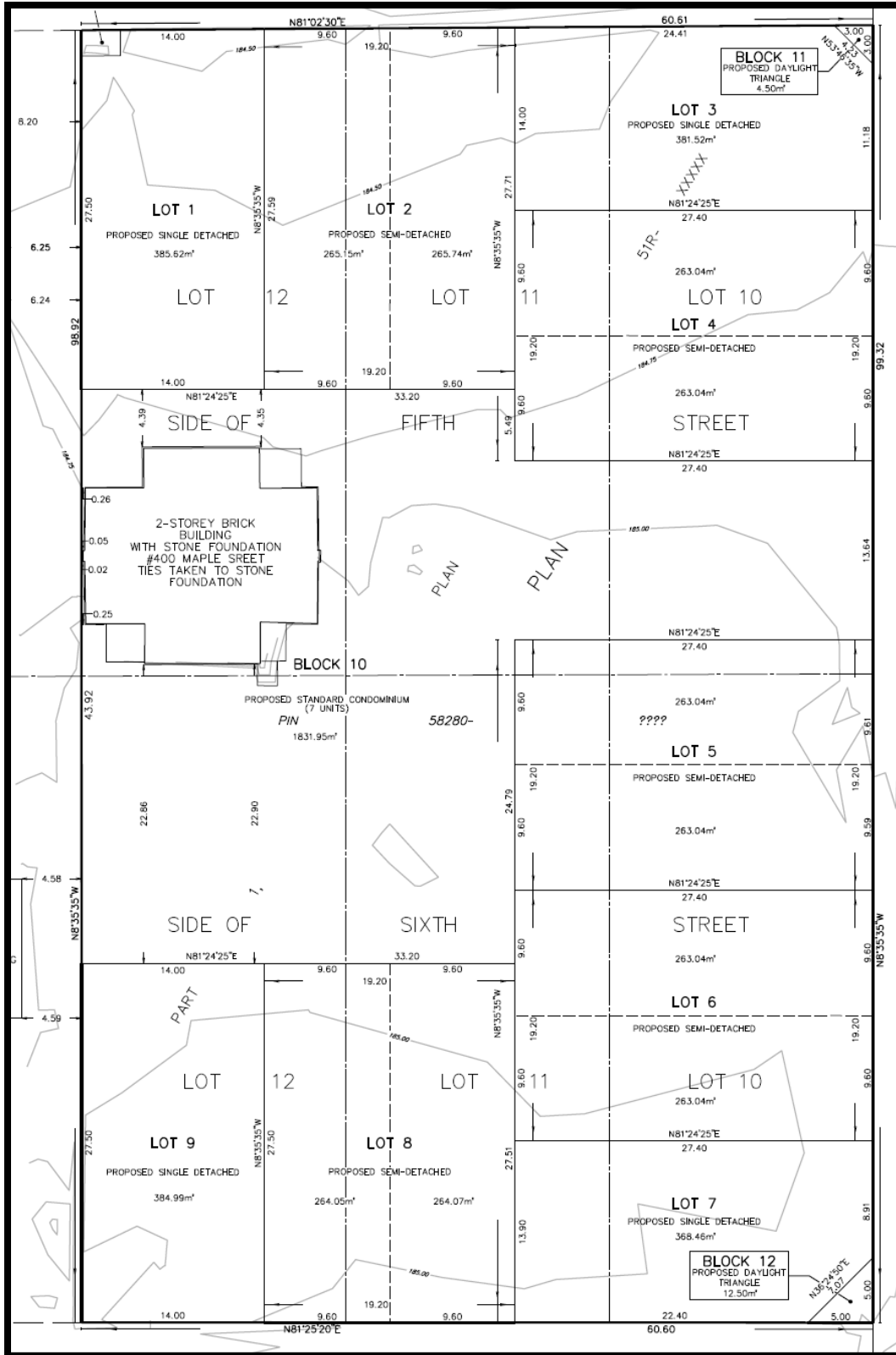


Fig. 5: Proposed Draft Plan of Subdivision (Excerpt, J.D. Barns)

2. Creation of 1 interior block for a residential uses utilizing a common private road access: 3 townhouse type dwelling units plus 2 semi-detached units. The total area for these uses is 2637.25 sqm.
3. Creation of 2 daylight triangle blocks having a total area of 17 sqm.

As noted, the five semi-detached lots will result in 10 semi-detached dwelling types. It is intended that the individual semi-detached “lot” will be created through part lot control provision of Section 50 (5) of the Planning Act. These provisions are generally utilized later in the development process.

In addition, the survey reference plan (Fig. 2) confirms that the subject lands legal description includes six lots. This is not uncommon in older plans. However, to remove the underlying six lot structure requires a deeming by-law. Application for a deeming by-law will be made under separate cover.

4.2 Zoning By-law Amendment

The subject lands are zoned “R3-38” (Fig.6). An amendment to the Zoning By-law is required in order to implement the Draft Plan of Subdivision and Site Plan.

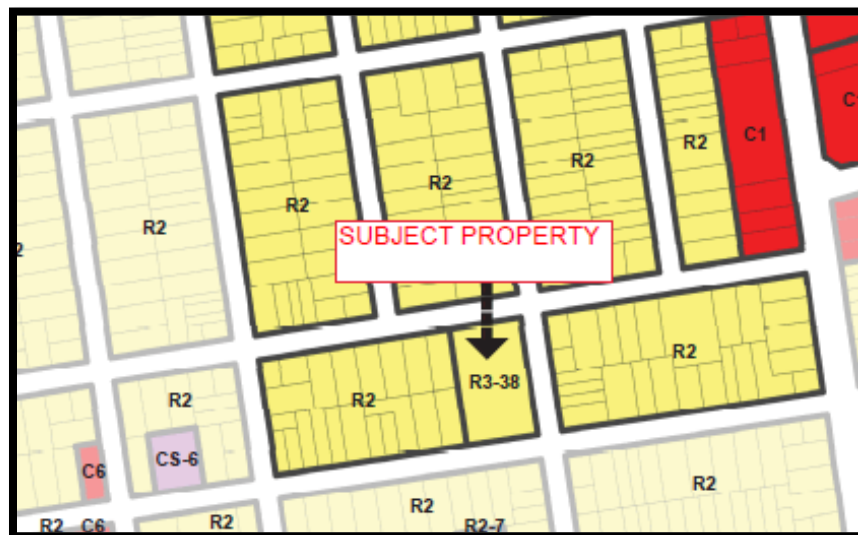


Fig.6: Subject Lands and Existing Zoning

Existing zoning By-law provisions zone the subject lands ‘R3-38’, Residential Third Density Exception 38 (Fig.6). This site-specific zoning permits single detached, semi-detached, townhouse and apartment type dwelling units. Additional regulations address a detached accessory building, parking requirements and the establishment of a private road under a Common Elements Condominium. Fig. 7, forms part of the By-law and identifies a variety of setbacks for several building envelopes and anticipates a substantial addition to the Annex.

Existing front yard zoning setbacks along Maple Street range from 1.2m to 2.5m. Dwelling setbacks along Fifth and Sixth Streets range from 2.0m to 4.3m.

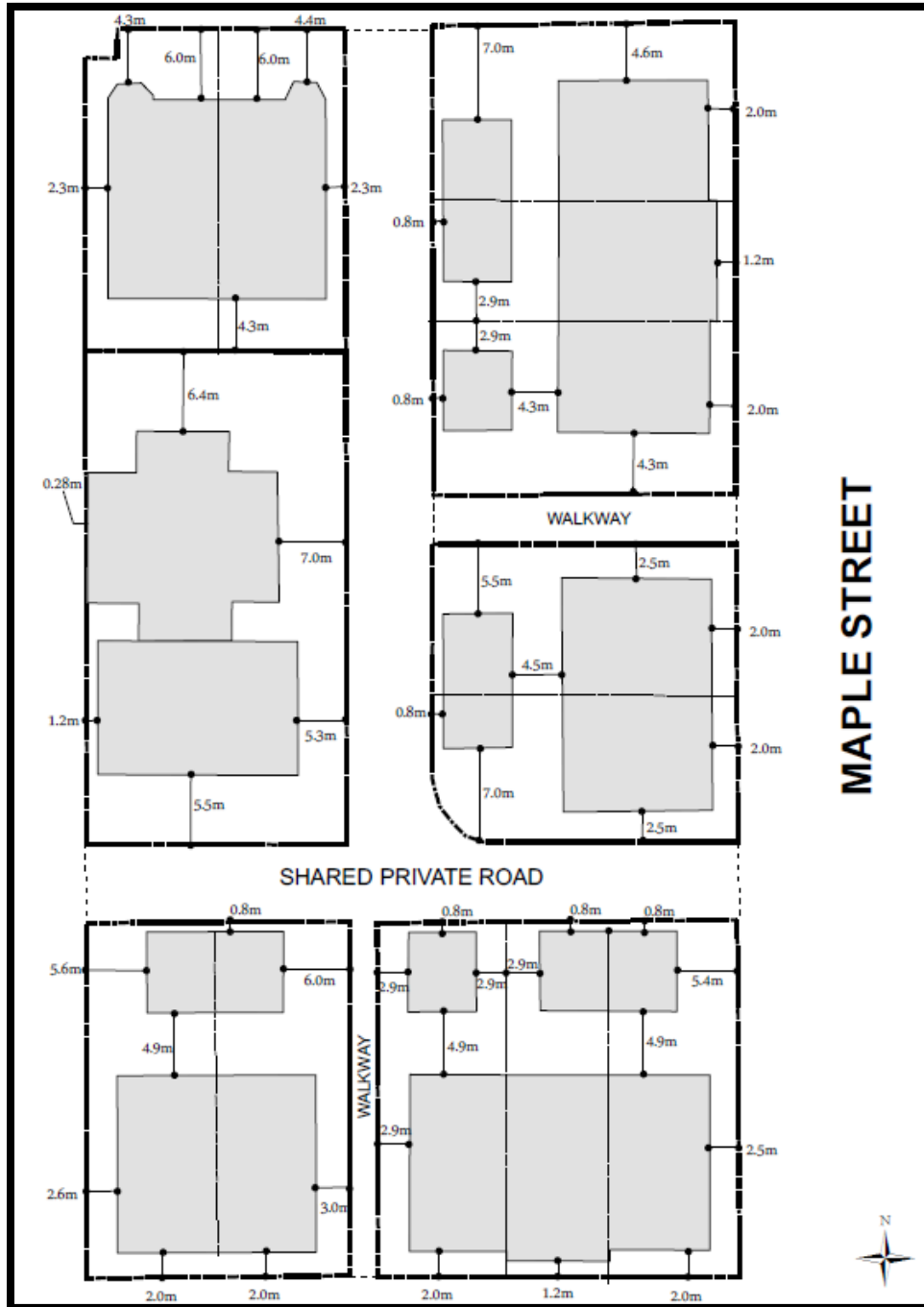


Fig. 7: Existing Zoning Exception Map Schedule

Key differences between the existing zoning exception provisions and the proposed zoning exception provisions include:

1. The shared private road (condominium) access off Fifth Street is eliminated.
2. There is now only one driveway off Maple Street to serve the five dwelling units in the interior Annex block.
3. The driveway to serve the interior units has been re-designed so that it presents the Annex building to Maple Street within a broad 13m landscaped right of way.
4. The proposed single and semi-detached dwelling units address the public street frontages in a manner consistent with the established area neighbourhood pattern.
5. Minimum yards along Maple Street and Sixth Street are increased from around 2m to 4.5m. Recessed garages will ensure driveway length compliance.
6. The Coach House is a detached building having an increased westerly yard - from 1.2m to 8.7m.

For the dwellings fronting onto the public streets, allowances from standard R3 zoning provisions are limited to:

1. Decreasing the minimum lot area for a semi-detached unit from 275 sqm to 264sqm, a 4% decrease.
2. Increasing maximum lot coverage for single detached and semi-detached from 40% to 46%.

Otherwise, for dwelling types fronting onto the public streets, zoning performance criteria are met.

The proposed amendment to the Zoning By-law is attached as Appendix 1 and seeks to implement the updated development plan.

4.3 Site Plan Application

Site Plan approval is sought for the historic Annex component of the plan and property.

This area comprises Block 10 to the Draft Plan (see Fig.8, below).

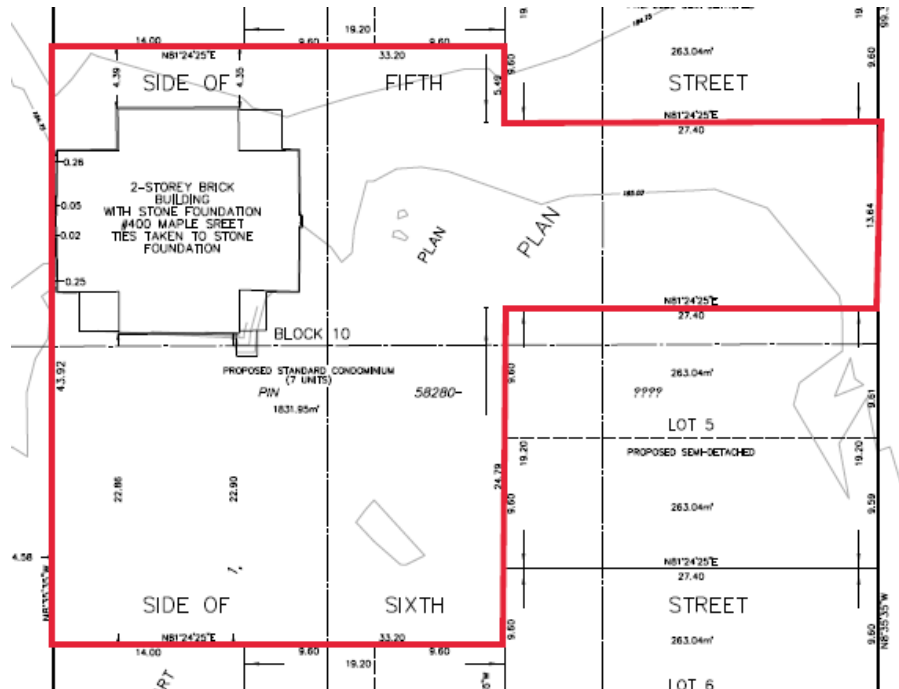


Fig. 8: Interior Block Site Plan Boundary (Excerpt, J.D.Barnes)

Site plan approval is sought for the combined development of the Annex semi-detached and the three coach house townhouses. Fig. 9, below, provides the site plan statistics based on the Tatham Site Plan (Fig. 10).

	SINGLES		SEMIS		TOWNHOME UNITS		VICTORIA ANNEX SEMIS	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
NUMBER OF UNITS		4		10		3		3
LOT AREA (MIN)	325 m ²	381.3 m ²	275 m ²	264.0 m ²	NIL	1842.2 m ²	NIL	1842.2 m ²
LOT FRONTAGE	10.0 m	13.9 m	9.0 m	9.6 m	NIL	13.9 m	NIL	13.9 m
FRONT YARD	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	29.3 m	14.0 m	42.6 m
EXTERIOR SIDE YARD	4.5 m	4.5 m	4.5 m	N/A	4.5 m	N/A	4.5 m	N/A
INTERIOR SIDE YARD	1.2 m	1.2 m	1.2 m & 0.0	1.2 m & 0.0	NIL	2.5 m	1.2 m & 0.0	0.02–0.26 m
REAR YARD	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	8.7 m	7.5 m	4.6 m
HEIGHT (MAX)	12.0 m	12.0 m	12.0 m	12.0 m	12.0 m	±10.0 m	15.0 m	12.0 m
COVERAGE (MAX)	40%	46.0%	40%	46.0%	N/A	26.6%	NIL	26.6%
LANDSCAPED AREA	35%	54.0%	35%	45.6%	35%	35.5%	35%	35.5%
PARKING SPACES	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT
ACCESSIBLE PARKING					1	1	1	1
GARAGE ACCESSORY BUILDINGS								
INTERIOR SIDE YARD	1.0 m	1.8 m					1.0 m	1.2 m
REAR YARD	1.0 m	1.9 m					1.0 m	19.9 m
SETBACK TO BLDGS	2.0 m	3.0 m					2.0 m	3.1 m
COVERAGE (MAX)	15%	5.3%					15%	3.9%
GROUND AREA (MAX)	75 m ²	20.4 m ²					200 m ²	72.0 m ²
HEIGHT (MAX)	7.0 m	4.8 m					7.0 m	7.0 m

Fig.9: Site Statistics (Excerpt Tatham Site Plan)

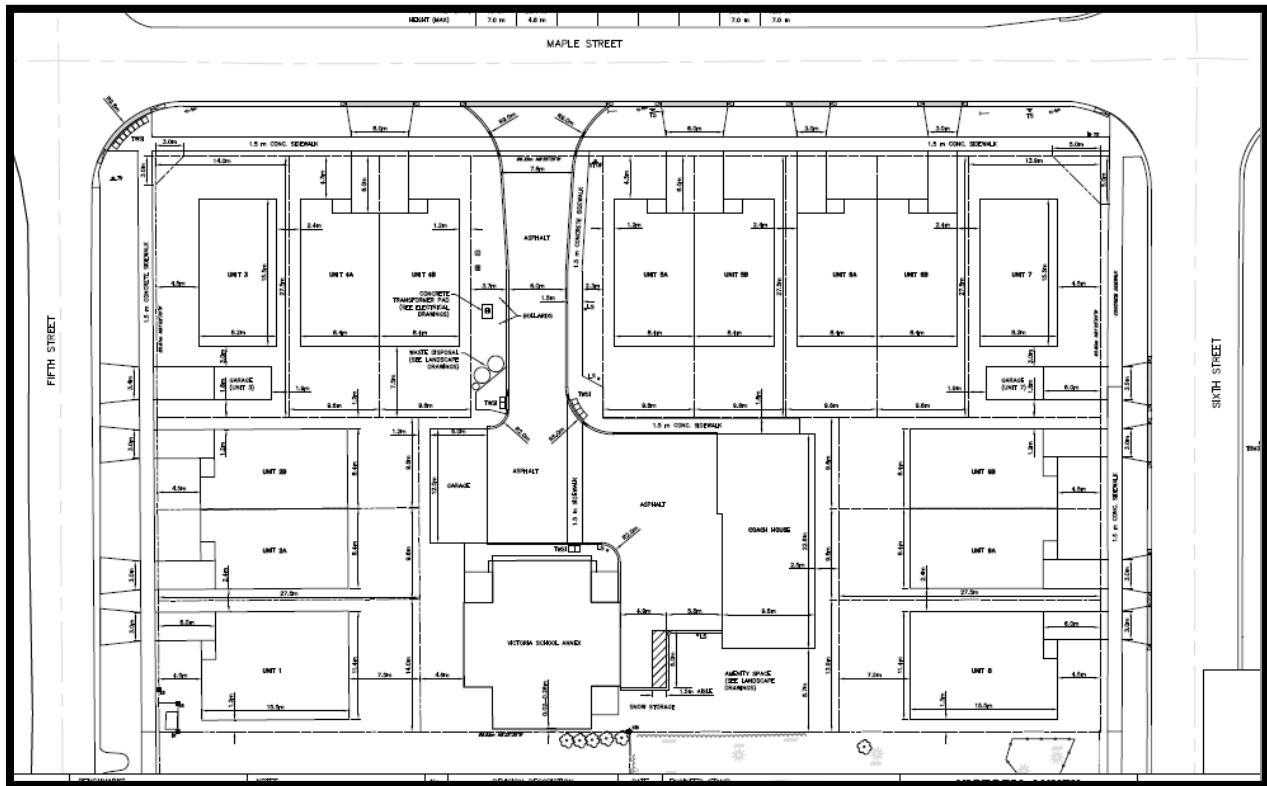


Fig. 10: Site Plan (Excerpt, Tatham)

The site plan application is supported by additional materials submitted that include engineering detail, a landscape plan and architectural elevation plans (Fig. 11). Design matters are further reviewed through the UDM summary, Urban Design Report and the HIA.

4.4 Additional Approvals

In addition, the above described application the following approvals will be required as the project nears completion. These are:

1. Application for release Part Lot Control in order to define the demising property lines of the semi-detached and townhouse dwelling unit components. This effectively allows the creation of “lots” on which these units are situated. This is done fairly well into the process as the demising property lines follow constructed walls.
2. Application for Condominium Exemption. This application seeks condominium approval of the condominium feature of the development plan and recognizes that development details had already been addressed through the zoning process and the site plan approval process.

3. Heritage Designation description modification. This will be a Town initiated process recognizing the more specific heritage property description that will result from the approved plans.
4. A Deeming By-law under Section 50 (4) of the Planning Act will be required in order to deem the existing underlying historical six lots to be not part of a subdivision.



Fig. 11: Architectural Elevation Annex East (Excerpt, IBI Group)

5. PRECONSULTATION

A formal preconsultation review meeting was held July 22, 2020 with the Development Review Team (DRT). The preconsultation application and review was based on a plan representing an updated design and development approach (Fig. 12, below). The approach maintained the integrity of the Annex and re-aligned single and semi-detached dwellings to address the street frontages.

The subject applications substantially maintain the design direction expressed in the preconsultation submission.



Fig. 12: Development Concept at Preconsult (Excerpt)

In August, 2020, Planning Staff issued an extensive compiled comments report resulting from the above-noted Development Review Team Meeting. Consideration of those comments informed the subject applications and the supporting materials submission. The consulting team summarized the DRT comments and how those comments are addressed or responded to in a Comments Matrix. That comments matrix document is included with this submission.

6. PLANNING ACT

The *Planning Act* is the legislated basis for land use planning in Ontario. It provides for policy and regulatory direction and permissions for how land use is controlled.

Part 1, Section 2 to the Planning Act directs that among other matters, a Council of a Municipality shall have regard to matters of provincial interest. Section 2 identifies 20 such matters 2(a) through(s).

By virtue of the approved status of the Official Plans of both the County and the Town most matters have been addressed in that the subject lands are designated in both Official Plans for development on full municipal services.

With regards to land use controls, Section 34 provides the basis for Zoning By-laws. Addressing Subsection 34(1), it is submitted that the proposed ZBA appropriately regulates and restricts the “*use of land*” as well as the “*erection, locating or using of buildings*”. Subsection 34 (10.1) requires provision of prescribed information. This prescribed information is specified under provisions of Ontario Regulation 545/06. It is submitted that the prescribed information is provided through this PJR, the completed Application for a Zoning By-law Amendment and, the supporting Reports and Studies reviewed in Section 8 herein. ***It is submitted that the proposed ZBA provisions in addition to applicable provisions of the comprehensive By-law 2010-040 complies with the direction and policies of Section 34 of the Planning Act.***

Section 41 concerns site plan control and approval of plans or drawings. It is submitted that the plans and drawings, along with supporting technical information complies with the extent of and nature of materials requirements.

Section 51 (24) requires that consideration of a draft plan of subdivision shall have regard for several additional matters. These are addressed as follows:

- (a) See above.
- (b) Addressed by approved Official Plan and municipal servicing schemes.
- (c) Addressed herein.
- (d) Addressed by the approved Official Plan land use designations along with the supporting engineering reports and studies. (d.1) – not applicable.
- (e) Addressed in engineering servicing and traffic reports submitted in support of the Site Plan Application.
- (f) Addressed in the approved detailed development design that accounts for accepted municipal zoning By-law performance regulations for residential lots. Subject lots are consistent with accepted standards and are similar to several approved subdivision plans within the municipality.
- (g) Addressed in the approved zoning By-law and further refined in the proposed amendment herein.
- (h) Addressed through submitted engineering studies with appropriate lands set aside for conservation, drainage and flood control measures. Official Plan land use designation and approved zoning in place to protect identified features and lands.
- (i) Addressed in the engineering reports submitted that conclude subject lands can be serviced with existing infrastructure.
- (j) Addressed through response from School Boards.

- (k) Appropriate lands and location accounted for in the approved site plan as a result of design in accordance with engineering report conclusions.
- (l) Addressed through development design enabling transit connections along with pedestrian connections to adjacent existing and future developments.
- (m) The proposed development is subject to detailed site plan control measures and requirements resulting in an executed Site Plan Development Agreement (April 17, 2020) in accordance with the municipal Site Plan Control By-law.

In summary, the subject application complies with the relevant provisions of the Planning Act referred to above.

7. PLANNING POLICY CONSIDERATIONS AND ANALYSIS

The two provincial level policy instruments are the Provincial Policy Statement, 2020 (the “PPS”) and, the Growth Plan (2019). The two municipal policy instruments are the Simcoe County Official Plan (the County Official Plan) and, the Town of Collingwood Official Plan (the Town Official Plan). This Section considers the subject applications in the context of these hierarchical policy instruments.

7.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) came into effect May 1, 2020 and replaced the previous 2014 PPS. It remains a province wide policy directive on matters of provincial interest in land use planning.

Section 1: Policies are geared to “Building Strong Healthy Communities”. Under Subsection 1.1.1 policies are directed at sustaining “Healthy, liveable and safe communities”. In this regard efficient development and land use patterns are to be promoted along with provision of a range and mix of residential housing with employment, institutional, recreational, parks and open space uses (1.1.1 a) and b)). In addition, development and land use patterns which may cause environmental or public health concerns are to be avoided (1.1.1 c)). Cost-effective development patterns are to be promoted in order to minimize land consumption and servicing costs are to be promoted (1.1.1 e)). This Section also directs that within settlement areas, sufficient land shall be made available to accommodate an appropriate range and mix of land uses for needs to a time horizon of up to 20 years through intensification and redevelopment (1.1.2). ***The subject applications would result in an efficient residential development pattern within a specific area of the municipality identified for intensification of uses. It is submitted that the proposal is consistent with Section 1 PPS policy directions.***

Section 1.1.3: Directs that Settlement areas shall be the focus of growth and development with their vitality and growth to be promoted. Furthermore, this policy states that land use patterns shall be based on density and mix of uses that, among other objectives, can efficiently use land and public services as well as support active transportation. ***The subject applications apply to lands within an existing settlement area that is fully serviced. The subject proposal represents a land use pattern that is an efficient use of land and public services as it would***

result in development of vacant parcel of land within the existing urban fabric of the Town. In this respect, the proposal is consistent with Section 1.1.3 PPS policy.

Section 1.4: In Section 1.4 the PPS requires planning authorities to provide for an appropriate range and mix of housing types and densities in a manner that, among other matters, efficiently uses land resources as well as public infrastructure. **The subject proposal would result in a range of housing forms and, will enable development of a vacant parcel of land on full municipal services. The proposal is consistent with these PPS directions.**

Section 1.6: This Section speaks to promotion of intensification and redevelopment in serviced settlement areas. **The subject proposal is consistent with this direction, in particular Section 1.6.6.2. as the subject application represents an opportunity for development of a vacant parcel of land on full municipal services.**

Section 2: This section provides policies addressing the wise use and management of the natural environment and resources. The lands comprise an infill parcel within an established built urban environment with no natural resources. A portion of the subject lands has been identified and recognized as having historical significance through provisions of the Ontario Heritage Act. The subject proposal clearly recognizes this with plans to conserve the resource. **In this regard, the subject applications are consistent with the PPS.**

Section 3: Section 3 provides natural hazards policies. The lands comprise a cleared infill parcel within an established built urban environment. Natural hazards have not been identified. **In this regard, proposed development of the subject lands can occur while being consistent with the PPS direction.**

In summary, the above demonstrate that the proposed Draft Plan, Zoning By-law Amendment and Site Plan Approval applications are consistent with key relevant PPS policy directives.

7.2 Growth Plan (2019)

The Town of Collingwood lies within the boundaries of the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). The Growth Plan provides directions guiding the location, nature and, management of growth and development of land. **Schedule 8** to The Growth Plan designates the Town of Collingwood as a “Primary Settlement Area” within the “Simcoe Sub Area”. A population of 33,400 for Collingwood by 2031 is noted in Schedule 7. It is clear that the Province intends that growth be directed to identified areas within the Plan area, and the “Primary Settlement Areas” is one such category of focus. **Due to location within the Town of Collingwood, the subject proposals conform to this overall direction.**

Section 1.2.1: Presents guiding principles that include, among other matters: supporting the development of complete communities; prioritizing intensification and higher densities to make more efficient use of land and infrastructure; and; supporting provision of a range and mix of housing types. **As the subject application results in enabling residential on existing vacant**

land that can be serviced with municipal water and sewer, the subject applications conform to applicable key principles of the Growth Plan.

Section 2: Provides policy directions on “Where and How to Grow”. Growth management policies in Section 2.2.1 2 specifically directs that the “vast majority” of growth shall be directed to settlement areas that: have a delineated built boundary; have existing or planned municipal water and sewer, and; can support the achievement of complete communities. The subject lands lie within Collingwood, can be serviced by municipal water and sewer and, are easily part of an integrated complete community as they have proximity and ready access to a wide range of public and private facilities and services. ***As the subject application relates to vacant lands that can be serviced and will result in residential dwelling types, the proposals would conform to these Growth Plan directions.***

Section 3: Provides policy direction for “Infrastructure to Support Growth”. Transportation (3.2.2), Water and Waste Water Systems (3.2.6), and Stormwater Management (3.2.7) policies are primarily applicable in considering the subject application. Regarding transportation, the subject lands are accessed off existing municipal road roads. On the matter of water and waste water, development of the subject lands can be serviced by treated municipal systems that have appropriate capacity. Regarding stormwater management, it is demonstrated through the supporting engineering work that the lands can meet stormwater management standards and not adversely affect the environment or adjacent lands. ***With regards to key servicing directives in Section 3, it is respectfully positioned that the subject proposals conforms to Growth Plan on the basis of location and availability of municipal services.***

Section 4: Provides policy direction on protecting natural systems among other matters. Engineering reports recommend full services and controlled stormwater management. ***The Functional Servicing Report concludes that the proposed development can be achieved without adversely affecting area natural systems.***

Section 5: Addresses Implementation of the Growth Plan. Recognition is made to key implementation tools such as Official Plans and zoning By-laws (Section 5.1) and the need for a coordinated approach with upper and lower tier municipalities (Section 5.2.3). For the most part, policies in the Official Plans for both the County and Town take into account the directions sought through the Growth Plan. ***Establishing the conformity of the subject proposal with the County Official Plan and the intent of the Local Official Plan in Section 7 to this report demonstrates conformity with the direction of Growth Plan implementation policies.***

Section 6: Provides growth policies specific to the Simcoe Sub Area. The policies direct significant growth to communities “where development can be most effectively serviced and where growth improves the range of opportunities for people to live, work, and play in their communities with particular emphasis on primary settlement areas”. ***Collingwood is designated as a primary settlement area and the subject lands represent an opportunity for development of a significant vacant parcel on full municipal services resulting in conformity with the direction sought by these policies.***

In summary, a review of the subject proposal in light of applicable policies of the Growth Plan it is concluded that the proposed amendment to the

Zoning By-law conforms to the overall intent of the Growth Plan and to applicable, specific policies of the Growth Plan.

7.3 Simcoe County Official Plan

Schedule 5.1, “Land Use Designations”, to the County of Simcoe Official Plan designates the subject lands as being within the Collingwood Settlement Area.

Section 3.1 identifies the following four themes on which the Official Plan is based.

- Direction of a significant portion of growth and *development to settlements* where it can be effectively serviced, with a particular emphasis on *primary settlement areas*.
- Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation.
- Protection and enhancement of the *County's natural heritage system and cultural features and heritage resources, including water resources*.
- Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The subject lands are situated within the Settlement designation and, as established previously, full municipal services can be provided. ***With respect to these attributes to and of the subject application, it is concluded the proposal conforms to the intent of the four major Official Plan themes promoted in the Simcoe County Official Plan.***

Sections 3.2.3 and 3.2.4 to the County Official Plan directs that the majority of population growth shall be directed to Settlement areas and with municipal services. ***On the basis of location and land use, subject proposal conforms to these directions.***

Section 3.5 contains policies addressing Settlement Areas. Overall, the objectives are to focus growth and development within settlements in a location and manner that provides for efficient, compact urban form, on full municipal services contributing to mixed use settlements. ***Given the location, servicing, and land use of the proposal, the subject proposal conforms to the intent of the County settlement policies.***

In summary, as the subject lands are located within a designated Settlement Area, that the proposal will result in provision of residential uses on the subject lands on full municipal services it is concluded that the subject application conforms to the intent and direction of the County of Simcoe Official Plan.

7.4 Town of Collingwood Official Plan

The Town of Collingwood Official Plan (Official Plan) was approved by Simcoe County in May 2007. In February 2015, Official Plan Amendment 33 was approved by Simcoe County. This Amendment updated growth policies including the Land Use Schedule and the Residential Density Schedule. The following references provisions of the December 2015 Office Consolidation.

The following is a summary of the subject proposal in relation to the Official Plan Schedules”

- Schedule ‘A’, Land Use Plan, designates the subject lands as “Residential”. An amendment to this Schedule is not required.
- Schedule ‘B’, Environmental Protection, does not identify areas of natural heritage concerns. Amendments to this Schedule are not required.
- Existing Schedule ‘C’, Residential Density designates the subject lands “Medium Density” residential, Exception 3 stipulating a maximum of 19 dwelling units.
- Schedule “D”, Transportation Plan, shows the subject lands fronting onto a Local Road (Maple Street) and flanked by a Local Road to the north (Fifth Street) and a Collector Road to the south (Sixth Street).
- Official Plan Schedule E, “Municipal Service Areas” shows that the subject lands are located in Service Area 1, indicating a preferred development phasing area. Amendments to this schedule are not required.
- Schedule ‘F’, Urban Structure identifies the subject lands as lying within the Built Boundary (Designated/Available Lands) and within the Collingwood Intensification Area. An amendment to Schedule ‘F’ is not required.

Policy Review

Sections 1 and 2: Confirm that the town is a Primary Settlement Area and that major policy influences through the Province and County are reflected in the Collingwood Official Plan. As noted above, the subject proposals are consistent with Provincial Policy and conform to the direction of the Simcoe Official Plan.

Section 3: General Development principles in Section 3 reiterate that implementation of the Official Plan will result in the development of an “economically strong, vibrant and complete community”. To that end, Section 3 provides a list of general principles that must be considered throughout implementation of Official Plan policy 3.1. These general principles include:

- that significant natural and cultural heritage features and resources are protected, conserved and enhanced when possible;
- that new development is protected from flooding and other natural or human made hazards;
- that in accordance with its context, new development is encouraged to be compact in form and include a diverse mix of land uses, a range and mix of employment and housing types, and easy access to local stores and public /private services;
- that public open space, recreation facilities, schools, civic and cultural facilities shall be accessible by pedestrians, cycling and transit;
- that new development is serviced with full municipal water supply and sanitary sewage disposal facilities; and,
- that no by-law is passed which does not conform with the intent of this Plan.

These general principles are addressed by the subject application through: the identification of natural and cultural heritage features; serviceability of proposed development on full municipal services as identified through the supporting studies (see **Section 8**, below); and; the proposed land use is of an efficient urban subdivision layout. ***The subject application respects and implements applicable principles established in Section 3.***

Section 3 also provides direction on preferred staging of municipal infrastructure, in particular, municipal sewer and water. A major objective of the Official Plan is to “encourage progressive, staged development from existing built-up areas in order to minimize the need for major servicing extensions” (3.5.2.2). The subject lands lie within Service Area 1 (Schedule ‘E’) ***and as such, can comply with and implement the full municipal services development principle.***

Section 4.3.2.1 provides policy direction on lands within the Collingwood Intensification Area. Official Plan policy encourages residential intensification as a means of achieving the goals of the Growth Plan and, as a means of contributing to Collingwood’s development as a complete community. This latter objective is met though several mechanisms including development of vacant lands that were previously developed.

Development proposals are to account for the following criteria detailed in Section 4.3.2.1.2 (in addition to other applicable Official Plan policy):

- a) Capacity and availability of municipal water and wastewater servicing;
- b) Proximity to and adequacy of community infrastructure, services and facilities;
- c) Ability to accommodate required off-street parking;
- d) Ability to accommodate an outdoor amenity area;
- e) Acceptable impacts on traffic;
- f) Sensitivity to the urban design and character of adjacent buildings, including their location, massing, height and building materials;
- g) Compatibility with the character and streetscapes of the surrounding neighbourhood; and,
- h) Preservation of heritage resources.

The above criteria are addressed as follows:

- a) Municipal sewer and water capacity is addressed in the FSR, included with this submission. Generally, the subject lands abut public roads with water and sewer services within the right of ways. The subject development can be serviced with these

local connections. The broader plant capacity matters are also addressed through development approval agreement instruments.

- b) The subject lands are within Service Area 1 and abut municipal roads, services, sidewalks, cycling lanes and are in proximity to key shopping and service providers along with public parks and schools.
- c) Off street parking requirements are specified in the Zoning By-law. The subject proposals comply with these requirements.
- d) Outdoor amenity areas are generally governed through Zoning By-law requirements such as minimum rear yard setbacks. In this regard, the subject applications provide for outdoor amenity areas associated with the residential uses on site.
- e) Addressed through TIS opinion.
- f) Addressed in the Urban Design Report, the Architectural Guidelines and the Heritage Impact Assessment.
- g) See above
- h) Heritage interest is the Annex and subject property is designated under the Ontario Heritage Act. Proposed plans preserve this feature. Addressed further per f) and g), above.

Section 4.3.2.2 Urban Design provides policy supporting an urban design approach that seeks quality design and design that achieves “compact and complete communities”. The subject applications are supported through an Urban Design Report, Architectural Guidelines, and a Heritage Impact Study among other components. The result is that in addition to conforming with applicable land use policy and direction of principal policy directions, the details of the proposal demonstrate recognition of the immediate neighbourhood expressed through site planning and architectural detailing. Land use, scale, massing and location are demonstrated to be in keeping with the neighbourhood.

In addition, the subject lands abut key municipal infrastructure facilities as noted previously. The site is widely recognized as an ideal candidate for sensitive infill within the existing built urban structure of Collingwood. The plans and reports demonstrate recognition and support of these characteristics through such matters as use, scale, siting and building design.

Section 7.2 Heritage Conservation provides policies seeking recognition and protection of heritage resources. Compliance with these policies is demonstrated through:

1. Maintaining the Annex and incorporating it into the development plan. It's heritage designation status will be maintained.
2. Site Planning and architectural treatments acknowledge the historical influences and seek to improve local streetscape.
3. The approach and detail supporting compliance with heritage polices are included in the Urban Design Report, Architectural Guidelines and the Heritage Impact Study.

In summary, the subject proposal conforms to the general intent of the Official Plan and is able to meet the specific development performance criteria of the Official Plan as they apply. It is concluded that the subject applications conform to the Collingwood Official Plan.

8.0 Urban Design

Urban design was identified as a key consideration during the preconsultation process with the municipality. In particular, references were made to Sections 6, 7, 8 and 10. It is acknowledged that Urban Design is an important component of the Town's development control review process. Accordingly, in addition to considering the policy and regulatory framework as required and enabled through the Planning Act, the Collingwood Urban Design Manual (2010) is considered by the Town to be an integral reference and guideline.

Regarding the UDM the following sections are highlighted for consideration.

Character and Context:

The site represents a former school site that now accommodates one remaining "Annex" building. The 0.6ha site is otherwise vacant and represents an infill opportunity within an established built urban environment. The Annex is designated under the Ontario Heritage Act. Site character and context are addressed in the Urban Design Report, the Architectural Design Guidelines. As noted previously an HIA was undertaken. Overall land use type and intensity is accounted for under Official Plan land use designations. Implementation addressing character and context is a question of design detail. As noted, this design detail is reviewed in the aforementioned studies and reflected in the plans submitted for Site Plan Approval.

Site Layout

The revised development approach has sought to respect the existing urban fabric layout of the surrounding neighbourhood. In addition the following is noted:

1. Internal laneway centered along the east west axis of the Annex building.
2. Presents an uninterrupted and focused view from Maple Street.
3. Internal site layout present two out buildings – the larger one referred to as the coach house, is three townhouse dwelling units. The smaller one a garage.
4. Increased setback of the coach house from existing residential to the west
5. Traditional grid pattern residential lotting around the perimeter with single and semi detached lots.
6. Site planning connects internal sidewalks to and from the adjacent municipal sidewalk system on Maple St.
7. Site is adjacent to the major cycling network system along Sixth St.
8. Internal open space amenity is provided for in the Annex block.

Buildings

As noted above, supporting reports address buildings and building orientation. For the most part, external building orientation reflect the existing urban neighbourhood structure, dominated by a classic grid system with residential lots fronting onto a municipal street system. Placement and orientation are proposed based on the urban context considerations noted.

Active Transportation

Active Transportation matters are addressed with the following development characteristics:

1. Perimeter homes access to public sidewalks along the streets.
2. Site is adjacent to a major cycling network along Sixth street.
3. Site is adjacent to the municipal transit route.
4. Internal sidewalk systems connect main internal block features to Maple Street.
5. Appropriate on site parking is provided.

Landscaping and Public Spaces

Consideration of landscaping and public open spaces is addressed as follows:

1. The site represents a compact, urban infill situation with limited opportunities for major landscaping and public open spaces.
2. The internal block has open space areas suitable for a limited amount of landscape treatment as shown on the submitted landscape plan.
3. Perimeter trees have been subject to studies over the past several years and these studies are included with the submissions package.
4. Public view scapes are accounted for through the urban design approach – a relatively wide (13m) block connects the Annex to Maple Street and is a major viewshed feature.

In summary, the above demonstrates how the proposed Draft Plan is consistent with applicable Town of Collingwood Urban Design Manual. Many details encouraged in the Urban Design Manual have been identified and implemented through the Urban Design Report, Architectural Guidelines, Heritage Impact Study and the site plan materials.

9.0 SUPPORTING STUDIES AND ANALYSIS

As a result of preconsultation processes along with a review Official Plan policy, the following reports and studies were identified by municipal planning staff as being required as part of the application submission process:

- i. Heritage Impact Assessment, Golder Associates, 2020**
- ii. Phase 1 ESA, Terraprobe, 2005**
- iii. Functional Servicing Report, Tatham, 2020**
- iv. SWM Report, Tatham, 2020**
- v. First Submission Civils, Tatham, 2020**
- vi. Geotechnical Investigation, Terraprobe, 2020**

- vii. Runge Electrical – Lighting, 2020
- viii. Architectural Guidelines, IBI, 2020
- ix. Architectural Plan, IBI, 2020
- x. Landscape Plan, Croziers, 2020
- xi. Tree Inventory and Assessment Update, Croziers, 2020
- xii. Archaeological Filing Report, MTCR, April 2016
- xiii. Functional Servicing/SWM Reports, Tatham Engineering, December 2019

In combination, the above referenced materials have been used to develop the plans and applications reviewed herein. The proposed development plans along with the amending Zoning By-law are supported by the aforementioned plans, studies and reports.

9.0 SUMMARY/CONCLUSION

The lands are governed by a residential third density exception zone with very specific building envelopes and internal condominium laneways. An amendment to the Zoning By-law is required to implement the updated development plan.

An updated Draft Plan of Subdivision is submitted reflecting detailed design and approaches. The proposed Draft Plan shows 9 lots fronting onto municipal streets: four single detached lots and five semi-detached lots (for ten units). There is also one internal Block for residential uses: two semi-detached dwelling types incorporated into the Annex building and, three townhouse type dwellings as part of “coach house” design.

Application for site plan approval is also submitted for the Annex block component.

Review of existing applicable land use policy has determined that the subject applications are consistent with the Provincial Policy Statement and conform to the land use directions established in the Growth Plan, Simcoe County Official Plan and, the Town of Collingwood Official Plan. The subject proposals respect the existing historical built form contexts and represent a sensitive residential infill development approach.

It is respectfully concluded that the proposal for Draft Plan Approval and related Zoning By-law amendment as further implemented through a Site Plan Approval application are in the public interest and represent good planning.

Prepared By:



Travis and Associates
Colin Travis, MCIP RPP
November 2020

APPENDIX 1

DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT 400 Maple Street – Victoria Annex

BY-LAW No. 2020 - XX

OF THE

CORPORATION OF THE TOWN OF COLLINGWOOD



BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE *PLANNING ACT*, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-040 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, and thus implement the Official Plan of the Town of Collingwood;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held MONTH XX, 2018, and that a further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. **THAT** Schedule "A" of Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule 'A' affixed hereto and forming part of this by-law, by rezoning said lands from the RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY EIGHT (R3-38) ZONE to the RESIDENTIAL THIRD

DENSITY EXCEPTION THIRTY EIGHT (R3-XX) ZONE and the RESIDENTIAL THIRD DENSITY EXCEPTION XX (R3-XY) ZONE.

2. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law 2010-040 as amended, is hereby amended in part by deleting the following: RESIDENTIAL THIRD DENSITY EXCEPTION THIRTY EIGHT (R3-38) ZONE.

3. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding RESIDENTIAL THIRD DENSITY EXCEPTION XX ZONE as follows;

“RESIDENTIAL THIRD DENSITY EXCEPTION XX ZONE

Notwithstanding the provisions of Section 4.16.2 the minimum required daylight triangle at the south-west corner of Fifth Street and Maple Street shall be 3m and the minimum daylight triangle at the north-west corner of Sixth Street and Maple Street shall be 5m.

Notwithstanding the provisions of Section 6.3.1.2, the following provisions shall apply:

- i. Uses shall be limited to single detached and semi-detached dwellings.
- ii. The maximum number of units shall be limited to 14.
- iii. The minimum lot area for a semi-detached dwelling type shall be 264 square metres.
- iv. The maximum lot coverage shall be 46%.

4. **THAT** Section 6.5 titled Residential Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by adding RESIDENTIAL THIRD DENSITY EXCEPTION XY as follows;

Notwithstanding provisions of Section 6.3.1.2 the following provisions shall apply:

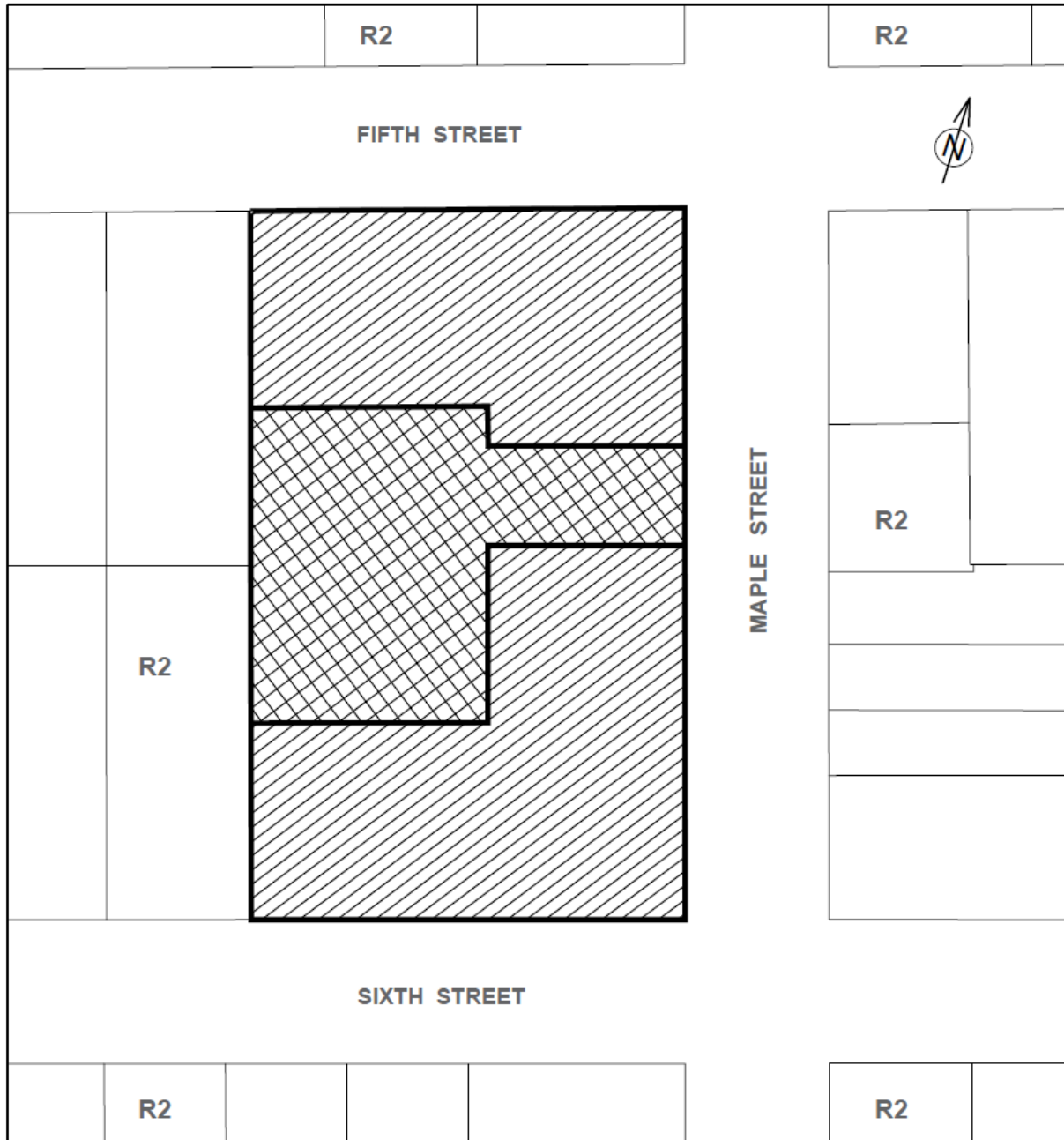
- i. The maximum number of Semi-detached units shall be 2.
- ii. The maximum number of Townhouse units shall be 3.
- iii. Semi-detached and Townhouse dwelling types shall have access off a private road.
- iv. The lands shall be considered as one singular property for the purpose of determining conformity with the provisions of the Zoning By-law
- v. The minimum rear yard setback for the Heritage Building shall be 0.3m.
- vi. The minimum setbacks for the townhouse block shall be:
 - a) 1.5m from the east property line
 - b) 10.9m from the west property line
 - c) 2.5m from the south property line

5. **THAT** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but that Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.
6. **THAT** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06, and if required as a result of such circulation the obtaining of the approval of the Local Planning Appeals Tribunal.

ENACTED AND PASSED this XX day of MONTH 2020.

MAYOR

CLERK



<p>SCHEDULE - A</p>	<p>LEGEND</p>	<p>Scale / Metric</p>
<p>PROPOSED ZONING BY-LAW AMENDMENT</p>	<p> Subject Lands Boundary</p> <p> Lands to be rezoned from Residential Third Density Exception 38 (R3-38) Zone to Residential Third Density Exception XX (R3-XX) Zone</p> <p> Lands to be rezoned from Residential Third Density Exception 38 (R3-38) Zone to Residential Third Density Exception XY (R3-XY) Zone</p>	<p>travis & associates</p>
<p>400 MAPLE STREET TOWN OF COLLINGWOOD COUNTY OF SIMCOE</p>		<p>planning 7 - 275 First Street Collingwood development Ontario Canada L9Y 1A8 v.715 446 9917 f.715 446 9918 travis.ca</p> <p>Date: 10-11-2020</p>

