

# PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT &  
SITE PLAN APPLICATIONS

BLACKMOOR GATES: 22 CAMPBELL STREET,  
750 AND 774 HURONTARIO STREET &  
33 FINDLAY DRIVE

Town of Collingwood

Date:

**March 2020**

Prepared for:

**Blackmoor Gates GP**

Prepared by:

Kory Chisholm, BES, M.Sc, MCIP, RPP

Associate

**MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)**

113 Collier Street

Barrie ON L4M 1H2

T: 705 728 0045 Ext. 224

F: 705 728 2010



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# 1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) was retained by Blackmoor Gates GP (the “Owner”), the Owners of the subject property (the “Site”) to review the planning merits of a proposed Zoning By-law Amendment, Site Plan Control and Draft Plan of Condominium application on the Site to permit a residential development consisting of a total of 28 single detached dwellings (the “Proposed Development”).

In May 2018, a Zoning By-law Amendment (“ZBA”) and Site Plan Control submission was made by a previous consulting team to rezone the subject lands from the existing Residential Second Density Zone (R2) and Residential Second Density Zone Exception 13 (R2-13) to the Residential Third Density Zone Exception XX (R3-XX) with site specific zoning exceptions. At the time of the initial applications the Proposed Development consisted of 28 units (27 single detached dwelling units and 4 semi-detached dwelling units). Zoning By-law Amendment and Site Plan Control applications

# 2.0

## **SITE DESCRIPTION AND SURROUNDING LAND USES**

### **2.1 Proposed Site Plan**

The Site is proposed to be developed for a total of 28 residential units, comprised of single detached dwellings. The dwellings are proposed to be oriented around a looping 7.2 metre wide private condominium road (~11m wide condominium right of way). Each dwelling will have vehicular access directly from the condominium road. Pedestrian walkways have been provided around the condominium road as well as to all three street frontages to provide pedestrian circulation and direct access to the units.

Four model types are proposed across the site. The form of development proposed is anticipated to be marketed towards seniors as the smaller unit size and nature of the condominium development lends itself to a low maintenance lifestyle.

# 3.0

## SITE CONTEXT

This Section of the Report provides a brief overview of the Site as well as surrounding land uses.

The Site is located in the southern portion of the Town of Collingwood. The Site is made up of four (4) distinct parcels. One parcel has frontage along Campbell Street, known municipally as 22 Campbell Street. Two of the parcels have frontage along Hurontario Street, known municipally as 736 and 750 Hurontario Street. The fourth parcel has frontage along Findlay Drive, known as 33 Findlay Drive. The single detached dwelling along Findlay Drive is proposed to be retained, and will be subject to an application for Severance at a later date. Only the rear portions of 736 Hurontario Street and 33 Findlay Drive are proposed for development. The single detached dwellings located on both lots are proposed to be retained and severed at a later date. In total, the Site is approximately 1.48 hectares in area, with 10.1 metres of front

condo road and dwelling units have been reconfigured to provide greater buffering to adjacent lots through providing a minimum of 5m separation from the proposed units to all adjacent property boundaries as well as push the intersection further into the Site to improve traffic circulation and buffering. Landscape treatments and fencing will also provide additional buffering to adjacent properties.

- Density / Compatibility

**Comment:** Members of the public expressed concerns with the proposed density of the development. Concerns of compatibility with the surrounding area were also raised.

The form of the Proposed Development, single detached dwellings, is consistent with the built form of the surrounding area. While the proposed dwelling units are generally smaller than the surrounding dwellings they represent the same form of low density dwellings and have been clustered in a way that respects the surrounding streetscape while providing active transportation connections to the three surrounding street frontages, further enhancing the walkability and connectivity within the neighbourhood. The original development included several

The form of development proposed contributes to a full range and mix of housing in the Town that addresses the needs of the population base and provides a unique size and tenure within the Town's single detached housing supply that further enhances the range and mix of housing available to residents.

## 4.0 PLANNING ANALYSIS

The following provides an overview of the applicable Provincial, County and Town planning policies and regulations as they pertain to the subject site and proposed Zoning By-law Amendment.

### 4.1 Planning Act

The *Planning Act* establishes the rules for land use planning in Ontario, and effectively describes how land uses can be controlled, and who may control them. With respect to the application made, Section 34 of the *Planning Act* sets the legislative framework for Zoning By-laws and Section 41 sets the legislative framework for Site Plan Control Areas





























# 5.0

## SUPPORTING MATERIALS

The following provides a brief summary of the documents provided in support of the proposed applications.

### 5.1 Design and Stormwater Management Report

A Design and Stormwater Management Report was completed by CAPES Engineering in support of the subject applications. The report discusses the servicing requirements for the site, provides detailed Design input and demonstrates the viability of the project in support of the applications.

The Proposed Development will be on full municipal servicing and will provide on-site stormwater management controls which will require a new connection to the storm sewer on Maple Street (via Campbell Street). The site will be serviced with a Municipal watermain connection to both Campbell Street and Hurontario. Gravity sanitary sewer will be implemented and connect to the existing sanitary sewer on Campbell Street, with no anticipated capacity issues in the downstream system.

# 6.0

## SUMMARY & FINDINGS

Based on the analysis outlined in this Report, it is submitted that the proposed ZBA and associated Site Plan, to rezone the current Residential Second Density Zone (R2) and Residential Second Density Zone Exception 13 (R2-13) to the Residential Second Density Zone Exception XX (R2-XX)) is in the public interest and represents good planning for the following reasons:

1. The application is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe;
2. The application conforms with the County of Simcoe Official Plan and Town of Collingwood Official Plan; and,
3. The proposed Zoning By-law Amendment is in keeping with the approaches used in the Town of Collingwood Zoning By-law and Urban Design Manual.

# Appendices

# Appendix **A**



# Appendix **B**



**Prepared by MHBC – March 2020**

*The following uses shall be permitted:*

- *Group or cluster dwelling*

*The following zone exceptions shall apply:*

- *Notwithstanding Section 5.5.1 of By-law No. 2010-04, two entrances with a combined width greater than 30% of the lot frontage, to a maximum of 15 metres, shall be permitted.*
3. **THAT** notwithstanding Section 3.1 of By-law No. 2010-04, Campbell Street shall be deemed to be the Front Lot Line;
  4. **THAT**



# Appendix C



REAR ELEVATION

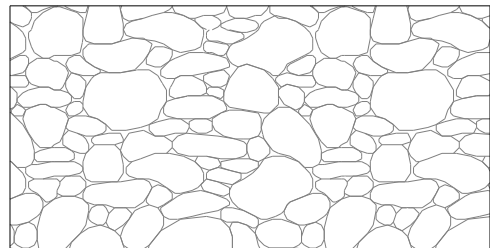
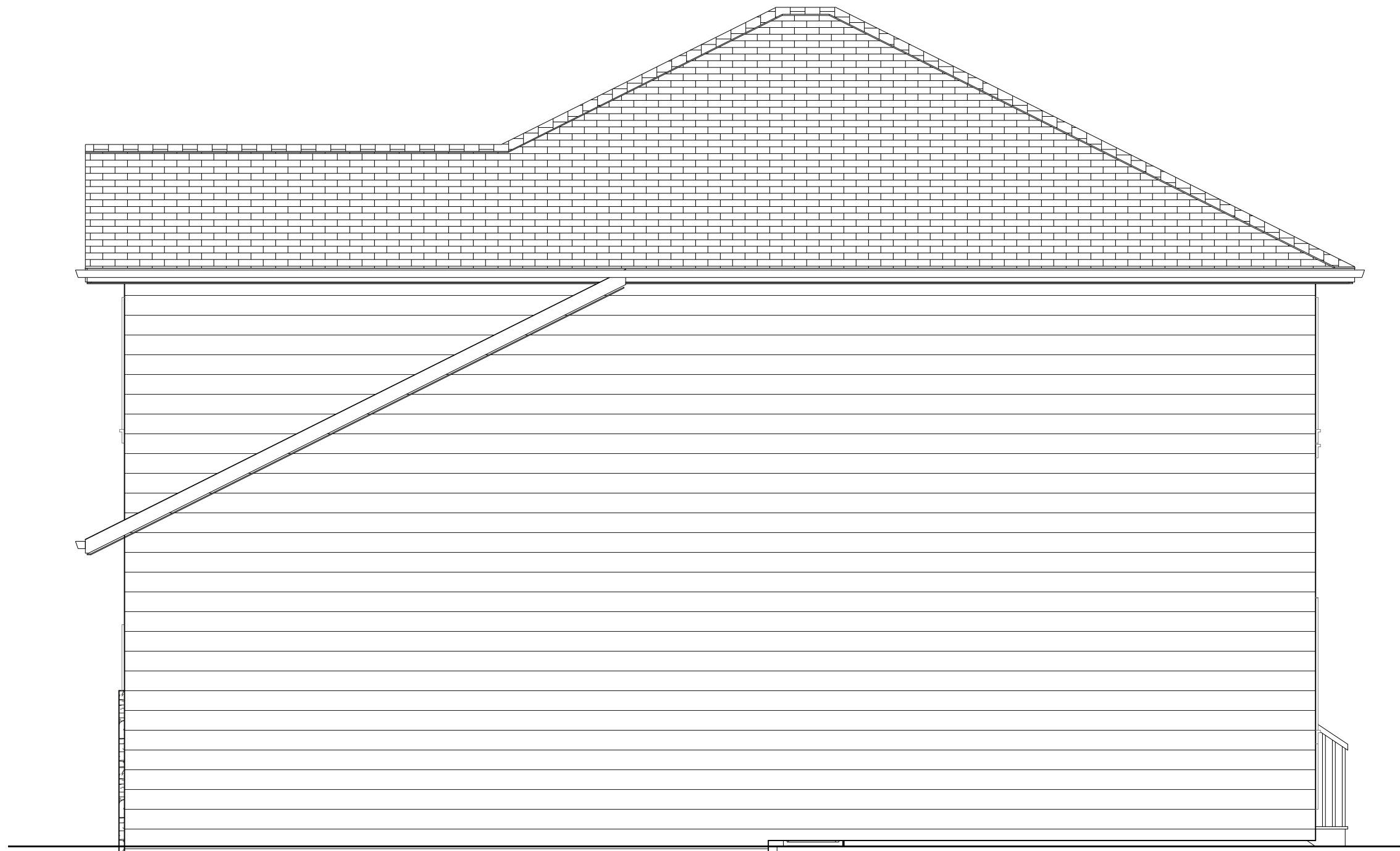
PRELIMINARY





RIGHT ELEVATION

PRELIMINARY

































# Figures

# Figure 1



# Figure 2



# Figure 3



# Figure 4



# Figure 5



# Figure 6





