



50 SAUNDERS STREET SUBDIVISION

Planning Justification Report
January 2020



50 SAUNDERS STREET
PLANNING JUSTIFICATION REPORT
TRAVIS & ASSOCIATES
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EXECUTIVE SUMMARY

The 50 Saunders Street Subdivision is located at the north west corner of Poplar Side Road and Saunders Street in the Town of Collingwood. The lands are currently zoned R2 (Residential Second Density). The Official Plan designates the subject lands “Low Density Residential”. Municipal servicing is available along the Saunders Street frontage. The subject lands are located within the existing urban boundary. The clear development intent expressed in municipal land use policy is for low density residential uses.

This report presents and reviews concurrent applications seeking approval for a Draft Plan of Subdivision and a related implementing Zoning By-law.

The Plan of Subdivision proposes 64 detached dwelling lots that are predominantly 12.2 m wide. Larger frontages characterize 6 of the primary corner lots within the subdivision. The resulting density is calculated at 15.9 units per ha (64 units/4.028ha). The Official Plan density range for lands designated “Low Density” is 15-20 units per ha. The subject proposal falls within the permitted density range. The proposed subdivision plan also provides for a local public park space and a Stormwater Management facility.

As noted, the subject proposal is to also rezone the lands to enable development of 64 single detached dwelling units. The proposed zoning category on the subject lands is “R3” (Residential Third Density). The Stormwater Management facility is proposed to be zoned “EP” (consistent with town practice) and the proposed public park area to be zoned “REC”.

In addition to this planning report the subject applications are supported by eight specialist reports and studies addressing, environmental and engineering matters. In total, the various submissions support a proposal for residential uses in accordance with the proposed Draft Plan and zoning By-law. In addition, proposed Draft Plan is further reviewed through an Urban Design Report and proposes Architectural Guidelines.

Upon review of the Provincial Policy Statement, the Growth Plan, the Simcoe County Official Plan and the Town of Collingwood Official Plan along with technical studies noted herein, it is concluded that the proposed amendments are consistent with Provincial policy, conform to the intent of the Simcoe County Official Plan and, conform to the intent of the Town of Collingwood Official Plan.

1. PURPOSE

In May, 2019 Travis & Associates was retained by Lotco II Limited to provide planning advisory services concerning its intent to subdivide the subject lands for residential uses. In addition to a proposed Draft Plan of Subdivision, an application to rezone the subject lands is also proposed.

The purpose of this PJR is to present and assess the proposed amendment to the Town of Collingwood Zoning By-law. In particular, 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. Review supporting technical documents
5. Provide a professional planning analysis
6. Summarize findings

2. SITE DESCRIPTION

The subject lands have a municipal 50 Saunders Street, Collingwood, Ontario. Legally, the lands are referred to as comprising Lots R1, R2 and R3, Registered Plan 446 Town of Collingwood (formerly, Township of Nottawasaga). The subject lands are situated at the north-west corner of Poplar Side Road and Saunders Street (see **Figure 1: Location and Context**, below).

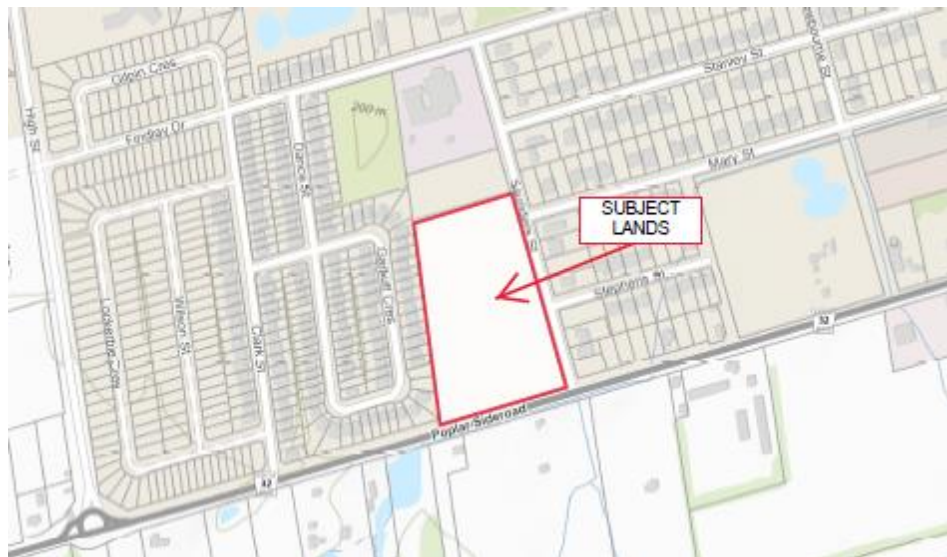


Figure 1: Location and Context

The subject lands are vacant and comprise 4.187ha with a frontage along Poplar Side Road of about 172.6m and a depth along Saunders Street of about 270.8m. The site is relatively flat with a general gradient sloping

from south to north (Tatham). Existing vegetation is for the most part naturalized “young” thicket and small portion of woodland (Birks). It appears from historic imagery that previous uses had included agricultural, a characteristic shared by most of the surrounding area (DS Consultants).

Existing municipal sewer and water services are at and along the Saunders Street and Poplar Side Road frontages (Tatham).

Appendix B to the submitted Archaeological Assessment (CRM, 2019) provides a series of site images that illustrate the nature of the site during a summer season. Appendix D to the submitted Environmental Assessment report (DS Consultants, 2019) provides a series of historical air photographs dating from 1954 through to 2019 that illustrate the historical evolution of the area development scope and form.

3. SURROUNDING LAND USES

The subject lands are immediately bordered on the north by St. Mary’s School and to west by the existing single detached dwellings as part of the Mountain Croft residential subdivision. A total of 16 existing lots that front onto Garbutt Crescent back onto the west property line of the subject lands. To the east are existing single detached dwellings. To the south are rural residential and agricultural uses, situated in the adjacent municipality, Township of Clearview. Area land uses are further shown in **Figure 2**, below.



Figure 2: Air Photo Showing Area Land Use Context

Overall, the immediate neighbourhood can be generally characterized as combining older and newer low density residential uses with school and associated open space uses.

4. PROPOSAL

In summary, applications are submitted for approval of a proposed Draft Plan of Subdivision (Draft Plan) and a related site-specific zoning By-law amendment. The Draft Plan proposes 64 single detached lots, a local park block and a Stormwater Management pond (SWM) block. Provisions are also made for a 7.5m road widening along Poplar Sideroad and a 15m daylight triangle at the north west Poplar/Saunders corner. The 64 lots are predominantly 12.2 m wide. Larger frontages characterize 6 of the primary corner lots within the subdivision. The resulting density is calculated at 15.9 units per ha (64 units/4.028ha). The proposed zoning By-law seeks to rezone the subject lands from an R2 residential second density zone to an R3, residential third density zone along with specific zones for the park block (REC zone) and SWM block (EP zone).

4.1 Proposed Draft Plan

The main land use feature of the Draft Plan is that it comprises 64 fully serviced residential lots (see **Figures 3a and 3b, Proposed Draft Plan**, following pages). The majority of the proposed lots will have frontages of 12.2m; seven lots will have frontages greater than 12.2m. The larger frontage lots are for the most part corner lots. As noted previously, the Draft Plan includes provisions for a SWM facility, local park and, required road widenings. The Draft Plan land use breakdown is as follows:

LAND USE SCHEDULE			
BLOCK #	LAND USE / FRONTAGE	AREA (ha)	# LOTS / UNITS
LOTS 1-64	SINGLE FAMILY RESIDENTIAL	2,838	64
BLK 65	PARK	0.213	—
BLK 66	STORMWATER MANAGEMENT	0.157	—
BLK 67	ROAD WIDENING	0.148	—
BLK 68	15m DAYLIGHT TRIANGLE	0.011	—
	STREET A (+/- 402m)	0.820	—
TOTAL		4,187	64

The subdivision design is an efficient design and takes into account layout considerations arrived at through the municipal preconsultation process and detailed review with Planning Staff. Efficiency is achieved by having as many lots as possible front onto the Street A and by having Street A take the form of a crescent. Street A is intended as a public Street and designed to town standards.

As noted, the subdivision layout also provides for a neighbourhood scale open space opportunity that incorporates a required SWM facility with a small park (Blocks 65 and 66 to the Draft Plan). Combined, these two blocks provide 3,705 sqm of local public neighbourhood open space accessible on three sides.

Figure 3a: Proposed Draft Plan (see also Figure 3b, over)

Town of Collingwood Zoning By-law 2010-040 zones the subject lands “R2” (see **Figure 4**, below).

No additional amendment or relief is sought to the “R3” zone provisions, the municipal standard “R3” zone provisions would apply.



The proposed zoning is illustrated in **Figure 5**, next page.

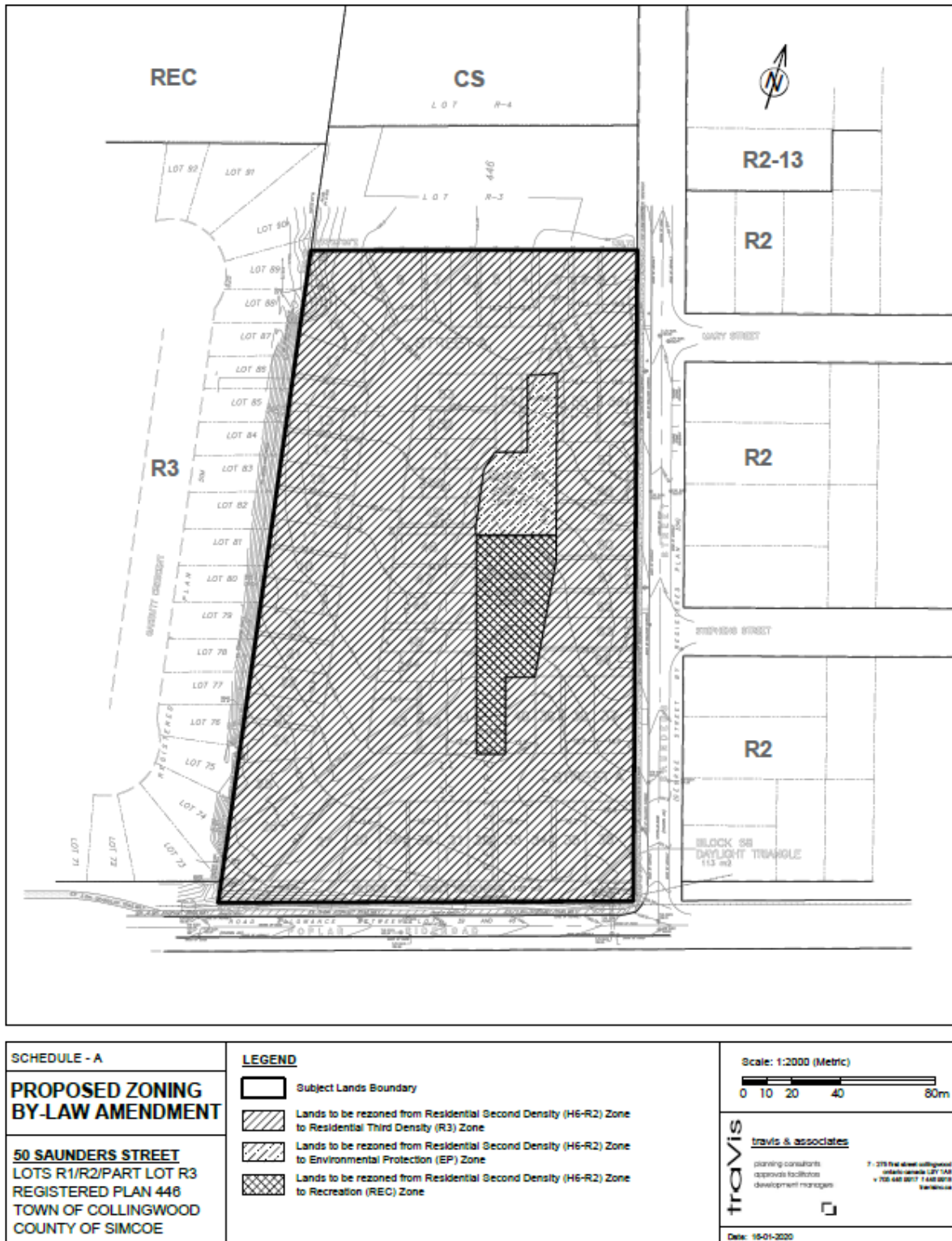


Figure 5: Proposed Zoning: R3, REC and EP

5. BACKGROUND

The lands have been subject to many development enquires over the past several years. More recently, the developers of the Mountaincroft subdivision to the west investigated the opportunity to develop the subject lands for uses similar to the Mountaincroft project.

5.1 Preconsultation with Town

A formal preconsultation meeting was held on September 25, 2019. Prior to the formal preconsultation there were a number of informal meetings and reviews held with Staff. The results of the preconsultation process are summarized in the comments table below. In summary, various matters were raised during the preconsultation process, some key aspects addressed to changes to the draft plan layout. Other matters were addressed through further consultation with the affected agencies, for example, Simcoe County and comments on road widenings and daylight triangle. The following main points were raised through the preconsultation process:

POINT	HOW ADDRESSED
Subdivision design – road pattern and street frontage lotting to be reconsidered	Revised road layout and Saunders Street lotting accounted for in Draft Plan revisions submitted herein
Parks and Trails to be reviewed further with town	Revised Draft Plan reviewed with Parks and Rec with park block accepted as meeting parkland requirement
Consider School walkway connection from Draft Plan	Reviewed with School Board who advised no direct connection wanted
Grading concerns with adjacent Mountaincroft rear yards	Alternate grading approaches have been developed – to be reviewed at a neighbourhood meeting
Scoped EIS	Completed and Submitted herein
Archaeological Study and ministry sign off required	Completed and Submitted herein
Follow up with County on road widening and daylight triangle	Completed and accounted for in Draft Plan
Tree cutting will require a tree preservation report	Site servicing and grading will require vegetation removal – Envision Tatham concurs no tree preservation required due to necessary fill. Proposed subdivision landscape plan will address new plantings. Trees along west boundary abutting west boundary with neighbouring properties to be addressed at detailed engineering design.
Communication and or open house needed with adjacent Garbutt Street residents	Per above, an open house invitation and date has been set
Ensure development proposal is in accordance with the UDM	UDM discussion is provided as a section in this report.
Architectural Guidelines required	Architectural Guidelines and Urban Design Report provided with this report.

ESA is required due to historical uses in the area (Apple orchards?)	ESA Phase One completed and submitted herein.
See list of required studies	Required studies submitted. Landscape plan to be submitted at Subdivision as part of subdivision agreement application per standard approach. Photometric to be provided at subdivision agreement application stage per standard approach.

Additional details are provided in the body of this report.

The preconsultation process resulted in responses from key agencies that assisted in the scoping and preparation of the supporting documents to be submitted with the applications. Based on the information circulated during this process, and the subsequent follow-ups by the proponent, no major technical issues were identified.

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. Section 1 provides for the legislated purposes of the *Planning Act*. In particular, Subsections 1.1 (a) and (b) note that among others, two purposes of the Act are to “*promote sustainable economic development in a healthy natural environment*” and, to “*provide for a land use planning system led by provincial policy*”. ***It is submitted that the subject proposal is aligned with and implements the stated purposes.***

Sections 2 and 3 of the *Planning Act* require that planning decisions shall have regard to “*matters of provincial interest*”, as well as “*be consistent with*” provincial policy statements and, “*conform with*” provincial plans. The proposed Official Plan and Zoning By-law Amendments that are the subject of this PJR are more specifically governed by Sections 16 (1), 22, 22 (4), 34 (1) and 34 (10.1) of the *Planning Act*.

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.***

In summary, the subject application complies with the purpose of the Planning Act and with applicable provisions concerning Zoning By-laws.

7. PLANNING POLICY CONSIDERATIONS

The Lands are located in Collingwood, Ontario and are therefore subject to several layers of policy direction. The two provincial level policy instruments are the Provincial Policy Statement, 2014 (the “PPS”) and, the Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”). The two municipal policy instruments are the County of Simcoe 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 Provincial Policy Statement, 2014 (the “PPS”) is a province wide planning policy directive on matters of provincial interest related to land use planning and development.

Under Part I the PPS explains that provincial plans and municipal official plans “provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth”. Part II summarizes the legislative authority for the PPS. The PPS is issued under authority of Section 3 of the *Planning Act*. Accordingly, decisions affecting planning matters “shall be consistent with” the PPS. Part III provides direction on how to read the PPS including that it PPS be read in its entirety. In Part IV, the vision for Ontario’s planning system is detailed and includes the ideal that strong communities along with a clean and healthy environment and a strong economy are “inextricably linked”. Part V provides a series of policies under three key approaches to sound land use planning, namely: Building Strong Communities; Wise Use of Management of Resources, and; Protecting Public Health and Safety.

The entire PPS has been reviewed. The following summarizes Part V policies that are specific to the subject application by way of being land use and “place-based”.

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 while contributing to a local community open space opportunities. 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 single detached housing form 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. In particular policies in 2.1.4, 2.1.5 and, 2.1.8 direct that development and site alteration shall not be permitted. Environmental Impact Studies (EIS) were undertaken as part of the planning process leading up to the subject proposal. *The EIS concluded that development of the subject lands will not adversely affect the environments identified in this section.*

Section 3: Section 3 provides natural hazards policies. *The above noted EIS exercise concluded that there are no significant natural environmental hazards on the subject lands. 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 and Zoning By-law Amendment 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 the existing County road system via a municipal road. 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 environmental report examined site natural features and concluded there are no features or attributes of significance. ***The Functional Servicing Report along with the EIS conclude 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 (see excerpt below) designates the subject lands as being within the Collingwood Settlement Area.

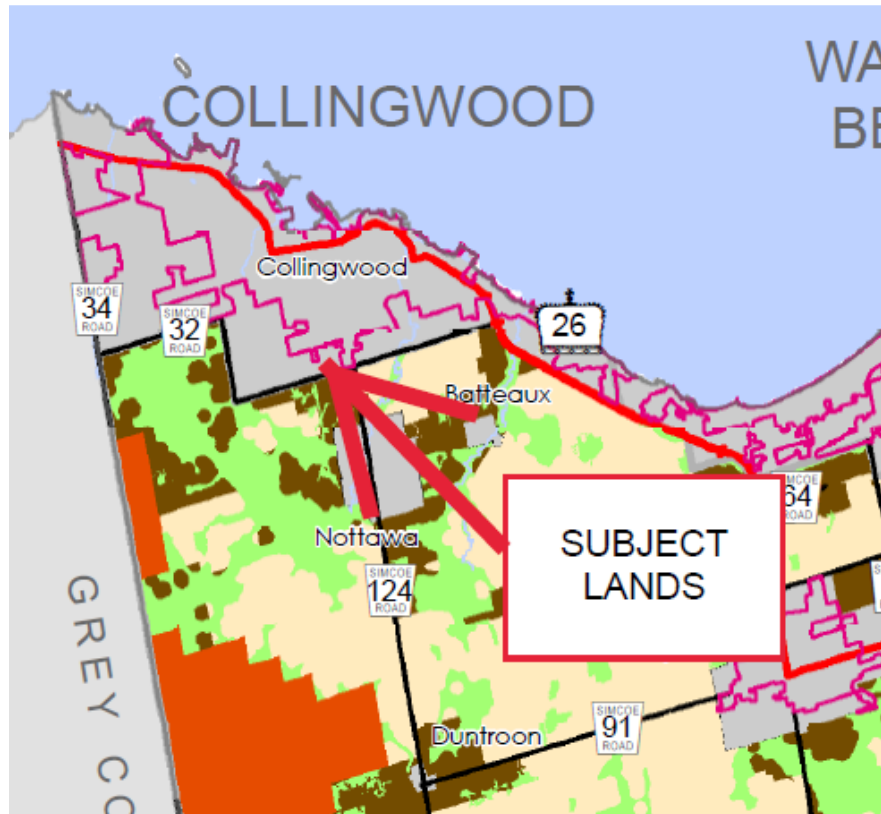


Figure 6: Schedule 5.1 County Official Plan Excerpt

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 3.3 provides for several policies that are County wide and address natural heritage systems and transportation. *As a result of engineering and environmental study the subject application is demonstrated to conform to the direction provided by these County Official Plan policies.*

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.

Schedule 'A', Land Use Plan, designates the subject lands as "Residential" (see **Figure 7**). Primary permitted uses are stipulated as single detached dwellings, semi-detached dwellings, duplex dwellings and boarding homes (S. 4.3.2.5.1). The allowable density ranges from a minimum of 15 dwelling units per ha to a maximum of 20 dwelling units per ha (S. 4.3.2.5.2). As noted in Section 4 to this report, the proposed 64 single detached lots would result in a density of 15.9 units per ha.

An amendment to Schedule 'A' is not required as the lands are proposed for residential purposes.

With regards to the remaining Official Plan Schedules, the following are noted:

- Existing 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 "Low Density" residential. The proposed density falls within the stipulated density range of 15 to 20 units per ha. Amendments to this Schedule are not required.

- Schedule “D”, Transportation Plan, shows the subject lands abutting an arterial road (Poplar Sideroad). The submitted Draft Plan does not propose direct access off Poplar Sideroad. Road widening lands are identified on the Draft Plan. The proposed Draft Plan consistently treats Poplar Sideroad as an arterial. Amendments to this schedule are not required.
- 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 inside the “Green Fields” designation, Lands for Urban Uses. Amendments to this Schedule are not required.

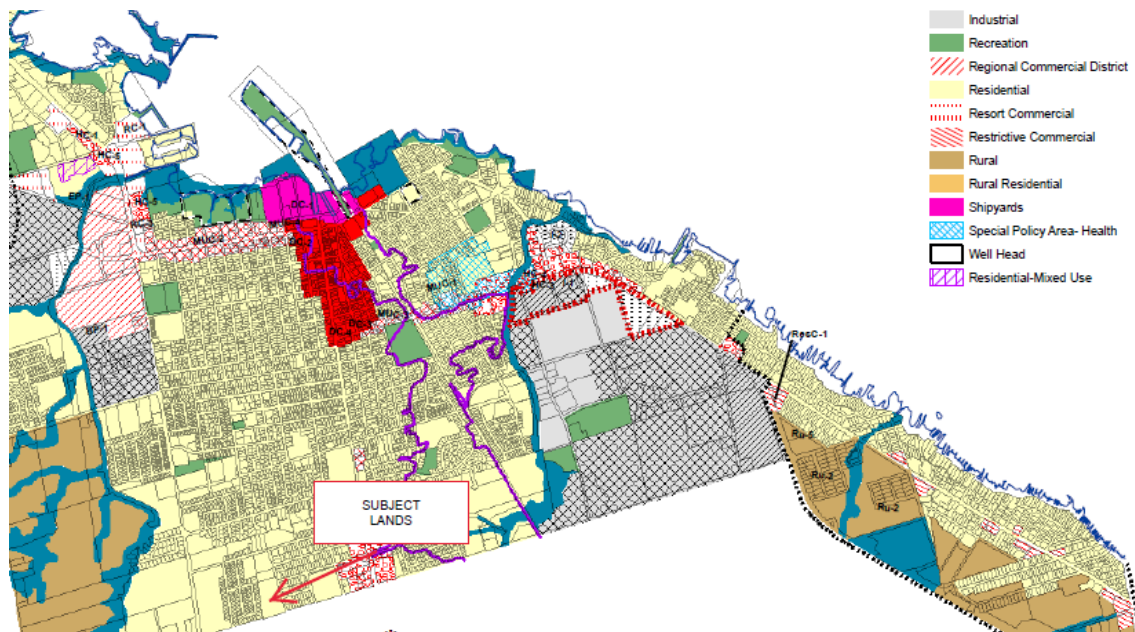


Figure 7: Existing Official Plan Land Use – Schedule A (Excerpt)

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 and hazards; 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.***

Development principles affecting Natural Hazards are provided in Section 3.9. Overall, decisions are to protect, improve or restore water quality and, protect property and public from flooding and erosion. As noted previously, these matters are addressed in the supporting engineering and environmental studies provided with this application, both areas concluding development of the subject lands do not raise any issues.

Section 4: Addresses EP boundaries and delineation of same. As noted, the subject lands have no EP designated lands.

Section 4.3.1: Provides overall goals and objectives applicable to residentially designated lands. The following are identified as particularly applicable to the subject applications:

4.3.2.12: Requires that in support of a Zoning By-law amendment that provisions of Section 4.3 be addressed in addition to the following matters:

- there will be no undue transportation difficulties;
- the method of servicing accords with town and MOE standards;
- that adequate community facilities are available;
- that the proposed development is appropriate for the site, and;
- that all requirements of the Official Plan are met.

The combination of traffic and engineering studies (see Section 8 below) preconsultation meetings with the Town and, the policy review and assessment contained within this report lead to the conclusion that the applicable policy direction and requirements are appropriately addressed and met. Regarding

adequate community facilities being available, the immediate neighbourhood has community level parkland space, the Draft Plan proposes on site parkland, there are schools in the area, key sidewalk and trail opportunities about the subject lands and, public transit routes are in proximity.

In summary, the subject application conforms to the general intent of the Official Plan, is able to meet the development performance criteria of the Official Plan as they apply to the different land use categories while at the same time, enabling the municipality to implement key Provincial Policy, Growth Plan and, Simcoe County Official Plan directions, goals and objectives.

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.

Appended to this report is an Urban Design Report and an associated Architectural Guidelines Schedule. The Urban Design Report establishes the design approach foundations in support of the proposed Draft Plan. It is a design statement of the proponent and is intended to demonstrate how key urban design objectives are met.

From an urban structure approach, the initial subdivision design featured a cul-de-sac and lots backing onto Saunders Street. As part of a critical analysis of the initial design, both Staff and the proponent agreed that lots should front onto Saunders Street to respect the function of Saunders as a local residential street and, to assist in maintaining as much "built form" as possible that can address the street frontage. In addition, it was agreed to reconsider the cul-de-sac street design element in order to provide a more efficient internal street pattern. The resulting re-design is a modified "grid pattern" and is consistent with the street pattern approach in UDM Section 3.A.

Another important urban structure component was to consider utilizing the required swm facility (a "dry pond") along with a neighbourhood scale park to create a combine open space feature. The location and utility of this feature integrates the small park with the lot pattern, a pattern that also allows for mid-block connections from a public street. These features help implement UDM Sections 4.A, B and C relating to subdivision design and parks location, accessibility and connectivity.

Related to subdivision design is Section 6 to the UDM that addresses "Site Layout". As noted above, a significant feature of the proposed Draft Plan is a lotting arrangement that addresses Saunders Street. This attribute is specifically consistent with UDM 6.A.1. The proposed integration of the dry pond SWM facility adjacent to the local park area is a design/amenity approach promoted in UDM S.6.S.1.

Section 7 to the UDM concerns buildings. The subdivision design allows for corner lots that are larger thus allowing for appropriate siting and building detail. This approach is consistent with S.7.C. More appropriate to this section are the proposed "Architectural Control Guidelines" proposed in Appendix B to this report.

Together with the Urban Design Report, the proposed built form assists in meeting UDM S.7.S parts 1 through 6 regarding theming, roof, materials, colour and priority sites.

Section 8 relates to Active Transportation. Overall, the intent and implementation of this Section is met by the subject proposal as a result of road allowance size and design (it enables public sidewalks), open space connectivity (access to on site open space areas through mid-block walkways) and connection to off-site and adjacent public street sidewalks and community trail systems. The Draft Plan development will subsequently enable and encourage pedestrian circulation (S.8.A) provide for pedestrian amenities such as access to nearby community mailboxes and provision of hard surfaces for travel (S.8.C) and provision of the Poplar Sideroad community trail extension (S.8.F). In addition, the location of the subject lands lends to Collingwood Transit system.

A final and important part of the UDM is Section 10, Landscaping and Public Spaces. At the outset, it is acknowledged that the subject land exhibit vegetative cover. This cover has been assessed and characterized by Birks (EIS, 2019) as containing some “woodland” and “thicket” cover with naturalized tree areas being “young” and not contiguous with adjacent lands (p.1). The tree line along Saunders is for the most part Poplar. It is not considered significant due to make up, area, size and location. It has no significant woodland function (p.6) and low representation of mature trees, that is, trees greater than 25cm diameter (p.11). No other significant vegetation species were found on the property.

Development of the site will necessitate tree removal in order to service the site (sewer, storm and drainage) through additional grading.

Section 10 requires that developments provide for a landscape plan (S.10.A). A landscape plan is a standard requirement of the Town and is provide, reviewed, commented on and approved at the subdivision agreement stage. Landscape plans for subdivision developments are generally a requirement specified as a condition of Draft Approval. The tree canopy (S.10.G) and replacement of trees will be addressed as part of the subdivision agreement review process by way of a landscape plan. In addition, the landscape plan will address provision of street trees (S.10.C and D) and confirm treatment of the open space blocks along with property perimeter plantings (S.10.E).

In summary, the above demonstrates how the proposed Draft Plan is consistent with applicable Town of Collingwood Urban Design Manual. The net result is a subdivision accounting for all key desirable objectives that will ensure a residential development that will meet the day to day living needs of its residents that takes into account contemporary development design standards.

9.0 SUPPORTING STUDIES

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. Environmental Impact Study, Birks, December 2019
- ii. Functional Servicing/SWM Reports, Tatham Engineering, December 2019
- iii. Stormwater Management Report, Tatham Engineering, December 2019
- iv. Geotechnical Investigation, Peto MacCallum, July 2017

- v. Traffic Impact Brief, Tatham Engineering, December 2019
- vi. Phase One Environmental Site Assessment, D S Consultants, September 2019
- vii. Stage 1 & Stage 2 Archaeological Assessment, October 2019 and
- viii. Ministry Acceptance/Approval Letter December 2, 2019 (of Stage 1 & 2)
- ix. Noise Feasibility Study, HGC Engineering, January 2020)

The following summarizes the findings and conclusions of these studies and reports.

Environmental Impact Statement (EIS)

The purpose of the EIS is to identify the presence of natural heritage features within the study area that have the potential to be affected by the proposed development. In terms of impact the EIS provided a description and discussion on three natural heritage features and functions, as follows:

a. Tree and Vegetation Removal

The small woodland on the subject property is not considered significant and the removal of the woodland would not result in loss of ecological function (p. 10). No Butternut or other significant vegetation species were found on the subject lands.

b. Wetland

A small wetland area was identified. It is not part of a larger complex. Wetland conditions are attributable to stormwater runoff from the adjacent residential development. The function associated with fauna and flora habitat is relatively low. The provision of an onsite SWM facility will provide a similar function and design of the subdivision comparable vegetation communities can be recreated. Potential negative impacts would be “negligible” (p. 11).

c. Habitat

It is unlikely that critical habitat will be significantly impacted by development given the low number of mature trees. Tree clearing during appropriate times of the year are expected to have no negative impact on endangered bat species. Potential Barn Swallow foraging habitat was identified in adjacent lands. The proposed development will not impact the availability of foraging habitat in the area (p. 12).

In summary, the EIS concludes as follows:

Natural heritage features identified within the property are not deemed to be significant within the overall landscape as per provincial and municipal criteria. The mitigation measures recommended in this report have been developed to avoid and mitigate any potential negative ecological impacts associated with the proposed development. Overall, potential ecological impacts are minimal and mitigable provided the listed mitigation measures are applied accordingly. At this time, it is the position of Birks NHC that this EIS supports the application and that developable areas are present within the properties to allow for future site development.

Overall, the EIS identified very limited natural heritage features in terms of extent and quality. As a result, mitigation measures are limited to the nature of the heritage features. Mitigation of potential impacts during construction include tree removal restrictions from April to October. Works within the identified wetland feature (drainage feature) should be completed in dry conditions.

Functional Servicing Report (FSR)

The objectives of the FSR is to address servicing requirements of both the Town and County. It draws on previous reports (p. 1) and includes a Traffic Brief. The overall conclusion is that existing services surrounding the subject lands can adequately service a subdivision development at a scale of 64 single detached dwelling types (p. 12). As per standard processing, engineering details will be furthered as part of the Subdivision Agreement process. However, in the meantime the FSR summarizes overall servicing as:

- Sanitary will drain into existing sewers on Saunders Street
- A looped watermain will connect to existing on Saunders Street
- On-site SWM controls to attenuate peak flows with overall SWM quality control through the South Collingwood Subdivision pond
- The site will be serviced by two traffic access points and traffic generated by the subdivision will not adversely affect surrounding traffic operations

The submitted engineering review confirms that the subject proposal can be adequately serviced to municipal and county standards, with additional utility connections capable of providing services.

Stormwater Management Report (SWM)

The SWM report considered existing drainage conditions and studied proposed conditions along with quantity and quality control, siltation control and stormwater conveyance. The overall conclusion is that the proposed development will meet established criteria and not negatively impacting the local drainage system (p.11). A key feature in the SWM approach is an on-site “dry pond” that will be located and designed to integrate into the proposed local open space system. The overall storm runoff will drain into the South Collingwood stormwater management facility. It is demonstrated through the SWM report that the subject lands can meet design and engineering criteria addressing drainage including water quality and water control requirements.

Geotechnical Investigation

Based on site investigations including six boreholes to a depth of 5m, the study provides recommendations regarding site preparation, footings, basement floor slabs and site servicing for development of a residential plan of subdivision (pp. 5-8). Subject to the recommendations contained in report, the investigation supports the proposed development.

Traffic Impact Brief (TIB)

The TIB addressed on-site as well as area traffic circulation and determined that there would be no issues with both. The proposed development would generate relatively low volume trips onto Saunders Street, which in turn has excess reserve capacity (p.10). Among other matters, the TIB addressed overall traffic volume, parking, sight lines and, intersection operations. The summary is that no road network improvements are required (p.13).

Phase One Environmental Site Assessment (EIS)

The EIS was undertaken to satisfy the intent of requirements for a Phase One ESA. The Study Area includes the subject lands referred to as the "Phase One Property" and, adjacent lands within a 250m radius, referred to as the Phase One Study Area (see Figure 3 to the report). It concludes that no potentially contaminating activities were identified on the subject lands. Nonetheless, as a result of historical information dating back to the 1880's and through to present day, seven potentially contaminating activities were identified on adjacent lands (Table 3-4, p. 12). It is noted that most of these locations have been developed for residential uses. However, the area of interest lies within a narrow strip of land along the west boundary (Figure 5). A significant portion of this area of interest has already been developed as a residential subdivision. It concludes that a Phase Two ESA would be required in order to investigate this area of potential environmental concern (p. iii, p. 25).

Stage One & Two Archaeological Assessment (AA)

The AA concluded that the subject lands do not contain archaeological resources of cultural or heritage value or interest (p. 15). In a letter dated December 2, 2019 the Ministry of Heritage, Sport, Tourism, Culture Industries advised the consultants that the report was reviewed and the findings agreed with. The letter advised that no further archaeological assessment is required.

Noise Feasibility Study (NFS)

The NFS concludes that an acoustic barrier is required for lots backing onto Poplar Sideroad. Recommendations include building requirements for homes backing on to Poplar Sideroad and that warning clauses be included in purchase and sale agreements to inform of traffic noise (pp 7-8). Implementation recommendations are also included to address grading and barrier requirements and certification of proper installation of noise control measures (p.9).

The eight studies and reports that address the proposed development address and support the viability of the subject lands for residential development in accordance with the general direction of the Draft Plan. It can be seen that the majority of conclusions and recommendations reflect and support the appropriateness of the Official Plan designation for low density residential

development. This designation and the development potential of the subject lands is consistent with historical and recent residential development in the immediate area.

10.0 SUMMARY/CONCLUSION

The Plan of Subdivision proposes lots that are predominantly 12.2 m wide. Larger frontages characterize 6 of the primary corner lots within the subdivision. The resulting density is calculated at 15.9 units per ha (64 units/4.028ha). The Official Plan designates the subject lands for “Low Density” land uses. Permitted uses include single detached dwellings. The Official Plan density range for lands designated “Low Density” is 15-20 units per ha. The subject proposal proposes uses that conform to the Official plan and that fall within the permitted density range. The proposed subdivision plan also provides for local public park space and a Stormwater Management facility.

To implement the proposed Draft Plan, the subject proposal includes an application to rezone the lands to enable development of 64 single detached dwelling units by way of the Draft Plan of Subdivision. The proposed zoning category for the lots is “R3”. The Stormwater Management facility is proposed to be zoned “EP” (consistent with town practice) and the proposed public park area to be zoned “REC”.

In addition to this planning report the subject applications are supported by several reports and studies addressing prescribed matters. In total, the various submissions support a proposal for residential uses in accordance with the proposed Draft Plan and zoning By-law.

Through the preconsultation process emphasis was placed on ensuring that the Draft Plan accounts for preferred design directions expressed in the Town’s Urban Design Manual. This report has demonstrated how the proposed Draft Plan is consistent with applicable Town of Collingwood Urban Design Manual directions. The net result is a subdivision accounting for all key desirable objectives that will ensure a residential development that will meet the day to day living needs of its residents that takes into account contemporary development design standards.

Upon review of the Provincial Policy Statement, the Growth Plan, the Simcoe County Official Plan and the Town of Collingwood Official Plan along with technical studies noted herein, it is concluded that the proposed amendments are consistent with Provincial policy, conform to the intent of the Simcoe County Official Plan and, conform to the intent of the Town of Collingwood Official Plan. In light of these considerations along with urban design characteristics, the subject applications are in the public interest and represent good planning.

Prepared By:

Travis and Associates
Colin Travis, MCIP RPP

January 2020

APPENDIX 1

DRAFT OF PROPOSED ZONING BY-LAW AMENDMENT 50 Saunders Street

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:

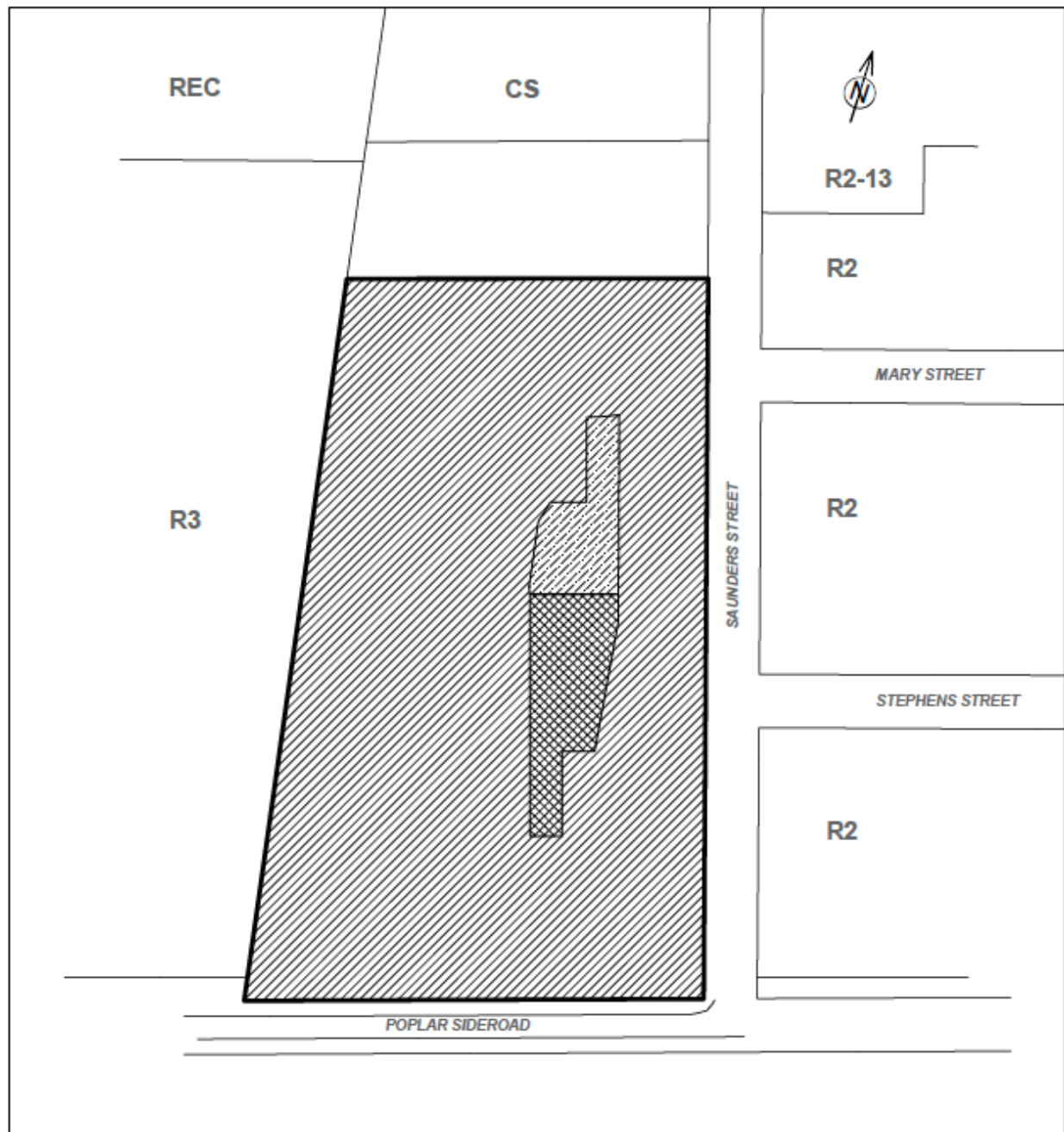
1. **THAT** Schedule "A" of Collingwood Zoning By-law No. 2010-040, as amended, is hereby further amended as it pertains to lands shown more particularly on Schedule 'A' affixed hereto and forming part of this by-law, by rezoning said lands from the RESIDENTIAL SECOND DENSITY (R2) ZONE to the RESIDENTIAL THIRD DENSITY (R3) ZONE, the ENVIRONMENTAL PROTECTION (EP) ZONE and, the RECREATION (REC) ZONE.

3. **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.
4. **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



SCHEDULE - A PROPOSED ZONING BY-LAW AMENDMENT 50 SAUNDERS STREET LOTS R1/R2/PART LOT R3 REGISTERED PLAN 448 TOWN OF COLLINGWOOD COUNTY OF SIMCOE	LEGEND Subject Lands Boundary Lands to be rezoned from Residential Second Density (H6-R2) Zone to Residential Third Density (R3) Zone Lands to be rezoned from Residential Second Density (H6-R2) Zone to Environmental Protection (EP) Zone Lands to be rezoned from Residential Second Density (H6-R2) Zone to Recreation (REC) Zone	Scale: 1:2000 (Metric) travis travis & associates planning consultants approvals facilitators development managers 7 - 275 West Street Collingwood Ontario Canada L9Y 1A8 +1 519 448 9877 +1 800 667-1111 travis.ca Date: 15-01-2020
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APPENDIX 2

URBAN DESIGN REPORT AND ARCHITECTURAL GUIDELINES

50 Saunders Street

URBAN DESIGN REPORT LOTCO II LIMITED – 50 SAUNDERS STREET SUBDIVISION

The purpose of this report is to identify the design goals and objectives that the developer intends to meet and achieve through the proposed development.

Goals

1. To plan a development that is consistent with existing local Official Plan land use policy regarding use, density and form.
2. To ensure that the planned development meets the key design elements expressed in the Town's adopted "Urban Design Manual" (2010).

Objectives

1. To develop a residential subdivision that respects the character of the existing neighbourhood.
2. To develop a residential subdivision that delivers single detached dwellings.
3. To develop a subdivision that provides a safe and efficient street pattern that includes provisions for pedestrian travel and pedestrian connections to existing neighbourhood trails and sidewalk systems.
4. To develop a subdivision that delivers homes having a consistent architectural theme and building treatments/elements.
5. To develop a subdivision that can be seen as integrating into the existing urban fabric of the immediate area.
6. To provide for a local open space amenity within the subdivision plan.
7. To provide for landscape treatments that will add to the town's tree canopy and provide for appropriate screening from the adjacent arterial road.
8. To respect existing abutting residential uses through the exploration of alternative grading approaches that account for any necessary finished engineered grading requirements.

Implementation

The following summarizes how each of the objectives noted above are proposed to be implemented, drawing on references to the Urban Design Manual, the proposed Draft Plan and the proposed zoning By-law.

Objective 1:

The immediate neighbourhood is predominantly residential in character. The type of residential is in turn dominated by single detached dwelling types. The proposed Draft Plan and its associated implementing zoning By-law seek to enable development of single detached dwelling types. Single detached dwelling types are consistent with the land use character of the existing neighbourhood. In addition, the proposed Draft Plan complies with the land use designation anticipated through the approved Official Plan i.e., low density residential.

Objective 2:

The proposed Draft Plan demonstrates that development of 64 single detached dwelling types is feasible from a functional design layout point. The layout provides for consistent lotting arrangements while allow for variation along the streetscape through corner lot orientation and, treatment of interior open space access and viewpoints.

Objective 3:

The proposed Draft Plan provides for one street in a crescent configuration and with street design geometrics that can meet municipal engineering standards for width, turning radii and provision of services including but not limited to standard public street lighting and sidewalks. The subdivision sidewalks are able to connect to existing sidewalks along Saunders Street. In addition, the subdivision design allows for a right of way conveyance to Simcoe County along Poplar Sideroad, which in turn will allow for the extension of the existing community trail running along the north side of Poplar Sideroad to the west.

Objective 4:

A comprehensive set of architectural control guidelines are proposed to be included with the subdivision agreement and are included herein. The overall design theme is “Contemporary New Urbanism”. This theme will be implemented by way of the subdivision street layout being linear in nature with definitive yet limited road direction changes. In addition, the design guidelines speak to the nature of the built form, massing, architectural elements, materials and colour.

Objective 5:

The existing urban fabric is a function of land use and urban form. As noted previously, the immediate neighbourhood is predominantly low density residential in nature, achieved primarily through single detached dwelling types on individual lots. The urban form is a combination of relatively new subdivision development such as Mountaincroft that abuts the west property line of the subject lands, along with a mix of older and newer homes along Saunders and along Stephens, Mary and Stanley Streets. The overall street pattern is linear with the only deviation from a typical standard grid pattern being provision of a crescent (Garbutt to the west). The Mountaincroft subdivision to the west was designed and built with lots backing onto the arterial Poplar Sideroad. Required features at that time included a road widening, community trail and an noise attenuation fence. The proposed Draft Plan would consistent with this overall fabric due to it's Street A being an elongated crescent road that connects to Saunders Street along with similar road widenings, trail and noise attenuation features as existing to the west. In addition, the Draft Plan allows for lots to front onto Saunders Street thereby providing dwellings frontages to assist in reinforcing this existing aspect of the urban fabric. (UDM 6-A.1, 6 & 7.

Object 6:

The design and development of the Draft Plan will require an onsite storm water management facility in the form of an open space block. Designed and intended as a “dry” pond facility (i.e., not designed to retain water over any longer term period but to assist in the slow release of storm event water). Due to the nature of the overall subdivision layout and preferences for a crescent street layout with lots designed to front onto Saunders Street, the ultimate Draft Plan design allows for an additional open space block adjacent to the storm water management block. Combined, these two blocks provide for a neighbourhood park facility. The block configurations in the Draft Plan allow for three access points to the open space features via public sidewalks along Street A.

Objective 7:

The existing site has vegetative cover that is successional with “thicket” cover dominating the interior and a hedgerow along Saunders Street that is dominated by Poplar trees. Site development will necessitate grading in order to achieve a site servicing scheme to meet town standards. This grading will mean that the majority, if not all, of the existing vegetation will need to be removed. However, a standard condition of Draft Approval will be the requirement for a subdivision landscape plan to be approved by the Town. That landscape plan will propose street trees along the road as well as additional landscape treatment at key point of the subdivision as well as the interior open space block. The Draft Plan layout allows for street trees and anticipates that additional landscaping would be provided along the Poplar Sideroad frontage. Overall, existing vegetation will be replaced with preferred and more robust plant species.

Objective 8:

The existing Mountaincroft subdivision includes existing single detached lots that abut the west property line of the subject lands. The proposed Draft Plan provides for single detached lots backing onto the existing lots. However, development of the subject lands will require a subdivision and lot grading plan approach that will result in a significant grade difference in excess of 1 metre. There are ways of addressing this. The developer will be approaching each of the lot owners through an open house event in order to review and discuss the alternative treatments. Through this process, the developer will engage with the adjacent owners.

Summary

It is demonstrated that the developer is able to achieve its 8 key urban design objectives. In turn, the 8 development objectives implement the overall goals of Official Plan land use conformity and are consistent with the Town's Urban Design Manual.

The following are proposed architectural control guidelines and processes to be included in the subdivision agreement.

SCHEDULE "XX"

ARCHITECTURAL GUIDELINES

LOTCO II LIMITED 50 SAUNDERS
STREET SUBDIVISION, TOWN OF
COLLINGWOOD

Town File No.

Architectural and Subdivision Guidelines

1.0 Objectives:

1.1 Architectural Theme

Establish house design standards which will give the subdivision a consistent architectural theme. The design standards will be used by the developer/builder (builders) when building within the subdivision/site.

1.2 Streetscape and Siting

The subdivision design guidelines will also be used to inform and guide the developer/builder (builders) in the placement of homes and colour scheme. This control will ensure that the builder maintains the architectural theme of the subdivision.

1.3 Review Process

In order for the intended architectural theme to be adhered to an approval process will be set in place for the developer/builder (builders) to follow.

2.0 Architectural Theme:

The architectural theme for the subdivision is based on the Town of Collingwood's "Contemporary New Urbanism" theme. Elements such as massing, materials, roof slopes and details will be controlled for consistency throughout the subdivision.

2.1 Elements

2.1.1 Massing:

Homes shall have simple rectangular forms with minimal projecting wings. Plans shall be one, two storey and raised bungalows with basic roof slopes.

2.1.2 Roof Profiles:

Roof slope must be 8:12 or greater. There may be a mixture of gables and hip roofs.

2.1.3 Materials:

Materials will be brick, stone and wood (Maibec or equal) siding for the main exterior materials. Wood siding will also be used as an accent material in most front elevations. It can either be applied horizontally, board and batten finish or cedar shingle look.

2.1.4 Details:

Details are simplified but will add subtle touches to the theme. Details such as windows in garage doors, keystones over garage openings, gable pediments, grills on front windows, frieze boards, brick soldier course shall be incorporated.

2.1.5 Porches:

Simple concrete porches shall be designed utilizing colonial columns and colonial railings.

2.1.6 Garages:

Attached garages should not project more than 2.5 metres from the face of the main front wall. However, where garage projections protrude in excess of 2.5 meters, the model shall be designed such that the projection is minimized through the use of a front porch and habitable space located over the garage, ensuring that the face of the garage is not more than 1.5 metres from the porch and habitable space above the garage.

2.2 Model Types

To comply with the Architectural and Subdivision Design Guidelines of the subdivision the developer/builder shall offer sufficient models, with at least 3 elevation choices to achieve conformity with the Siting/Streetscape Guidelines. The Builder will ensure that with each elevation choice (A,B, or C), there will be consistency with materials and details as follows:

2.2.1 Elevation "A"

1. Colonial style garage doors with windows and wrought iron handles.
2. Brick, with optional stone and pre-cast accent cap, with the option of coloured accent brick.
3. Gable Pediment.
4. Concrete Porch with load bearing colonial columns and colonial railings.
5. Roof pitch to be 8" x 12" in main structure.
6. Casement windows with grilles

2.2.2 Elevation "B"

1. Colonial style garage door with windows and standard handles.
2. All horizontal siding, with complimentary accent colour harmony on trim.
3. Concrete Porch with load bearing colonial columns and colonial railings.
4. Roof pitch to be 8" x 12" in main structure.
5. Casement windows with grilles

6. Faux cedar shake or board & batten in most gables.

2.2.3 Elevation "C"

1. Colonial style garage door with windows and standard handles.
2. All brick with complimentary accent siding
3. Concrete Porch with load bearing colonial columns and colonial railings.
4. Roof pitch to be 8" x 12" in main structure.
5. Casement windows with grilles
6. Vertical board and batten in gables.

Each of the above elevation choices will have 7 exterior colour packages that will be in conformity with the Town of Collingwood's subdivision guidelines.

3.0 Siting / Streetscape Guidelines:

3.1 Siting

The builder when siting homes within the subdivision shall follow the guidelines to ensure the architectural theme of the subdivision is achieved.

3.2.1 Typical Lots:

Model choice, elevation and exterior colour package selections will be strictly controlled.

3.2.2 Elevation Control:

Model and front elevations (A, B, or C) will be pre-sited and displayed at the sales centre so control can be initiated at the time of sale to avoid confusion. If one model is popular with purchasers extra facades will be developed to avoid uniformity.

3.2.3 Secondary Site Structures:

Elements such as porches, garage wings, balconies and verandas will be arranged so there will be continuity and compatibility among homes.

3.2.4 House Placement:

Setback, siting and location of entrances will be varied as much as possible. Long uniformly composed street facades are to be avoided. Identical models and front elevations shall be separated from one another on the same side of the street by a minimum of two (2) lots. Identical models and front elevations located across from one another must be offset from each other by at least one (1) lot. The choice of material shall be such that no two adjacent lots or opposite buildings contain the same stone, brick, or siding colours.

3.2.5 Lots Backing onto Arterial Roads:

Rear elevations of homes along arterial Poplar Sideroad shall have higher articulated architectural treatments, including casement windows with grills, additional roof gables, and bay or bow windows. A combination of landscape buffering, berming, wood screen or acoustic fencing shall be carefully designed to reduce the impact of reverse lot frontage and mitigate traffic noise.

3.2.6 Corner Lots:

Homes on corner lots will have up graded facades facing the two streets with more detailing. Details including grilles in windows, wrap-around porches, additional roof gables, bay or bow windows are required

4.0 Review Process and Control

4.1 General

The 50 Saunders Street subdivision has a number of lot widths and types. To ensure the subdivision guidelines are followed the following steps will be taken;

4.2 Pre-Approval

4.2.1

The developer/builder (builders) will commission R.A. Jeffries Architectural Design and Drafting to ensure all house plans, elevations, and exterior colour packages meet the subdivision guidelines.

4.2.2

Home designs and architectural control guidelines shall be forwarded to the Town of Collingwood's peer review architect.

4.2.3

Upon approval from the peer review architect, the architectural guidelines shall be included in the subdivision agreement.

4.3 Building Permit Process

4.3.1

Developer/builder (builders) provides lot number, house type, elevation and colour package to R. A. Jeffries Architectural Design and Drafting for siting and streetscape guidelines review.

4.3.2

R.A. Jeffries Architectural Design and Drafting shall review the lot number, house type, elevation and colour package to ensure compliance with the architectural design guidelines and the Town of Collingwood Subdivision Guidelines.

4.3.3

RA. Jeffries Architectural Design and Drafting will review each building permit submission and use his/her discretion and professional judgment in the application of these guidelines to ensure that the stated objectives are met. The Developer and any subsequent builders will be required to produce a consistent, well executed and high quality design package for review.

4.3.4

The developer/builder shall submit, with each building permit application, confirmation and certification that the accredited designer/review architect has reviewed and approved the building permit application, plans, and drawings and that said building permit application, plan and drawings are in conformity with the architectural design guidelines and the Town of Collingwood's Subdivision Guidelines.

4.3.5

R.A. Jeffries Architectural Design and Drafting is a certified designer with a BCIN number. Compliance to these guidelines and the Town's Subdivision Guidelines shall be certified by a registered designer with a BCIN number or a registered professional architect.