

## MEMO

---

**DATE** January 8, 2020 **PROJECT NO.** 183-4877  
**RE** Royal Windsor at Balmoral Village,  
Active Transportation Memo

---

**TO** Kandas Bondarchuk, MCIP, RPP  
Community Planner (Heritage)  
**FROM** Alexander Fleming, MBA, P.Eng

---

This memo has been prepared in support of the Site Plan Application for the Royal Windsor at Balmoral Village (Block 2) residential development. The memo summarizes the active transportation facilities proposed within the Site, as well as the proposed connections within Balmoral Village and to the existing active transportation network.

### **Existing External Active Transportation Network**

The Town of Collingwood currently has an extensive trails network with several connections near Balmoral Village. The existing trails within close proximity to the Site are as follows:

- Georgian Trail
- Harbour Street Trail
- Cranberry Inn Trail
- Black Ash Trail
- Boardwalk Trail
- Tenth Line Trail
- Stynie Trail

The trails noted above are suitable for cyclists, walkers, joggers, skiers and snowshoers. The trails are well marked and provide connectivity to the major points of interest in the Town of Collingwood.

Through the construction of Balmoral Village (Blocks 1 and 4) and the recent improvements to Harbour Street, a three-metre wide trail has been developed along the south side of Harbour Street. The trail extends from Balsam Street/Highway 26 at its eastern limits, to the Georgian Trail at its western limits.

The Harbour Street Trail connects to the Cranberry Inn Trail at its eastern limits which extends north along the west side of Highway 26. South of Harbour Street, sidewalks are provided along Balsam Street with trail entrances to the High Street Trail, Black Ash Trail and Boardwalk Trail.

The Georgian Trail extends from Black Ash Trail at its eastern terminus into the Town of the Blue Mountains to the west. The Georgian Trail provides entry to the Atoka Trail/Cranberry Trail West, Tenth Line Trail, Eleventh Line Trail and many other trails outside of the Town of Collingwood limits.

---

The material in this memo reflects best judgment in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. C.F. Crozier & Associates Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The Black Ash Trail borders the south edge of the property and is intersected by the Georgian Trail to the southwest of the property. There is a pedestrian bridge that crosses Black Ash Creek to provide access to Balsam Street.

Dawson Drive and Harbour Street have been designated as "On-road Bike Routes" per the Town of Collingwood Trails Map. The map has been included as **Attachment A** and illustrates all of the aforementioned trails.

### **Existing Transit Network**

The Town of Collingwood provides multiple transit routes within the Town and to the neighbouring municipalities of the Town of the Blue Mountains and the Town of Wasaga Beach. The Collingwood Crosstown Route has two stops near the site. The first is located 270 metres east of Kimberly Lane/Dawson Drive in the southwest corner of the intersection of Highway 26/Balsam Street and Harbour Street West. The second is located 190 metres north of Harbour Street on Dawson Drive opposite Keith Avenue.

The Collingwood Crosstown Route has service seven days a week, beginning at 6:30 a.m. on weekdays and 7:00 a.m. on weekends and ending at 9:00 p.m. The route extends from Cranberry Trail West to Georgian College and provides connectivity to locations such as the Collingwood Downtown, the YMCA and the Hospital.

A map of the existing transit network has been included as **Attachment B**.

### **Proposed On-Site Active Transportation Facilities**

Within Balmoral Village, sidewalks exist on the east side of Kimberly Lane and the north side of Kari Crescent (east of Kimberly Lane). Within Royal Windsor (Block 2), sidewalks are proposed on the east, west and south sides of the proposed building. The west sidewalk ties into the existing trail on Harbour Street and a walkway is proposed to connect to the parallel parking on Sutton Lane. In addition, a walkway is proposed to Kimberly Lane along the north side of south entrance to Royal Windsor. This walkway will provide access to the existing sidewalk provided on the east side of Kimberly Lane.

The Site Plan proposes to include 20 bicycle racks for short-term parking. The bicycle racks are proposed to be located near the three entrances along the eastern side of the building. Lockers are proposed for each unit and are sized such that a bicycle could be stored within. Lockers are provided on each floor of the building, with some unit's having lockers designated in the underground parking area. The locker locations are illustrated in the architectural drawings. The location of the proposed bicycle racks is illustrated on **Figure 1**, which illustrates the proposed and existing active transportation facilities and connections within Balmoral Village.

### **Internal Connectivity to External System**

As described previously, the proposed sidewalk on the west side of the building will connect to the existing trail on Huron Street. The Huron Street Trail provides connectivity to the Cranberry Inn Trail and High Street Trail on Balsam Street/Highway 26. The Huron Street Trail also connects to the Georgian Trail at its western limit.

Within Balmoral Village, an asphalt trail connection to Black Ash Trail and the Georgian Trail has been constructed between 74 and 76 Kari Crescent in Block 1 (units 82 and 83 per the Balmoral Village Master Plan). The connection exists along the western limits of the Storm Water Pond (Block

5) and an easement has been provided along Kimberly Lane and Kari Crescent to allow for all users to access the trail connection.

These trails provide connectivity to the Collingwood Downtown, the waterfront parks and many other major destinations in the Town. The trails also provide connectivity to the Cranberry Mews commercial plaza, as well as the Retail Commercial District. These areas offer many amenities including grocery stores, restaurants, general goods stores and other personal service establishments.

**Figure 2** illustrates the existing active transportation facilities and connections on the boundary road network and **Figure 3** illustrates the areas within a 500 and 1,000 metres radius of the centre of Balmoral Village. 500 metres represents an approximate 7-minute walk and 1,000 metres an approximate 14-minute walk. However, given that the path of travel is not a straight line and may involve crossing of signalized intersections, the walking time to these distances will be somewhat greater.

### **Conclusions**

The Royal Windsor at Balmoral Village proposes multiple connections to the external trail network as well as the sidewalks contained within Balmoral Village. The provision of bicycle racks for short-term bicycle parking, and storage lockers that can accommodate long-term bicycle parking will encourage cycling as a viable mode of travel. The Site's close proximity and numerous connections to the surrounding trail network improves the walkability of the Site and connects the development to many amenities within a reasonable walking distance. Nearby transit stops offer connectivity to the downtown terminal, with transfers available to areas beyond.

The proposed Site Plan supports active transportation and non-vehicular modes of travel.

Should you have any questions or wish to discuss, please contact the undersigned.

Sincerely,

**C.F. CROZIER & ASSOCIATES INC.**



Alexander J.W. Fleming, MBA, P.Eng  
Associate, Transportation  
/mf

**C.F. CROZIER & ASSOCIATES INC.**



Madeleine Ferguson, EIT  
Engineering Intern, Transportation

# **Attachment A**

## Collingwood Trails Map

# Collingwood Trails

Connect 2 the Lifestyle

## # Interpretive Signs

- 1 Keith Family Dairy
- 2 Collingwood Meat Company
- 3 Manufacturing History
- 4 North-West Ward School
- 5 Collingwood Milling Company
- 6 Smart Bros. Ltd.
- 7 Wetlands
- 8 Birds
- 9 Water/Fish
- 10 Historic Swim
- 11 Walk of History
- 12 Shipbuilder's Park
- 13 North West Mounted Police
- 14 Area History
- 15 Earlier Residents
- 16 Railway Freight Yards
- 17 Sewer & Water History
- 18 Central Park
- 19 Glory Whalen Parkette
- 20 Shannon's Bridge
- 21 Fish Hatchery
- 22 Harbour Plaque
- 23 Bryan Manufacturing
- 24 D.G. Cooper Company Ltd.
- 25 Story of Collingwood 'The Setting'
- 26 Story of Collingwood 1858 to 1908
- 27 Story of Collingwood 1908 to 1958
- 28 Story of Collingwood 1958 to 2008
- 29 Lady Elgin Locomotive
- 30 Cranberry Golf Clubhouse

Scenic Caves Nature Adventures



HARBOUR / HARBOURVIEW PARK AREA

COLLINGWOOD DOWNTOWN

## Legend

- Stone-dusted trail
- Hard-surface trail
- Nature trail
- On-road bike route
- Designated bicycle lane
- Heather Pathway
- East circle route
- West circle route
- Harbour circle route
- Groomed Snowmobile trail
- Birding
- Playground
- Parking
- Fishing
- Cross country skiing
- Labyrinth
- Arena
- Tim Hortons
- Scenic lookout
- Park
- Picnic tables
- Snowshoeing
- Amphitheatre
- Fire Station
- Public Washroom
- Centennial Aquatic Centre
- Off-leash Dog Park

[collingwood.ca/trails](http://collingwood.ca/trails)

Great care has been taken in design and production to make this map as complete and convenient as possible for users, however we cannot guarantee its complete accuracy. Please use these recreational trails at your own risk. Trails are not maintained from November 1 – April 30.

**Know Where You Are**  
Watch for these Safety Signs



# **Attachment B**

## Collingwood Transit Map



### Wasaga Beach Route 1 West

Archer Road	Deerbrook Drive	Wally Drive	Walmart Supercentre (Transfer)	Nancy Island Welcome Centre	18th Street	Riverbend Plaza	Macs Convenience Store	Knox Road West	Meadowbank Boulevard	Real Canadian Superstore (Transfer)	St. Noel Elementary School	Lyons Court
MONDAY - SUNDAY												
7:15	7:20	7:25	7:30	7:35	7:38	7:40	7:41	7:42	7:44	7:45	7:53	8:00
8:45	8:50	8:55	9:00	9:05	9:08	9:10	9:11	9:12	9:14	9:15	9:23	9:30
10:15	10:20	10:25	10:30	10:35	10:38	10:40	10:41	10:42	10:44	10:45	10:53	11:00
11:45	11:50	11:55	12:00	12:05	12:08	12:10	12:11	12:12	12:14	12:15	12:23	12:30
1:15	1:20	1:25	1:30	1:35	1:38	1:40	1:41	1:42	1:44	1:45	1:53	2:00
2:45	2:50	2:55	3:00	3:05	3:08	3:10	3:11	3:12	3:14	3:15	3:23	3:30
4:15	4:20	4:25	4:30	4:35	4:38	4:40	4:41	4:42	4:44	4:45	4:53	5:00
5:45	5:50	5:55	6:00	6:05	6:08	6:10	6:11	6:12	6:14	6:15	6:23	6:30
7:15	7:20	7:25	7:30	7:35	7:38	7:40	7:41	7:42	7:44	7:45	7:53	8:00

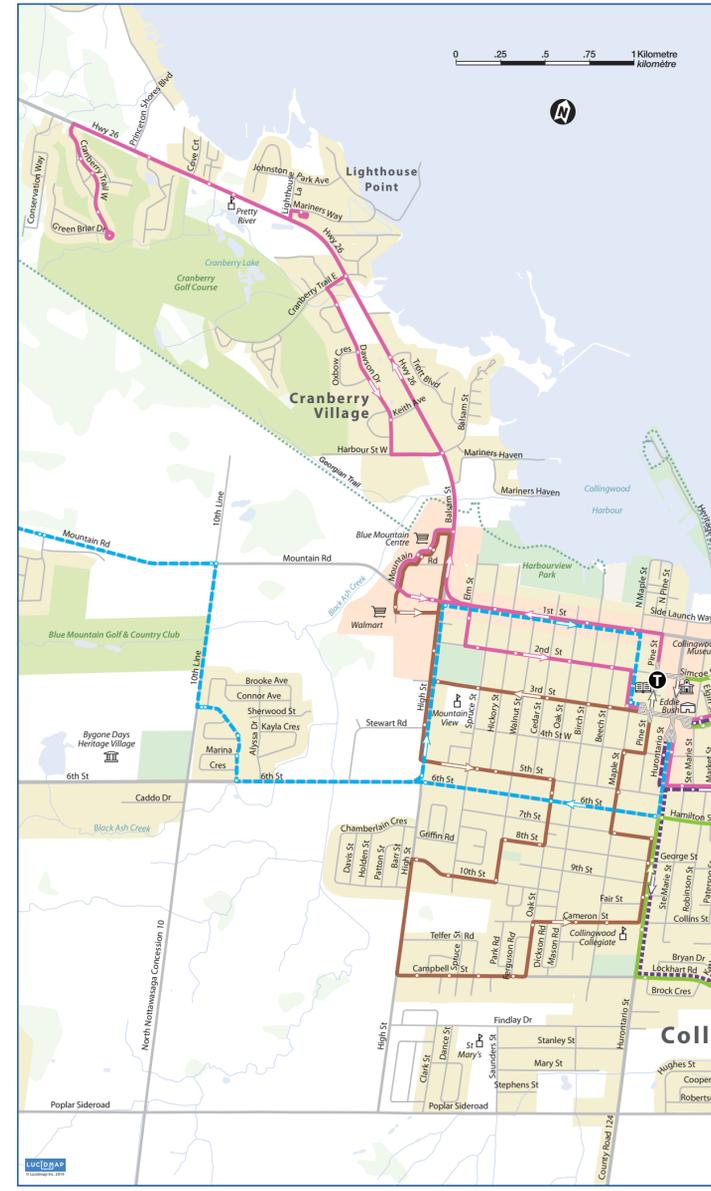
### Wasaga Beach Route 1 East

Lyons Court	St. Noel Elementary School	Real Canadian Superstore (Transfer)	Meadowbank Boulevard	Summitdale Road	Mac's Milk (Mosley Street)	Riverbend Plaza	18th Street	Nancy Island Welcome Centre	Walmart Supercentre (Transfer)	Mary Street	Archer Road
MONDAY - SUNDAY											
8:00	8:02	8:05	8:07	8:10	8:11	8:15	8:18	8:20	8:25	8:34	8:45
9:30	9:32	9:35	9:37	9:40	9:41	9:45	9:48	9:50	9:55	10:04	10:15
11:00	11:02	11:05	11:07	11:10	11:11	11:15	11:18	11:20	11:25	11:34	11:45
12:30	12:32	12:35	12:37	12:40	12:41	12:45	12:48	12:50	12:55	1:04	1:15
2:00	2:02	2:05	2:07	2:10	2:11	2:15	2:18	2:20	2:25	2:34	2:45
3:30	3:32	3:35	3:37	3:40	3:41	3:45	3:48	3:50	3:55	4:04	4:15
5:00	5:02	5:05	5:07	5:10	5:11	5:15	5:18	5:20	5:25	5:34	5:45
6:30	6:32	6:35	6:37	6:40	6:41	6:45	6:48	6:50	6:55	7:04	7:15
8:00	8:02	8:05	8:07	8:10	8:11	8:15	8:18	8:20	8:25	8:34	8:45

### Legend

- Collingwood Crosstown Route
- Collingwood East Route
- Collingwood West Route
- Collingwood Wasaga Beach Link
- Collingwood Wasaga Beach Link 5-6pm
- Blue Mountain Transit Link
- Wasaga Beach Route 1
- Wasaga Beach Route 2
- Clearview Stayner Route
- Clearview Wasaga Beach Link
- Multiple Routes

- Transit Hub
- Bus Stops
- Arena
- Community Centre
- Hospital
- Library
- Municipal Building
- Museum
- Point of Interest
- School
- Shopping Centre



### Collingwood Crosstown Route

Terminal	YMCA	Hospital	Elliot & St. Clair	Sunset Point	Terminal	Balsam St. @ Blue Mountain Centre	Lighthouse Point	Cranberry Links	Georgian Bay Conference Centre	Pretty River Academy	Dawson & Oxbow	Blue Mountain Centre	Oak & Second	Terminal
MONDAY - SUNDAY														
--	--	--	--	--	6:25	6:34	6:36	6:38	6:41	6:42	6:45	6:47	6:50	6:55
7:00	7:02	7:03	7:06	7:12	7:25	7:34	7:36	7:38	7:41	7:42	7:45	7:47	7:50	7:55
8:00	8:02	8:03	8:06	8:12	8:25	8:34	8:36	8:38	8:41	8:42	8:45	8:47	8:50	8:55
9:00	9:02	9:03	9:06	9:12	9:25	9:34	9:36	9:38	9:41	9:42	9:45	9:47	9:50	9:55
10:00	10:02	10:03	10:06	10:12	10:25	10:34	10:36	10:38	10:41	10:42	10:45	10:47	10:50	10:55
11:00	11:02	11:03	11:06	11:12	11:25	11:34	11:36	11:38	11:41	11:42	11:45	11:47	11:50	11:55
12:00	12:02	12:03	12:06	12:12	12:25	12:34	12:36	12:38	12:41	12:42	12:45	12:47	12:50	12:55
1:00	1:02	1:03	1:06	1:12	1:25	1:34	1:36	1:38	1:41	1:42	1:45	1:47	1:50	1:55
2:00	2:02	2:03	2:06	2:12	2:25	2:34	2:36	2:38	2:41	2:42	2:45	2:47	2:50	2:55
3:00	3:02	3:03	3:06	3:12	3:25	3:34	3:36	3:38	3:41	3:42	3:45	3:47	3:50	3:55
4:00	4:02	4:03	4:06	4:12	4:25	4:34	4:36	4:38	4:41	4:42	4:45	4:47	4:50	4:55
5:00	5:02	5:03	5:06	5:12	5:25	5:34	5:36	5:38	5:41	5:42	5:45	5:47	5:50	5:55
6:00	6:02	6:03	6:06	6:12	6:25	6:34	6:36	6:38	6:41	6:42	6:45	6:47	6:50	6:55
7:00	7:02	7:03	7:06	7:12	7:25	7:34	7:36	7:38	7:41	7:42	7:45	7:47	7:50	7:55
8:00	8:02	8:03	8:06	8:12	8:25	8:34	8:36	8:38	8:41	8:42	8:45	8:47	8:50	8:55

YELLOW TIMES ARE NOT IN SERVICE ON WEEKENDS

# SOUTH GEORGIAN BAY REGIONAL TRANSIT RIDERS GUIDE

Effective January 2019

Blue Mountain - Clearview - Collingwood - Wasaga Beach

### Wasaga Beach Route 2 West

Wasaga Stars Arena	Walmart Supercentre	Blueberry Trail	Lauderdale Boulevard	Riverbend Plaza	Rec Plex	Real Canadian Superstore (Transfer)	57th Street	Loma Dune
MONDAY - SUNDAY								
6:55	7:05	7:08	7:11	7:14	7:18	7:20	7:22	7:25
7:55	8:05	8:08	8:11	8:14	8:18	8:20	8:22	8:25
8:55	9:05	9:08	9:11	9:14	9:18	9:20	9:22	9:25
9:55	10:05	10:08	10:11	10:14	10:18	10:20	10:22	10:25
10:55	11:05	11:08	11:11	11:14	11:18	11:20	11:22	11:25
11:55	12:05	12:08	12:11	12:14	12:18	12:20	12:22	12:25
12:55	1:05	1:08	1:11	1:14	1:18	1:20	1:22	1:25
1:55	2:05	2:08	2:11	2:14	2:18	2:20	2:22	2:25
2:55	3:05	3:08	3:11	3:14	3:18	3:20	3:22	3:25
3:55	4:05	4:08	4:11	4:14	4:18	4:20	4:22	4:25
4:55	5:05	5:08	5:11	5:14	5:18	5:20	5:22	5:25
5:55	6:05	6:08	6:11	6:14	6:18	6:20	6:22	6:25
6:55	7:05	7:08	7:11	7:14	7:18	7:20	7:22	7:25
7:55	8:05	8:08	8:11	8:14	8:18	8:20	8:22	8:25

### Wasaga Beach Route 2 East

Lorna Dune	54th Street	Real Canadian Superstore (Transfer)	Rec Plex	Riverbend Plaza	Lauderdale Boulevard	Blueberry Trail	Foodland	Pioneer Gas Station
MONDAY - SUNDAY								
7:30	7:32	7:35	7:38	7:40	7:43	7:46	7:49	7:55
8:30	8:32	8:35	8:38	8:40	8:43	8:46	8:49	8:55
9:30	9:32	9:35	9:38	9:40	9:43	9:46	9:49	9:55
10:30	10:32	10:35	10:38	10:40	10:43	10:46	10:49	10:55
11:30	11:32	11:35	11:38	11:40	11:43	11:46	11:49	11:55
12:30	12:32	12:35	12:38	12:40	12:43	12:46	12:49	12:55
1:30	1:32	1:35	1:38	1:40	1:43	1:46	1:49	1:55
2:30	2:32	2:35	2:38	2:40	2:43	2:46	2:49	2:55
3:30	3:32	3:35	3:38	3:40	3:43	3:46	3:49	3:55
4:30	4:32	4:35	4:38	4:40	4:43	4:46	4:49	4:55
5:30	5:32	5:35	5:38	5:40	5:43	5:46	5:49	5:55
6:30	6:32	6:35	6:38	6:40	6:43	6:46	6:49	6:55
7:30	7:32	7:35	7:38	7:40	7:43	7:46	7:49	7:55
8:30	8:32	8:35	8:38	8:40	8:43	8:46	8:49	8:55

### Collingwood West Route

Terminal	Blue Mountain Centre	Wai-Mart	8th & Oak	Tenth & High	Oak & Cameron	Collingwood Collegiate	Terminal
MONDAY - FRIDAY							
6:30	6:36	6:38	6:43	6:45	6:49	6:51	6:55
7:00	7:06	7:08	7:13	7:15	7:19	7:21	7:25
7:30	7:36	7:38	7:43	7:45	7:49	7:51	7:55
8:00	8:06	8:08	8:13	8:15	8:19	8:21	8:25
8:30	8:36	8:38	8:43	8:45	8:49	8:51	8:55
9:00	9:06	9:08	9:13	9:15	9:19	9:21	9:25
10:00	10:06	10:08	10:13	10:15	10:19	10:21	10:25
11:00	11:06	11:08	11:13	11:15	11:19	11:21	11:25
12:00	12:06	12:08	12:13	12:15	12:19	12:21	12:25
1:00	1:06	1:08	1:13	1:15	1:19	1:21	1:25
2:00	2:06	2:08	2:13	2:15	2:19	2:21	2:25
2:30	2:36	2:38	2:43	2:45	2:49	2:51	2:55
3:00	3:06	3:08	3:13	3:15	3:19	3:21	3:25
...and every 30 minutes to...							
6:00	6:06	6:08	6:13	6:15	6:19	6:21	6:25
7:00	7:06	7:08	7:13	7:15	7:19	7:21	7:25
8:00	8:06	8:08	8:13	8:15	8:19	8:21	8:25
SATURDAY							
6:30	6:36	6:38	6:43	6:45	6:49	6:51	6:55
7:00	7:06	7:08	7:13	7:15	7:19	7:21	7:25
...and every 30 minutes to...							
11:30	11:36	11:38	11:43	11:45	11:49	11:51	11:55
12:00	12:06	12:08	12:13	12:15	12:19	12:21	12:25
12:30	12:36	12:38	12:43	12:45	12:49	12:51	12:55
1:00	1:06	1:08	1:13	1:15	1:19	1:21	1:25
...and every 30 minutes to...							
6:00	6:06	6:08	6:13	6:15	6:19	6:21	6:25
7:00	7:06	7:08	7:13	7:15	7:19	7:21	7:25
8:00	8:06	8:08	8:13	8:15	8:19	8:21	8:25
SUNDAY							
7:00	7:06	7:08	7:13	7:15	7:19	7:21	7:25
8:00	8:06	8:08	8:13	8:15	8:19	8:21	8:25
...and every 60 minutes to...							
12:00	12:06	12:08	12:13	12:15	12:19	12:21	12:25
1:00	1:06	1:08	1:13	1:15	1:19	1:21	1:25
...and every 60 minutes to...							
7:00	7:06	7:08	7:13	7:15	7:19	7:21	7:25
8:00	8:06	8:08	8:13	8:15	8:19	8:21	8:25

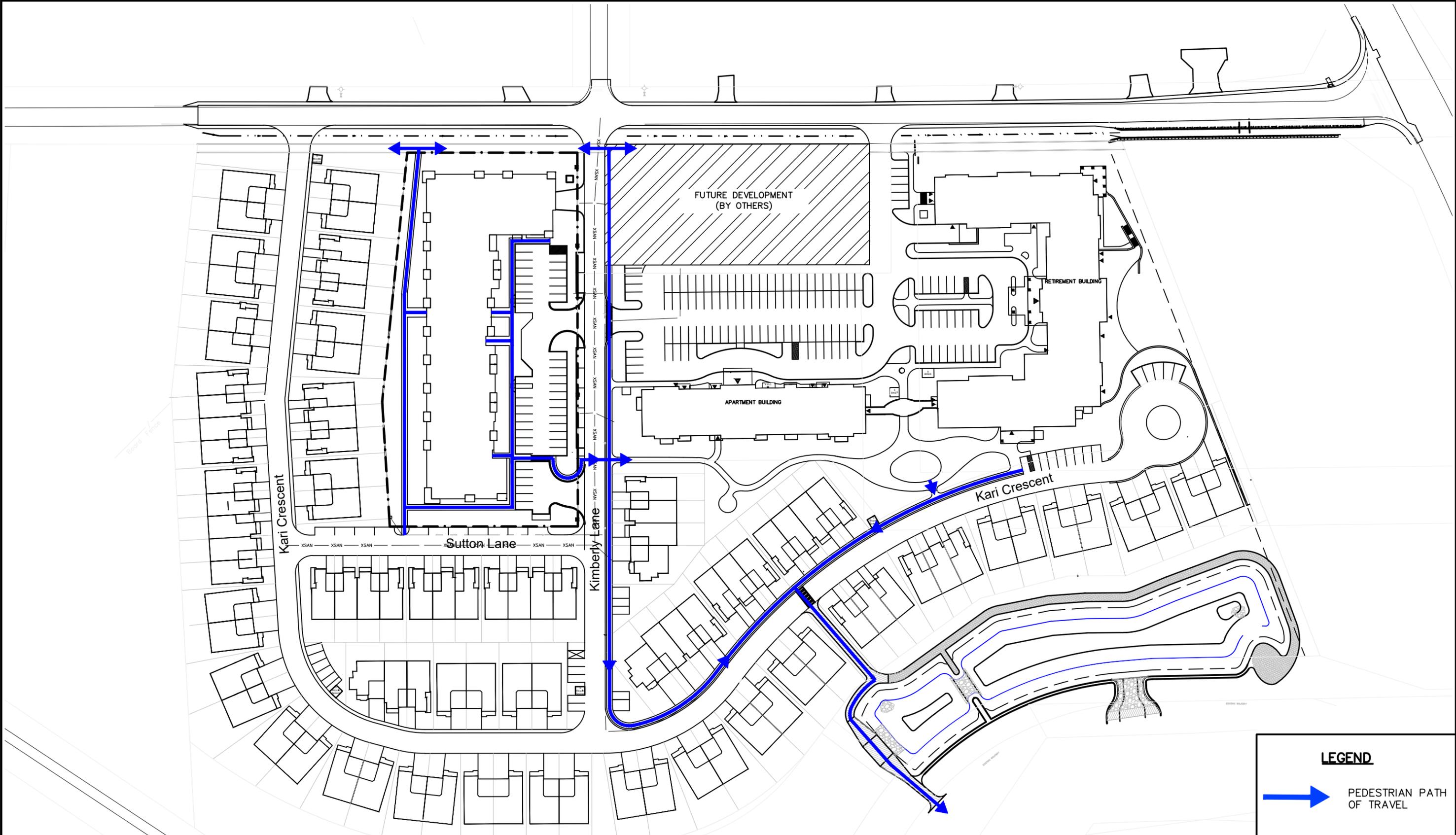
### Collingwood East Route

Terminal	Bay Haven	Sunset Manor	Hospital	Jean Vanier	Collingwood Collegiate	YMCA	Omaro & St. Marie	Terminal
MONDAY - FRIDAY								
6:30	6:36	6:38	6:41	6:44	6:47	6:50	6:52	6:55
7:00	7:06	7:08	7:11	7:14	7:17	7:20	7:22	7:25
7:30	7:36	7:38	7:41	7:44	7:47	7:50	7:52	7:55
8:00	8:06	8:08	8:11	8:14	8:17	8:20	8:22	8:25
8:30	8:36	8:38	8:41	8:44	8:47	8:50	8:52	8:55
9:00	9:06	9:08	9:11	9:14	9:17	9:20	9:22	9:25
10:00	10:06	10:08	10:11	10:14	10:17	10:20	10:22	10:25
11:00	11:06	11:08	11:11	11:14	11:17	11:20	11:22	11:25
12:00	12:06	12:08	12:11	12:14				



# Figures

- Figure 1:** Pedestrian Circulation Plan
- Figure 2:** External Active Transportation Network
- Figure 3:** Areas Within 500 and 1,000 Metres of the Site



**LEGEND**

 PEDESTRIAN PATH OF TRAVEL

Project  
**ROYAL WINDSOR AT BALMORAL VILLAGE**  
 TOWN OF COLLINGWOOD

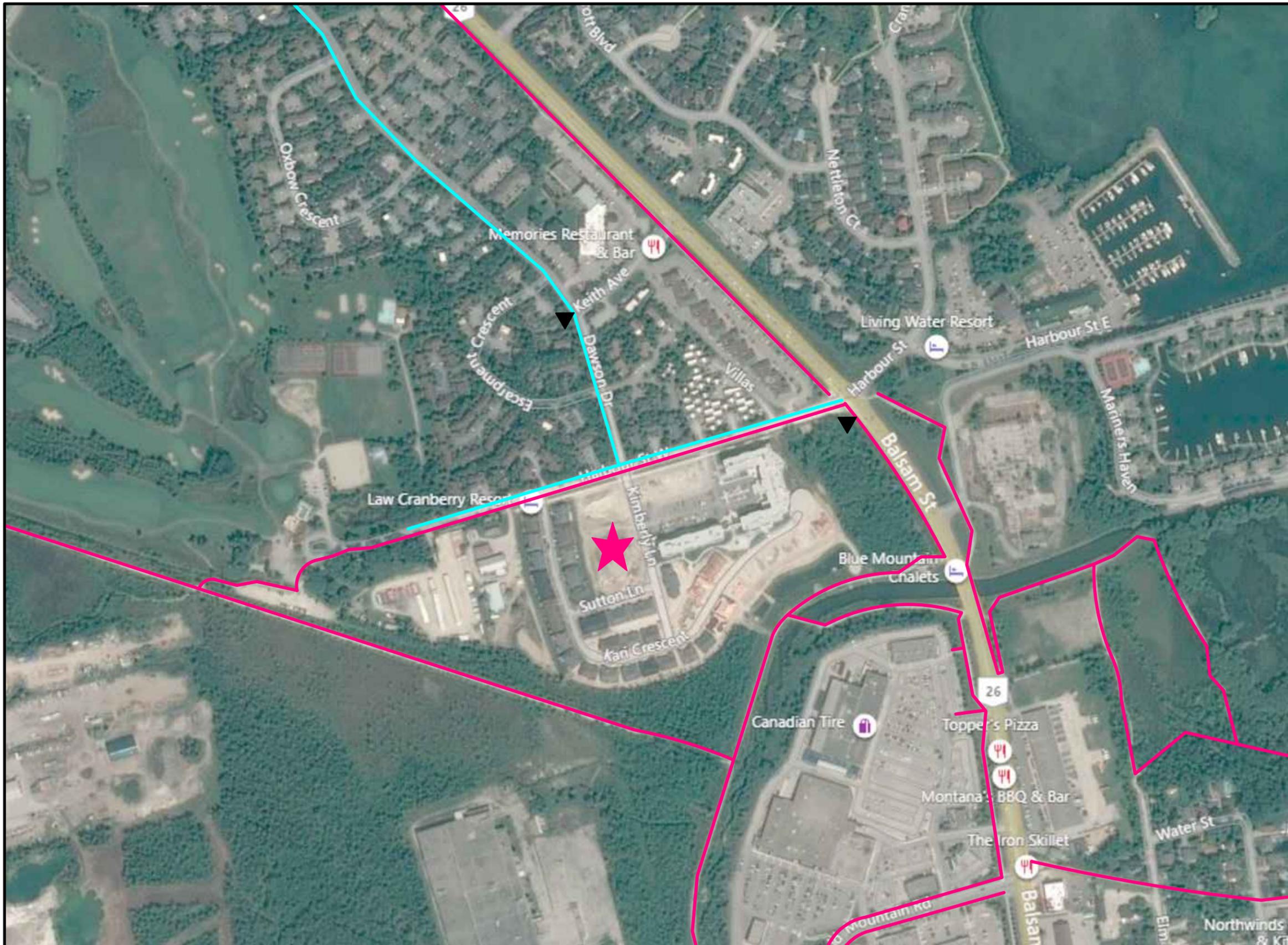
Drawing  
**PEDESTRIAN CIRCULATION PLAN**

 **CROZIER**  
 CONSULTING ENGINEERS

THE HARBOUREDGE BUILDING,  
 40 HURON STREET, SUITE 301,  
 COLLINGWOOD, ON L9Y 4R3  
 705 446-3510 T  
 705 446-3520 F  
 WWW.CFCROZIER.CA  
 INFO@CFCROZIER.CA

Drawn By J.P. Design By M.F. Project **183-4877**

Scale 1:1500 Date 01/08/2020 Check By A.F. Drawing **FIG 1**

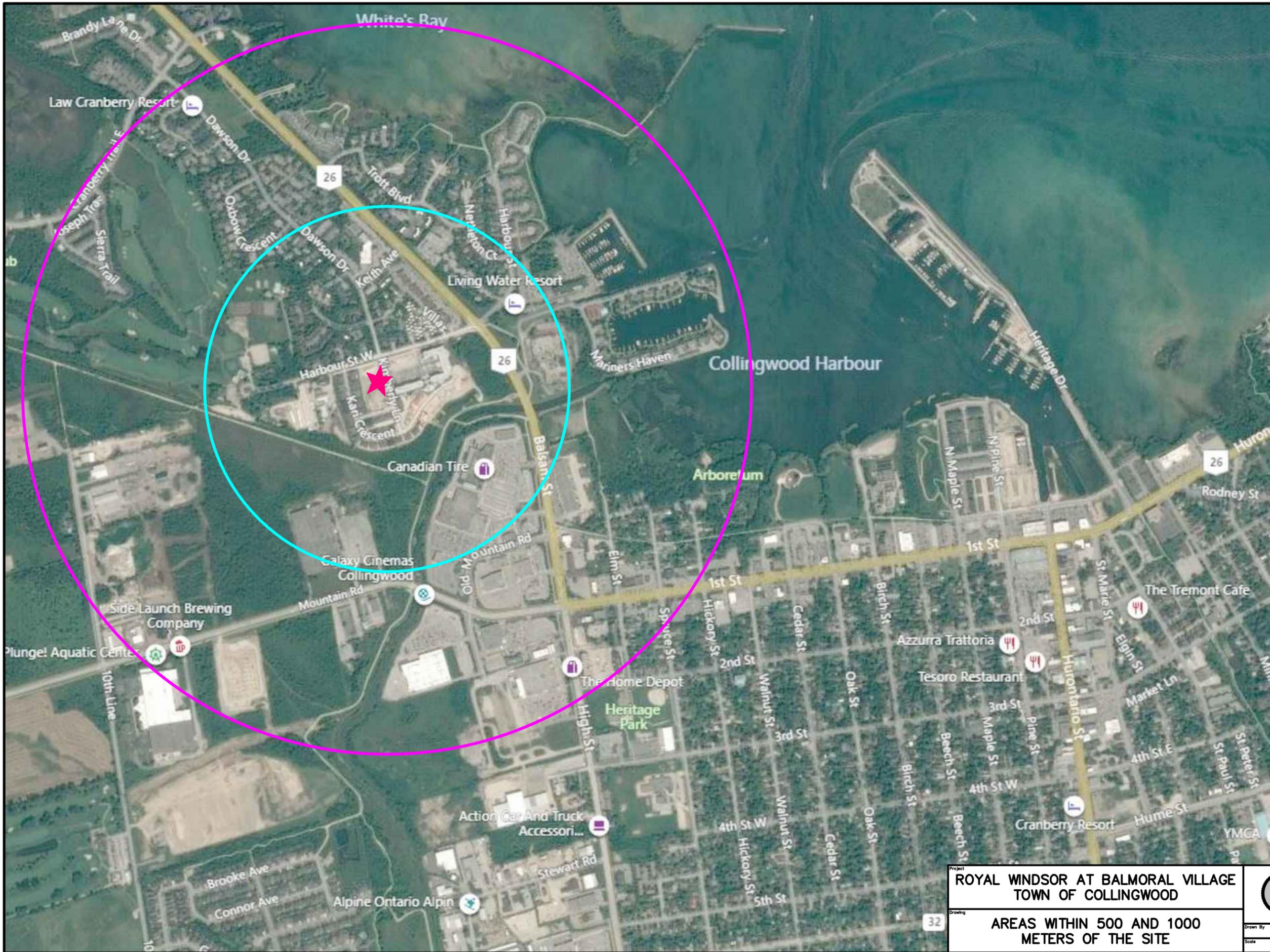


LEGEND	
MULTI-USE TRAIL/SIDEWALK	
ON-ROAD BIKE ROUTE	
SITE LOCATION	
BUS STOPS	

Project  
**ROYAL WINDSOR AT BALMORAL VILLAGE**  
 TOWN OF COLLINGWOOD

Drawing  
**EXTERNAL ACTIVE**  
**TRANSPORTATION NETWORK**

<b>CROZIER</b> CONSULTING ENGINEERS	THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3 705 446-3510 T 705 446-3520 F WWW.CROZIER.CA INFO@CROZIER.CA	
	Drawn By J.P. Scale N.T.S.	Design By M.F. Date 01/08/2020



LEGEND	
500m RADIUS	
1000m RADIUS	
SITE LOCATION	

Project  
**ROYAL WINDSOR AT BALMORAL VILLAGE**  
**TOWN OF COLLINGWOOD**

Drawing  
**AREAS WITHIN 500 AND 1000**  
**METERS OF THE SITE**

<b>CROZIER</b> CONSULTING ENGINEERS	THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3 705 446-3510 T 705 446-3520 F WWW.CROZIER.CA INFO@CROZIER.CA	
	Drawn By J.P. Scale N.T.S.	Design By M.F. Date 01/08/2020