

September 12, 2022

Development & Operations Services
Standing Committee

Site Plan Control & Vacant Land Condo Applications

11403, 11453 & 11461 Highway 26

Multi-Residential Development

Town File No. D11920 & D07121



Aerial Photograph

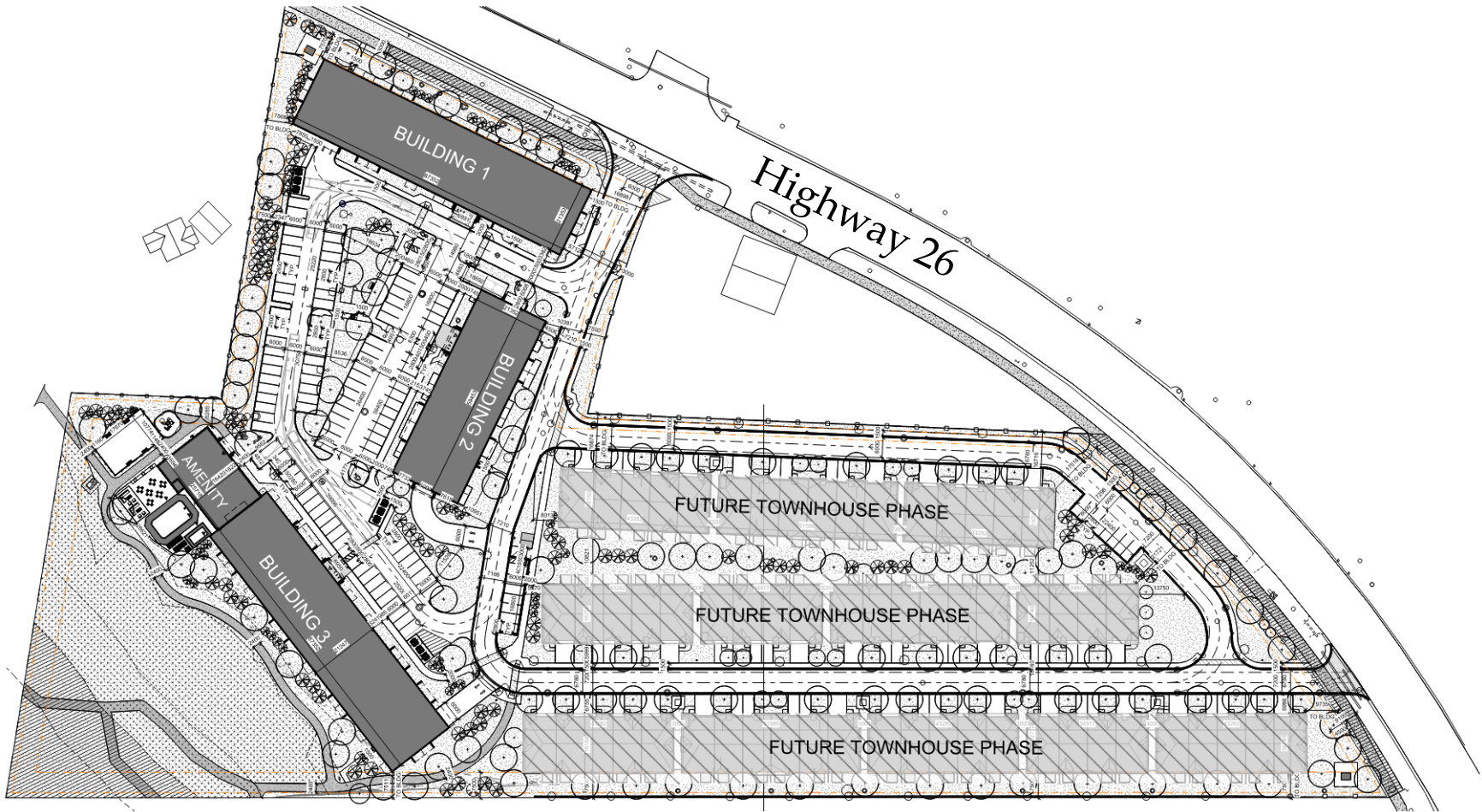


Subject
Lands

File History

- January 2020 Pre-consultation
- July 2020 Site Plan Control Application
- October 2021 Vacant Land Condominium application
- January 31, 2022 Public Meeting for Vacant Land Condominium
- Development proposal requires 133 SDUs of water capacity for three rental apartment buildings (187 dwelling units) and an attached amenity building.

Site Plan



Aerial View Rendering looking Northeast



Aerial View Rendering looking West



Architectural Rendering of Building 1- Seen from Highway 26



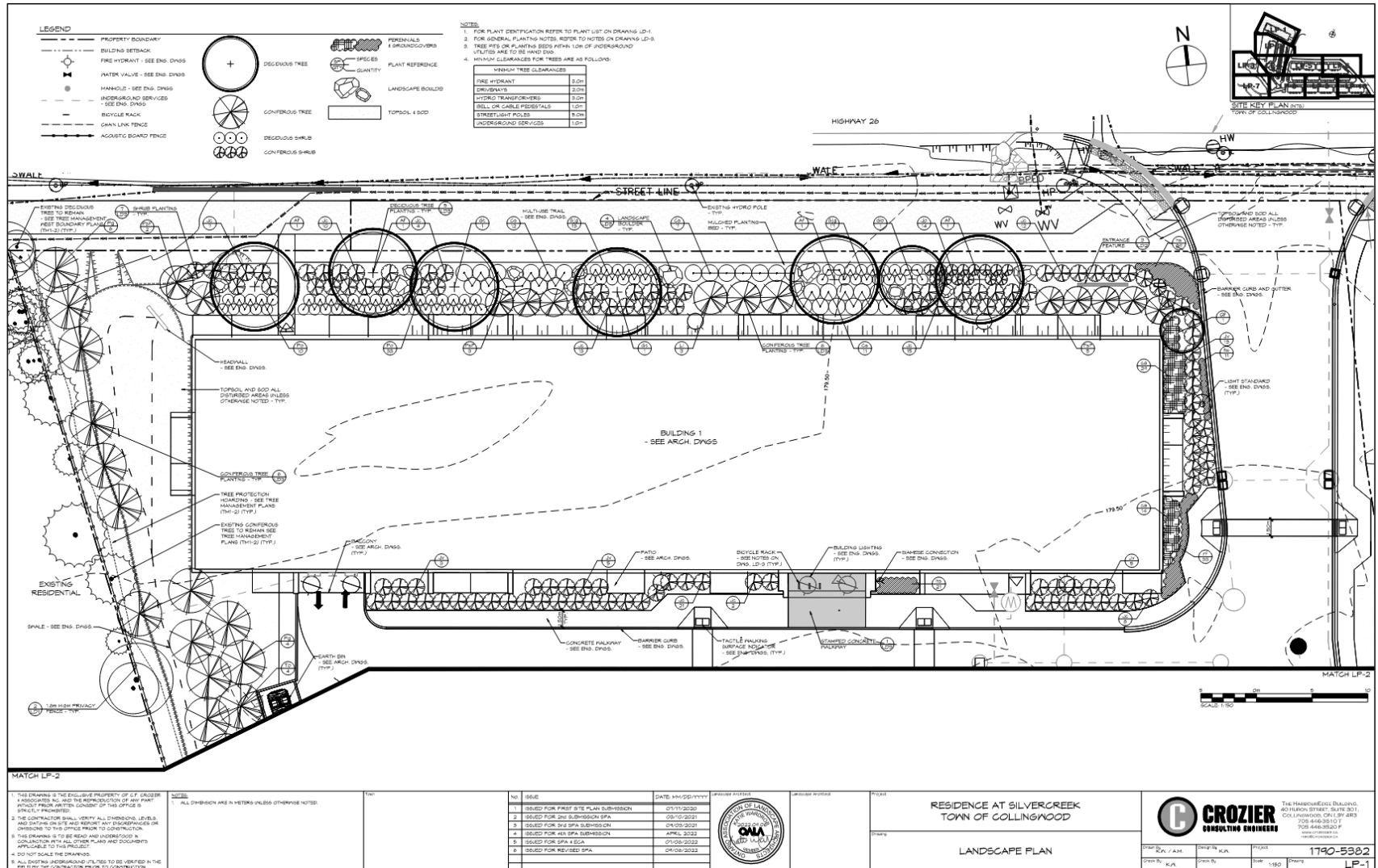
Architectural Rendering of Building 2 – Seen from inside of the site looking west



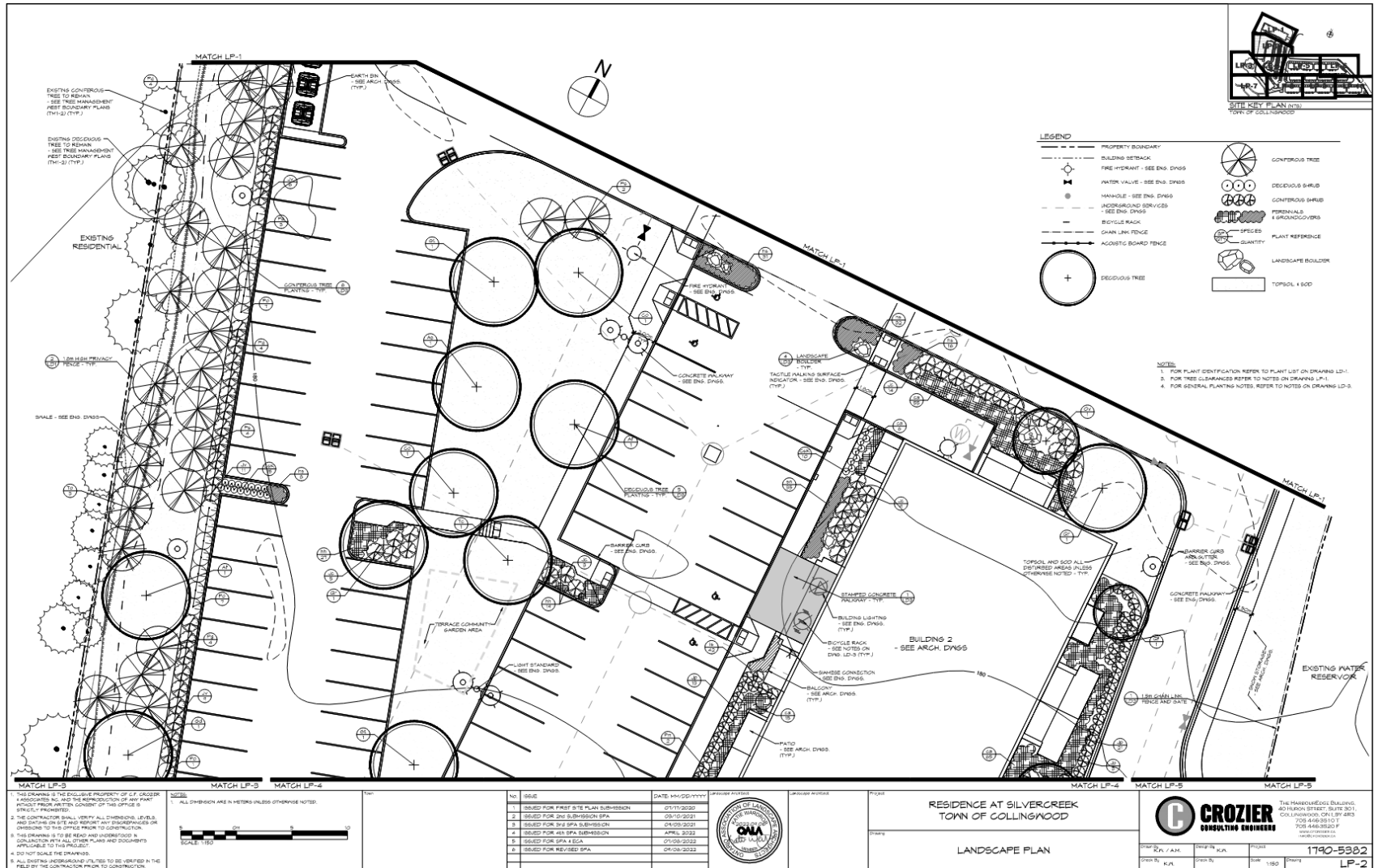
Architectural Rendering of Building 3 & Amenity Building – Seen from inside the site looking southeast



Landscape Plan Excerpt



Landscape Plan Excerpt



1. THE DRAWING IS THE EXCLUSIVE PROPERTY OF CROZIER CONSULTING ENGINEERS, INC. AND THE REPRODUCTION OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THE OFFICE PRIOR TO CONSTRUCTION.

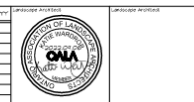
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL RELATED PLANS AND DOCUMENTS APPLICABLE TO THE PROJECT. PLANS AND DOCUMENTS TAKE PRECEDENCE OVER THIS DRAWING.

4. DO NOT SCALE THE DRAWINGS.

5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SCALE: 1" = 10'-0"

NO.	REVISION	DATE: MM/DD/YYYY
1	ISSUED FOR PRELIMINARY SUBMISSION	01/11/2020
2	ISSUED FOR 2ND SUBMISSION SPA	03/10/2021
3	ISSUED FOR 3RD SPA SUBMISSION	04/03/2021
4	ISSUED FOR 4TH SPA SUBMISSION	APRIL 2022
5	ISSUED FOR SPA X ECA	07/08/2022
6	ISSUED FOR REVISED SPA	08/08/2023



PROJECT NO: 1790-5302

DATE: 08/08/2023

PROJECT NAME: RESIDENCE AT SILVERCREEK TOWN OF COLLINGWOOD

PROJECT ADDRESS: 401 HURON STREET, SUITE 301, COLLINGWOOD, OHIO 43021

PROJECT PHONE: 758-848-1111

PROJECT FAX: 758-448-3302

PROJECT EMAIL: INFO@CROZIERENGINEERS.COM

CROZIER CONSULTING ENGINEERS

THE HARBOR EDGE BUILDING, 401 HURON STREET, SUITE 301, COLLINGWOOD, OHIO 43021
758-848-1111
758-448-3302 F
INFO@CROZIERENGINEERS.COM

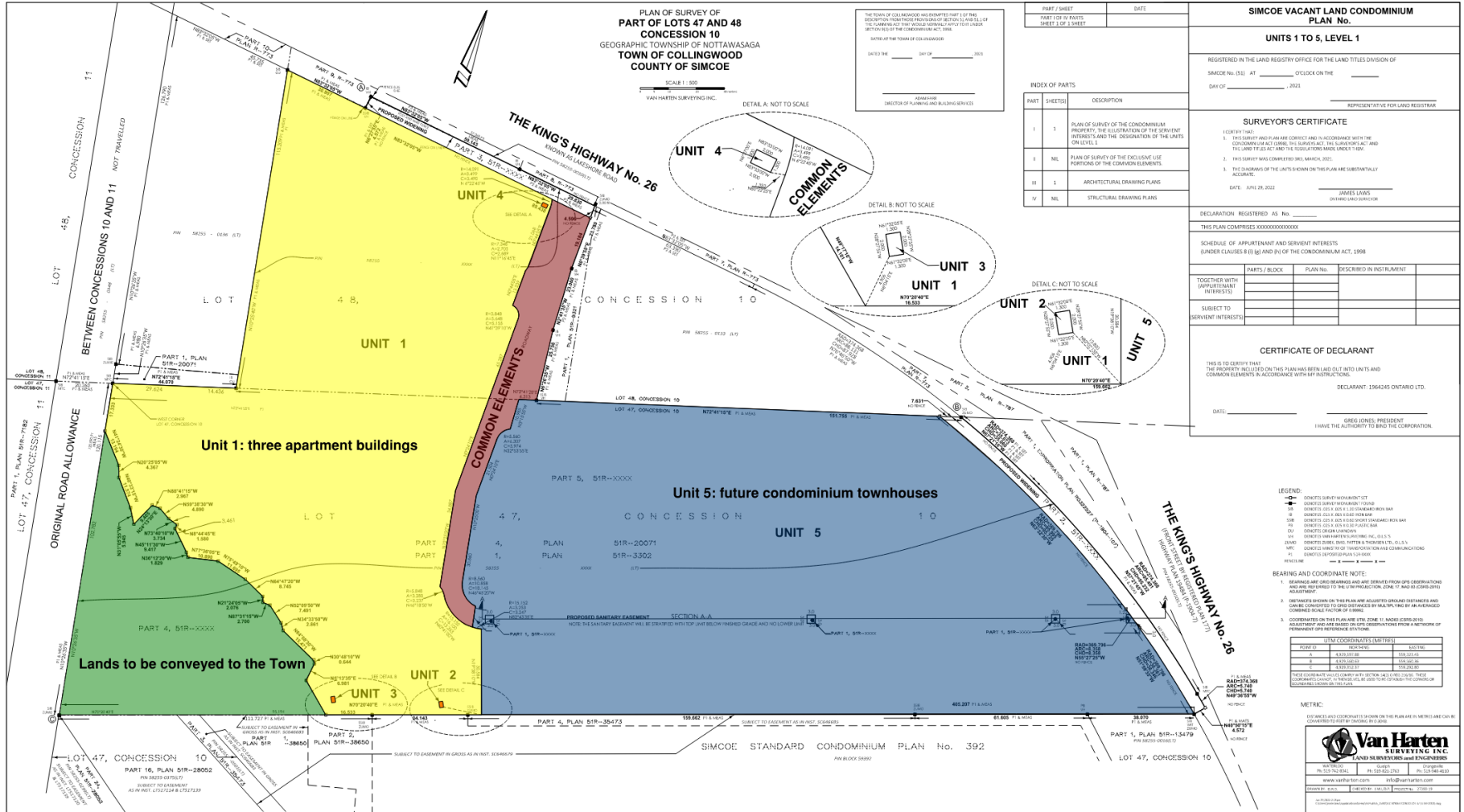
DATE: 08/08/23
DRAWN BY: R.A.H.
CHECKED BY: R.A.H.
SCALE: AS SHOWN

1790-5302 LP-2

Planning Analysis and Outcomes

- Consistent/Conforms with applicable Provincial and Municipal planning policy and regulatory instruments, including:
 - Provincial Policy Statement
 - A Place to Grow, Growth Plan for the Greater Golden Horseshoe
 - Simcoe County Official Plan
 - Town of Collingwood Official Plan
- Subject property is appropriately zoned for the proposed development
- Represents infill on a vacant lot within the existing built boundary of the Town
- Contributes to the achievement of complete communities and compact urban form
- Further expands the provision of multi-unit housing (market rate rental)
- Ensures public ownership and protection of environmentally sensitive lands
- Supported by internal and external review partners

Vacant Land Condominium Plan



PLAN OF SURVEY OF
PART OF LOTS 47 AND 48
CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
 TOWN OF COLLINGWOOD
 COUNTY OF SIMCOE

THE TOWN OF COLLINGWOOD HAS EXEMPTED PART 1 OF THIS SURVEY FROM THE REQUIREMENTS OF SECTION 11(1) OF THE PLANNING ACT THAT, IN ORDER TO OBTAIN A PLAN OF SURVEY, THE PLANNING BOARD MUST CONSIDER THE PUBLIC INTEREST UNDER SECTION 10(1) OF THE CONDOMINIUM ACT, 1998.
 DATED THE ____ DAY OF _____ 2022

 CHAIRMAN
 DIRECTOR OF PLANNING AND BUILDING SERVICES

PART / SHEET	DATE
PART 1 OF 5 PARTS SHEET 1 OF 3 SHEET	

PART	SHEETS	DESCRIPTION
I	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVEL 1
II	NIL	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
III	1	ARCHITECTURAL DRAWING PLANS
IV	NIL	STRUCTURAL DRAWING PLANS

SIMCOE VACANT LAND CONDOMINIUM PLAN No. _____

UNITS 1 TO 5, LEVEL 1

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE No. (S1) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2022

REPRESENTATIVE FOR LAND REGISTRY

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (HEREIN TO BE REFERRED TO AS "THE ACT") AND THE LAND REGISTRY ACT (HEREIN TO BE REFERRED TO AS "THE REGISTRY ACT") AND THE REGULATIONS MADE THEREUNDER;
 2. THIS SURVEY HAS COMPLETED SINCE MARCH 30, 2022;
 3. THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: JUNE 29, 2022

JAMES LAWS
 LICENSED LAND SURVEYOR

DECLARATION REGISTERED AS No. _____

THIS PLAN COMPRISES XXXXXXXXXXXXXXXX

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS (UNDER CLAUSES 8 (g) AND (h) OF THE CONDOMINIUM ACT, 1998)

TOGETHER WITH (APURTENANT INTERESTS)	PARTS / BLOCK	PLAN No.	DESCRIBED IN INSTRUMENT

SUBJECT TO SERVIENT INTERESTS:

TOGETHER WITH (SERVIENT INTERESTS)	PARTS / BLOCK	PLAN No.	DESCRIBED IN INSTRUMENT

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH THE REGISTRY ACT AND THE ACT.

DECLARANT: 1964653 ONTARIO LTD.

DATE: _____

GREG JONES, PRESIDENT
 I HAVE THE AUTHORITY TO SIGN THIS CORPORATION

- LEGEND:**
- CONJECTURE SURVEY MONUMENT (CY)
 - CONJECTURE SURVEY MONUMENT (SAND)
 - CONJECTURE SURVEY MONUMENT (BR)
 - CONJECTURE SURVEY MONUMENT (BR)
 - ◇ CONJECTURE SURVEY MONUMENT (BR)
 - ▽ CONJECTURE SURVEY MONUMENT (BR)
 - ▲ CONJECTURE SURVEY MONUMENT (BR)
 - ◆ CONJECTURE SURVEY MONUMENT (BR)
 - CONJECTURE SURVEY MONUMENT (BR)
 - CONJECTURE SURVEY MONUMENT (BR)
 - CONJECTURE SURVEY MONUMENT (BR)
 - CONJECTURE SURVEY MONUMENT (BR)
 - ◇ CONJECTURE SURVEY MONUMENT (BR)
 - ▽ CONJECTURE SURVEY MONUMENT (BR)
 - ▲ CONJECTURE SURVEY MONUMENT (BR)
 - ◆ CONJECTURE SURVEY MONUMENT (BR)

BEARING AND COORDINATE NOTE:

1. BEARINGS AND COORDINATES ARE DERIVED FROM GPS OBSERVATIONS AND ARE NOT REFERRED TO THE UTM PROJECTION, ZONE 17, MAG 83 (GDA 2011) ADJUSTMENT.

2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED DISTANCES BETWEEN AND CORNER CONNECTIONS TO CORNER CONNECTIONS BY MEANS OF AN ADJUSTED ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS PERFORMANCE STATIONS.

3. COORDINATES ON THIS PLAN ARE UTM ZONE 17, MAG 83 (GDA 2011).

4. BEARINGS AND DISTANCES ARE BASED ON THE UTM PROJECTION, ZONE 17, MAG 83 (GDA 2011).

5. DISTANCES SHOWN ON THIS PLAN ARE UTM ZONE 17, MAG 83 (GDA 2011).

6. BEARINGS AND DISTANCES ARE BASED ON THE UTM PROJECTION, ZONE 17, MAG 83 (GDA 2011).

UTM COORDINATES (METERS)

POINT	NORTHING	EASTING
A	430230.00	505320.00
B	430230.00	505320.00
C	430230.00	505320.00

METRIC:

100 METERS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084

Van Harten
 LAND SURVEYORS AND ENGINEERS

www.vanharten.com info@vanharten.com

Draft Plan Conditions of Vacant Land Condominium Conditions

- Standard draft plan conditions of approval are recommended for the Vacant Land Condominium.
- One special condition is recommended regarding conveyance of the environmentally sensitive lands to the ownership and protection of the Town.

Site Plan Control Agreement

- Financial & Security Considerations:
 - \$5,000.00 administration and legal deposit - submitted;
 - \$17,921.20 Engineering Services Fee – to be submitted;
 - \$9,930,706.65 securities – to be submitted;
 - Cash-in-lieu of parkland at a rate of 5% of the appraised value of the lands.

File Summary

Recommendation in Summary:

- Receive the report;
- Approve the Vacant Land Condominium Plan subject to the Draft Plan drawing and Conditions of Draft Plan Approval;
- Exempt Unit 1 of the Vacant Land Condominium Plan from the provisions of Interim Control By-law No. 2021-024, total municipal servicing capacity commitment of an estimated 133 Single Dwelling Unit equivalents;
- Approve the Site Plan Application (File No. D11920) subject to the Owner entering into a Site Plan Control Agreement with the Town to the satisfaction of the Acting Director, Planning and Town Solicitor;
- Enact the authorization by-law to execute the Site Plan Control Agreement;
- Expedite report P2022-32 to the September 19, 2022 meeting of Council.