Land Use Planning, Development Approvals & Project Management Services
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August 16 2019

Mr. Mark Bryan,
Community Planner,
Town of Collingwood
P.O. Box 157, 55 Ste. Marie Street, Unit 302
Collingwood, Ontario
L9Y 0W6

Dear Mr. Bryan,

We are the planning consultants for Ted North (295 Mountain Road) Ltd., applicant for the lands known municipally as 295 Mountain Road. The owner of these lands is Todco Investments Inc.

On November 22, 2018 applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw were submitted. They were declared complete by Town of Collingwood Planning Staff on December 20th, 2018.

Future applications will include Site Plan Approval, Condominium Exemption and lift Part Lot Control. The draft Bylaw proposes to lift the H symbol as part of the application for Zoning By-law Amendment.

Submitted in support of these applications were the following reports and plans:

- Full size draft plan of subdivision
- Reduced draft plan of subdivision
- Survey
- Concept plan prepared by GSP Group
- Urban Design Brief prepared by GSP Group
- Geotechnical Investigation prepared by Peto MacCallum Ltd.
- Phase 1 Environmental Site Assessment prepared by Conestoga Rovers & Associates 2006
- Stage 1 Archeological Background Assessment prepared by AICK Consultants Limited
- Road Traffic and Stationary Noise Impact Study prepared by GHD
- D4 Guideline Study prepared by GHD

- Environmental Dust and Odour Feasibility Study prepared by GHD
- Regional Stormwater Management Report prepared by C.C. Tatham Associates Ltd
- Traffic Impact Study prepared by C.C. Tatham Associates Ltd
- Functional Servicing and Stormwater Management report prepared by C.C. Tatham Associates
- Planning Opinion prepared by Plan Wells Associates

We attended Development Review Committee on January 17th, 2019. The statutory public meeting was held on April 29th, 2019. On May 21st we sent you a Summary Memo (copy attached), outlining the additional reports we had commissioned in response to circulation comments we received at Development Review.

The Summary Memo set out the road map we were pursuing in order to respond to external agencies and Town of Collingwood department comments regarding the submission materials which accompanied the applications for OPA, ZBA and Draft Plan, as noted above. We requested confirmation that this list was complete.

Subsequently, we submitted the following plans and reports to you, which reference back to the May 21st Summary Memo:

- A revised Draft Plan, dated April 15th, 2019, in response to circulation comments (addressing Item 15 in the May 21 Summary Memo);
- A memo submitted to you on May 22nd, 2019 summarizing the changes to the Draft Plan. This memo also summarized, on a block by block basis, the area, number of dwellings and dwelling type;
- A Landfall Progression Update and Response to Peer Review for the D4 Study prepared by GHD, forwarded to you June 12th, 2019 (addressing Item 1 in the May 21st summary Memo);
- A revised Road Traffic and Stationary Noise Study, Response to Lafarge's comment letter and Response to Peer Review prepared by GHD forwarded to you on July 16th (addressing Item 2 in the May 21st Summary Memo);
- Preliminary grading plans, updated pond design and a response memo addressing the engineering comments from the Town, prepared by Tatham Engineering and forwarded to you on July 10th (addressing Items 3 and 14 in the May 21st Summary Memo);
- A letter from Peto MacCallum Limited dated June 7, 2019, confirming that arsenic is not an issue, forwarded to you on June 10th (addressing Item 6 in the May 21st Summary Memo); and
- A Phase 1 ESA update letter prepared by Chung and Vander Doelen, dated June 28, 2019, forwarded to you on July 12th (addressing Item 7 in the May 21st Summary Memo)

We have not received NVCA comments yet on stormwater management, so no response in this regard. NVCA has confirmed they have no environmental concerns.

COST: WESTERN COMMUNITY NODE INFRASTRUCTURE

To bring the four proposed subdivisions in the western community node (Linksview, Red Maple, Panorama and Panorama North) to market, considerable off-site work needs to be completed.

In order to create a common storm water outlet, the channelization of Taylor Creek was undertaken in 2018.

Additional off-site work includes the Stewart Road Reservoir and booster pumping station, and the 10th line trunk watermain along 6th Street and 10th Line.

The Class EA was completed, as well as detailed design. This necessary infrastructure work is ready to tender. This infrastructure is required for Linksview, Red Maple, Panorama and Panorama North to proceed. These subdivisions are all located in the western community node. The cost estimate is in the order of $6-7 M

Initially, we were told the Linksview owners would contribute when their Official Plan Amendment and Draft Plan were approved.

Once approved, however, the land was sold. The current owners have not demonstrated activity to bring this land to market or participate in the off-site costs.

Although Red Maple initially did have an active sales program, in the past few years there has been no activity at their on-site sales office/model home.

Recently they have been granted an extension to their draft plan approval. They too have not yet contributed to the cost of installing the water infrastructure.

Red Maple has requested and received 2 extensions, with a new lapse date of March 25th, 2022. The Linksview Draft Plan was approved for a five-year period, lapsing on June 27, 2021.

The Panorama subdivision is draft plan approved and is owned by Granite Homes. Granite Homes is part of the future ownership group of Panorama North.

Granite Homes has deposited $ 3M with the Town toward their share of this infrastructure.

It is unknown if or when the Linksview and Red Maple subdivisions will proceed (a total of 869 units).

PANORAMA NORTH CONCEPT PLAN

The Panorama North concept plan, submitted in support of the above noted applications, was developed to demonstrate feasibility. Supporting reports filed with the applications were also tabled to demonstrate feasibility.

In total, approximately 756 dwellings are proposed, or 928 if the Simcoe County School Board does not acquire the school site.

Initially, we were surprised that the Simcoe County School Board requested a block of land in Panorama North for an elementary school. They had previously requested a similar block in the

Linksview Subdivision. Subsequent discussions have determined they expect to acquire this block within the Panorama North subdivision.

A block for a hydro substation has been requested by Epcor. To date, we have not received calculations from them to support the need for a hydro substation on this site, at this time.

We understand that Planning Staff has asked Epcor to come forward with a Site Plan Approval application. They have responded saying it is premature to provide this data or make their SPA submission at this time.

The Panorama North site is just over 20 hectares in area. After subtracting the area of the blocks which will not be developed for residential uses, the remaining land available for residential uses is just shy of 15 hectares. In total 5 hectares of this 20 hectare site will be dedicated for a park, stormwater pond, municipal roads and trails, or in the case of the elementary school block, purchased.

PANORAMA NORTH IMPLEMENTATION

We note the current Official Plan designation of Low-Medium Density permits all the proposed residential uses on the subject lands.

The exceptions in the draft by-law submitted with the ZBA application will permit uses not contemplated in the Town's Comprehensive By-law; stacked towns, back to back towns, street towns on 6-metre-wide lots.

The By-law approved for Panorama permits stacked and street towns on 6-metre-wide lots. The standards used for the Panorama subdivision are the same as proposed for Panorama North subdivision for these dwelling types. The back-to-back townhouses are a new dwelling type being introduced in the Town of Collingwood.

We note the proposed school block is dual zoned to permit residential uses, should the school board decide not to acquire this block.

The hydro substation block is also dual zoned should it be determined that a substation is not required on this site, at this time.

With the build out of Panorama and Panorama North, the western community node will be expanded. It commenced with Georgian Meadows, a subdivision exclusively built out with single detached residences, with 25 townhouses yet to be developed, and Mair Mills, an estate residential subdivision of single detached homes built out on oversized lots, plus 27 townhome dwellings.

Panorama is a mix of dwellings with 121 single detached homes, some on generous 50 ft lots. It also includes 198 multiple dwellings, plus a convenience commercial site to serve the western community node.

Panorama North will have more density and will focus on grade related attainable housing, some purpose-built rental apartments, condominium apartments, a park, an oversized hydro sub station to serve beyond this subdivision and a new elementary school site.

Panorama North contributes to a "complete community" in the western node.

GROWTH PLAN FOR GREATER GOLDEN HORSESHOE

In 2019 the Province of Ontario issued an amendment to the Growth Plan for the Greater Golden Horseshoe. On July 12th we received your note (copy attached), requesting an addendum to the Planning Opinion submitted in support of these applications.

Pursuant to this request we have set out below for your consideration a further rationale which addresses:

- The proposed Panorama North density;
- How the proposed variety of dwelling types and character for Panorama North will benefit the Town of Collingwood; and
- Proposed *Planning Act* Section 37 supplemental community wide benefits.

We have reviewed various documents and reports to formulate our rationale and have indicated reference source material within the following text.

NEED: ATTAINABLE HOUSING TOWN OF COLLINGWOOD

The Town of Collingwood has become a preferred lifestyle destination for retirees, business investment and tourists, all attracted to its natural beauty, lifestyle amenities and community culture. The Town is experiencing significant growth pressure from the Greater Golden Horseshoe to the south. Population growth in southern Ontario and the number of people over the age of 65 are impacting the development of Collingwood and the Georgian Triangle. The success of Collingwood, being a preferred destination, has created a range of issues:

- Upward pressure on housing prices
- Limited varied housing supply
- Impact on affordability, housing attainability and availability
- Difficulty for businesses to attract and retain workers at all skill levels due to unattainable and unaffordable housing **(Source: Extracted and/or paraphrased from Town of Collingwood Staff Report P2019-32, June 17, 2019)**

Average re-sale prices in Collingwood increased 21% in 2017 from 2016 to $455,763, across all housing types. Higher density housing (condominium townhomes and apartments), saw an even greater price increase of 35% to an average price of approximately $388,327. This pricing growth for condominiums and apartments points to a potential market shift toward higher density housing and/or a market starting to be driven by affordability.

Within the context of the local residential market, the subject site is in the Collingwood-Urban submarket. The Collingwood-Urban submarket is characterized by larger master planned residential communities offering a mix of detached, semi-detached and townhome product. These developments typically attract families who intend to live in the area year-round, empty-nesters and retirees.

Of the townhouse projects surveyed in the Collingwood-Urban submarket, all offer small lots in the 6.0m (20 ft) to 8.0m (26 ft) wide range in traditional and wide shallow configurations. Townhomes do not reach or exceed 1,800 sq.ft. in size, likely to ensure relatively affordable end-pricing.

Condominium apartments have been particularly attractive to more price conscious empty-nesters and retirees.

A growing number of retirees are migrating to the Georgian Triangle area. They have fixed, but stable incomes and they will fuel the housing demand on the subject site and Collingwood as a whole. ***(Source: Extracted and/or paraphrased from "Residential Market Assessment – Panorama", N. Barry Lyon Consultants Limited, March 6, 2018)***

POLICY

Schedule 5.1.2 to the County of Simcoe Official Plan identifies the Town of Collingwood as a 'Primary Settlement Area'. Primary Settlement Areas are larger settlements suitable for high intensification targets. Lands in Primary Settlement Areas will be developed on full municipal services and will develop as complete communities that support walking and cycling and are transit supportive.

Settlement Areas are to be the focus of population and employment growth. These areas are to implement compact urban form and efficient use of land and development forms and patterns that minimize land consumption and servicing cost.

Schedule "A" – Land Use Plan to the Town of Collingwood Official Plan designates the subject lands 'Residential". The property is outside of the built boundary and is therefore considered a Designated Greenfield Area. Designated Greenfield Areas (DGA's) support complete communities, active transportation and encourage the integration and sustained viability of transit services.

Section 4.3.1 of the Town of Collingwood's Official Plan establishes broad goals and objectives for residential development:

1. **Provincial & County Policies**
   To be consistent with the policy direction of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, as amended and the Simcoe County Official Plan.

2. **Complete Community**
   To recognize Collingwood's Growth Plan identification as a Primary Settlement Area within Simcoe County and support the Town's growth as a complete community.

   To achieve efficient and attractive compact urban form that is compatible with and enhances existing development.

To ensure that development in designated Greenfield Areas only proceed within the context of broader planning considerations and integration with the existing community.

3. **Neighbourhoods**
   To create vibrant and viable neighbourhoods where basic needs for daily living can be accessed by residents using active and public transportation.

4. **People's Needs**
   To ensure residential development which is consistent with demographic characteristics and socio-economic needs of the Town's present and future residents.

   To encourage housing forms, densities and locations which are affordable to lower and moderate-income households.

5. **Quality & Choice**
   To, tenures and locations that have good urban design, accessibility and enhance Collingwood's small-town character. ***(Source: Extracted and/or paraphrased from Town of Collingwood Staff Report P2015-36-C, December 7, 2015)***

The proposed Panorama North Plan of Subdivision is adjacent to the Town's built boundary, existing and approved residential development, and in close proximity to services and amenities, including Fisher Field and the convenience commercial block within the draft approved Panorama subdivision across Mountain Road.

The regional commercial hub located at the intersection of Mountain Road and First Street is approximately 1 km from the subject lands. The bus stop for Colltrans is located at the Mair Mills Subdivision. The Collingwood trails system penetrates the subdivision and is easily accessible to the broader trail network.

The proposed Panorama North subdivision will deliver a range and mix of attractive housing types and sizes which will provide housing to accommodate the demographic characteristics and socio-economic needs of the Town's present and future residents.

Panorama North will create a complete, vibrant and viable community where the basic needs for daily living can be accessed by residents using active and public transportation. It will achieve an efficient and attractive compact urban form that is compatible with and enhances existing and proposed developments.

OPPORTUNITY

Greenfield sites offer the most practical affordable and achievable opportunity to build without sprawl, by designing sustainable modern infrastructure and new built forms.

Infrastructure costs diminish as density increases. High development charges and increased project costs require increased density to provide financially attainable housing. The primary lever to reduce the cost of housing is to allow increased density.

Panorama North is a comprehensively planned community, designed for higher density forms, targeted to the broadest segment of buyers in order to meet the need for attainable housing in Collingwood.

The sole development of single-family dwellings is the least efficient way to house residents. It is not attainable and/or desirous for all existing and future residents. The cost of a single-family home in Collingwood between 2010 – 2017, increased by 84%. (***Source:*** https://collingwood-bluemountain.com/real-estate-price-changes-since-2010-in-southern-georgian-bay/). In 2019 it is likely that house prices could reach the doubled factor.

Unattainable and cost prohibitive housing limits the potential for economic growth. It hampers local businesses from attracting and retaining employees to operate and grow, it hampers tourism because local businesses cannot reach planned staffing levels. It also limits household diversity if young families cannot purchase homes.

In order to provide cost effective, attainable housing and advance economic growth, multi-unit development at higher densities must be developed.

Studies on housing regulations have found that increasing the strictness of building regulations increases housing prices by limiting the growth of supply. Lack of new, varied unit type inventory drives up re-sale prices. This benefits existing homeowners. It also makes attainable housing problematic for many. ***(Source: Extracted and/or paraphrased from "Through the Roof: The High Cost of Barriers to Building New Homes in Canadian Municipalities", C.D. Howe Institute, Commentary No. 513, May 2018).***

Shortage of varied housing type options, the high price of land and high development charges will continue to lead to higher housing costs.

FORECASTING

The population allocations contained in the Growth Plan reflect only permanent residency.

Any forecasting based on units available in Collingwood's residential inventory must discount the percentage of units that are likely to be constructed and occupied on a seasonal basis (17.75% - 2016 Census).

Collingwood's permanently occupied residential units averaged 2.28 persons per unit in 2016. However, that number has been declining over the past several decades. This indicates that future growth in residential units may be accompanied by smaller households, resulting in the need for smaller unit sizes built to a compact urban form. An aging population of empty-nesters and retirees tend to support this trend.

Collingwood's supply of potentially 5,971 residential units:

- Site Plan and Subdivision Approved 909 units
- Draft Approved Plans of Subdivision 2,483 units
- Proposed Developments (variety of application types) 2.579 units

The 2016 Census reported a permanent population for the Town of Collingwood of 21,793 persons in 9556 units. With additional building activity from 2016 to the end of 2018 and in consideration of the data from the 2016 Census (2.28 ppu and 17.75% seasonal occupancy), Collingwood's January 1, 2019 population is estimated at 23,755.

Applying the same 2016 Census derived assumptions, the population that would be generated by a buildout of Collingwood's residential inventory, regardless of the approval status or individual circumstances with each development application, would be approximately 11,200. Overall, this additional population growth, when added to the Town's existing estimated population, would result in a population of about 34,955. In comparison to the population allocation for 2031 of 33,400, this would represent a surplus of approximately 1,550 people.

In comparison to the anticipated 2041 population allocation for Collingwood, the buildout of supply would in all likelihood be deficient. Based on Collingwood's historical share of growth in the County between 2006 and 2016 (not including Barrie or Orillia), and its identification as a Primary Settlement Area in the Growth Plan (where a significant amount of growth is to be directed), the 2041 population allocation will probably be somewhere between 40,000 and 42,000. With this population allocation, buildout of the residential inventory would be deficient by 5,000 to 7,000 people. ***(Source: Extracted and/or paraphrased from Town of Collingwood Staff Report P2019-26, June 17, 2019)***

The above noted analysis is based on the buildout of the existing potential residential inventory of 5,971 units. The uncertainty of forecasting and the uncertainty of all applications being approved, with all units built, makes it unlikely that the 2031 population target for Collingwood can be met.

If 100% of the Site Plan and Subdivision approved developments (909 units), Draft Approved Plans of Subdivision (2,433 units) and conservatively 75% of the proposed developments (1,934 units) are built out, this would yield an estimated population of 33,743, providing a surplus of 343 people over and above the population allocation of 33,400 for the Town to the year 2031. This is a very narrow margin and, in all likelihood, less than 75% of the proposed developments will come to fruition.

The Town of Collingwood retained Hemson Consulting Ltd. to prepare a Development Charges Background Study. In contrast to Staff Report P2019-26, the Hemson report determined that the projected total population for Collingwood to the year 2031 will be 44,925 (32,400 permanent residents, 12,525 seasonal residents). Staff Report P2019-26 states that the projected 2041 population will be somewhere between 40,000 and 42,000.

Based on the forecasted population allocation of 40,000 and 42,000 and buildout of the current residential inventory (Staff Report P2019-26), the Town of Collingwood will be deficient by 5,000 to 7,000 people by 2041.

The Hemson report, however, indicates that the Town's forecasted population will reach and exceed the forecasted population of 42,000 by 2031 ***(see Table 1.0)***

The Hemson report forecasts the Town's population to reach a population of 44,925 by 2031, which would result in a deficiency of approximately 11,525 people by 2031, ten years prior to the estimated deficiency of 5,000 to 7,000 people by 2041, as indicated in Staff Report P2019-26.

The above noted analysis supports the higher density proposed for Panorama North, in order to provide the needed attainable housing for the forecasted population to the year 2031.

Table 1.0 - Section B.1 to Hemson Consulting Ltd. Development Charges Background Study

Town-wide Development Forecast	2018 Estimate	10-Year Planning Period 2019 - 2028		Long-Term Planning Period 2019 - 2031	
		Growth	Total at 2028	Growth	Total at 2031
Residential					
Total Occupied Dwellings	12,275	4,642	16,917	6,750	19,025
Occupied Dwellings	*10,097*	*3,284*	*13,381*	*4,753*	*14,850*
Dwellings Not Occupied by Usual Residents	*2,178*	*1,358*	*3,536*	*1,997*	*4,175*
Total Population					
Adjusted Population (Census + Seasonal)	29,540	10,620	40,161	15,385	44,925
Census	*23,007*	*6,546*	*29,553*	*9,393*	*32,400*
Seasonal Population	*6,533*	*4,075*	*10,608*	*5,992*	*12,525*
Population In New Dwellings		*11,928*		*17,321*	
Non-Residential					
Total Employment	12,135	1,032	13,167	1,365	13,500
Place of Work Employment	*11,046*	1,131	*12,177*	1,492	*12,538*
Non-Residential Building Space (sq.m.)		67,860		89,532	

GROWTH PLAN AMENDMENT – MAY 2019

The primary focus of the Growth Plan is the development of Complete Communities with Compact Urban Form. This assists to reduce urban sprawl and achieve more efficient, livable and cost-effective development. Compact Urban Form typically means higher densities, more mixed uses, better connectivity and a greater emphasis on urban design.

The Growth Plan and by extension, The Simcoe County Official Plan (SCOP) provides direction for growth in the Town of Collingwood.

The SCOP identifies the Town in its entirety as a Primary Settlement Area (PSA). Sec. 3.5.6 of the SCOP defines a PSA as "suitable for high intensification targets, public transit services and

high-density targets for designated Greenfield areas and have full municipal water services and municipal sewage services".

People over 60 are expected to comprise over 25% of the population by 2041, which will drive the need for development with appropriate ranges and mix of housing options. The Growth Plan directs municipalities to provide a sufficient housing supply that will reflect market demand and what is needed in the local community.

Municipalities will support housing choice through the achievement of the minimum intensification and density targets by:

- Identifying a diverse range and mix of housing options and densities to meet projected needs of current and future residents; and
- Diversify overall housing stock across the municipality.

To support the achievement of complete communities, municipalities will require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. ***(Source: Extract from Growth Plan 2019)***

DENSITY

The Panorama North submission was tabled under the 2017 Growth Plan, which established a Greenfield density target of 80 residents/jobs per hectare. With the recent 2019 Growth Plan changes, the minimum Greenfield density target for Simcoe County has been set at not less than 40 residents/jobs per hectare.

The Town has indicated that 50 residents/jobs per hectare is currently operational for Collingwood (Sec. 2.5.7.2 to Official Plan) and will be in place until such time as a Municipal Comprehensive Review is undertaken. The County of Simcoe has advised their MCR will be delayed for six months pending the outcome of the Province of Ontario Regional Government Review. Until then, the minimum density target is just that – a minimum - it is not a ceiling.

The minimum density target is to be measured over the entire extent of Designated Greenfield Areas (DGA's), excluding any environmental lands. We researched and have summarized other subdivisions within the Greenfield Areas, based on information retrieved from the Town of Collingwood website in January 2019. Of the 8 developments, one-half do not meet the Town's density target of 50 person/jobs per hectare. As noted above, the density targets for Greenfield Areas are to be measured across the entire extent of DGA's, which allows for shortfalls and/or overages to be averaged across the entire Greenfield lands.

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Table 2.0

DEVELOPMENT	UNITS/HA	COMBINED JOBS+ PERSONS/HA
Panorama North w/o School	46.1	95.7
Panorama North with School	37.6	79.9
Bridgewater	59.1	135.0
Linksview w/o School	23.0	44.4
Linksview with School	17.8	37.5
Charleston	16.0	38.0
Panorama	17.9	40.5
Pretty River	36.4	81.3
Eden Oak	18.0	42.4
Trails of Collingwood	31.2	60.8

Based on Table 2.0 showing other Greenfield developments within the Town and the uncertainty of Linksview and Red Maple moving forward, a density target of 50 jobs/people per hectare has not been achieved across the DGA.

The Tables 3.0 and 4.0 below, provide population projections and density calculations for the six developed and proposed subdivisions within the western community node. Although Red Maple is not located within a DGA, we have included this subdivision within our calculations, as it will be part of this western node community, should it be developed.

Table 3.0 – POPULATION PROJECTIONS - *PPU's based on County of Simcoe calculations

UNIT TYPE	PPU *	RED MAPLE		GEORGIAN MEADOWS		LINKSVIEW WITHOUT SCHOOL		MAIR MILLS		PANORAMA		PANORAMA NORTH WITHOUT SCHOOL	
		# UNITS	POP	# UNITS	POP	# UNITS	POP	# UNITS	POP	# UNITS	POP	# UNITS	POP
Single	2.43	131	318	436	1,059	39	95	121	294	121	294	121	294
Townhouse	2.18	147	320	25	55	408	889	27	59	198	432	588	1,282
Apartment	1.60	---	---	---	---	377	603	---	---	---	---	219	350
Totals		**278**	**638**	**461**	**1,114**	**824**	**1,587**	**148**	**353**	**319**	**726**	**928**	**1,926**

UNIT TYPE	PPU*	LINKSVIEW WITH SCHOOL		PANORAMA NORTH WITH SCHOOL	
		# UNITS	POPULATION	#UNITS	POPULATION
Single	2.43	39	95	121	294
Townhouse	2.18	408	889	416	907
Apartment	1.60	190	304	219	350
Total		**637**	**1,288**	**756**	**1,551**

Table 4.0 - DENSITY CALCULATIONS – JOBS/PEOPLE PER HECTARE

	RED MAPLE	GEORGIAN MEADOWS	MAIL MILLS	PANORAMA	LINKSVIEW W/O SCHOOL	LINKSVIEW WITH SCHOOL	PANORAMA NORTH W/O SCHOOL	PANORAMA NORTH WITH SCHOOL
Estimated Population	638	1,114	353	726	1,587	1,288	1,926	1,551
Estimated Jobs*	---	---	---	14	---	53	---	57
Total Jobs & Population	638	1,114	353	740	1,587	1,341	1,926	1,608
Hectares	14.29	36.79	21.42	17.82	35.77	35.77	20.12	20.12
Jobs + Persons/ha	44.7	30.3	16.5	41.5	44.4	37.5	95.7	79.9

***Estimated jobs based on 25 jobs/ha**

Panorama - .57 ha commercial site

Linksview - 2.1 ha school site

Persons per unit; County of Simcoe

Gross Hectare-all lands except lands designated and/or zoned EP

Of the five developments within the DGA (excluding Red Maple), all but Panorama North do not meet the Town's density target of 50 person/jobs per hectare and two do not meet the proposed 40 person/jobs per hectare pursuant to the 2019 Growth Plan.

The density targets for Greenfield Areas are to be measured across the entire extent of DGA's, which allows for shortfalls and/or overages to be averaged across the entire Greenfield lands. The tables above demonstrate the need for higher density development to make up the vast shortfall that has occurred within this western community node.

In order to achieve a more compact built form in Designated Greenfield Areas and to fulfill the needs of present and future residents for attainable housing, an alternative higher density development is being proposed for Panorama North.

Sec. 2.5.7 to the Town of Collingwood Official Plan provides policies for Intensification and Density Targets:

"Sec. 2.5.7.2 – "A minimum density target of 50 residents and/or jobs per hectare with Designated Greenfield Areas; and

Sec. 2.5.7.3 – "Achievement of density targets will be sought on a development specific basis, but some flexibility may be permitted where it can be demonstrated that there is a reasonable possibility of achieving the density target across the entire extent of designated and available development parcels within the Designated Greenfield Area."

As noted in Table 1.0, one-half of the proposed Greenfield developments within the Town do not achieve the minimum density target of 50 residents and/or jobs per hectare. The proposed Panorama North subdivision will make a positive contribution to this shortfall. Panorama North will assist in achieving the mandated density target across all designated and available

development parcels within the Designated Greenfield Areas in Collingwood and bring attainable housing to the western community node.

COMMUNITY BENEFITS SECTION 37 *PLANING ACT*

Section 37 (1) of the *Planning Act* is permissive, but not mandatory. "The council of a local municipality may, in a by-law passed under Section 34, authorize increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law"

At your suggestion Pete Graham and I met with Adam Farr and you on June 18th to explore possible Section 37 contributions, in return for increased height and density for Panorama North. At that time, we proposed to undertake the external and internal trail capital improvements for Panorama North and to move this work forward so that it would be finished in Phase 1.

You followed up this meeting with an e-mail on July 12th to provide further clarification:

"Regarding Section 37, the inclusion of external capital trail improvements had not been part of our understanding of what your client was putting on the table. We will discuss these improvements further with Parks, Recreation and Culture staff and provide additional comment shortly. In this regard, provision of a pro forma would be helpful in arriving at a fair valuation for additional benefits to the community (i.e. differentiating between the density/unit count with existing Low-Medium density designation verses the 37.5 uph and 46.5 uph scenarios (with and without the school block)".

Subsequently, a second meeting was held on August 7th with Adam Farr, Fareed Amin, Pete Graham, Tom Drucker, Mark Godman and yourself at Mr. Graham's request. Mr. Graham agreed to draft a proposal for community wide trail construction for your consideration to satisfy Section 37 (1) enhanced contribution for increased density and height. This proposal will be tabled under separate cover by Mr. Graham.

An enhanced contribution, under the provisions of Section 37 (1) of the *Planning Act*, if agreed between the applicant and the Town, will be in addition to the proposed 5% park dedication, land dedication for internal trail connection, possible land dedication for a hydro sub-station, land dedication for Mountain Road and Tenth Line widening and internal Municipal Streets, participation in the Stewart Road Reservoir and booster pumping station, the 10th line trunk watermain along 6th Street and 10th Line, and Taylor Creek channelization, plus any Development Charges applicable under the Development Charges Act 1997.

We are mindful that the Province of Ontario's Bill 108 "*More Homes, More Choice Act*", given Royal Assent in June 2019, has not yet been implemented.

CONCLUSIONS

Historically, Greenfield development within the Town has been low-density subdivisions, mainly comprised of single detached and semi-detached dwellings, with some townhouses and very few low-rise apartment buildings. These subdivisions lack diversity for housing options and attainability.

The Panorama North subdivision will provide a diverse, livable community, with a mix of housing types, sizes, price points and lifestyle options. The Panorama North community will include single detached dwellings, townhouses and will introduce stacked and back to back townhouses. In addition, four condominium apartment buildings are proposed, including purpose-built rental dwellings.

Panorama North will round out the western community node which includes the built out Georgian Meadows and Mair Mills subdivisions, the Draft Approved Panorama subdivision and the Linksview and Red Maple subdivisions, should they proceed.

The addition of the Panorama North subdivision will contribute to an integrated and cost-effective servicing approach to development in the western community node. Panorama North will support the potential development of a future elementary school site for the area and create additional population for planned convenience commercial uses, recreation uses (Fisher Field, Blue Mountain Golf & Country Club) and public transportation.

The Panorama North subdivision includes single family homes, townhouses and apartments. These types of dwelling units are found throughout Collingwood and integrate well into the existing and draft approved urban fabric. The proposed apartment buildings have been limited to three and four storeys, which is comparable with other sites in Collingwood and in the Linksview subdivision. The proposed Panorama North subdivision is in keeping with Collingwood's small-town character, albeit at a higher density.

Density is required to bring to market attainable housing. The need for attainable housing in Collingwood has been identified by Town Staff and Council. Attainable housing is a critical lever to expand economic growth.

The higher density proposed for Panorama North is required in order to provide the needed housing for the forecasted population of 44,925 to the year 2031. The Panorama North subdivision will provide a mix of residential dwelling types at a higher density, which will offer a full range of attainable housing options needed to meet Collingwood's current and future housing inventory and population needs.

Yours truly,

Shelley Wells MES, MCIP, RPP

Plan Wells Associates

c.c. Ted North (295 Mountain Road) Ltd.

Todco Investments Inc.

REFERENCES

1.) E-mail from Mark Bryan, July 12, 2019, re: request for density rationale and community benefit
2.) Globe & Mail article, July 13, 2019
3.) Town of Collingwood Staff Report P2019-32, re: Town Official Plan Review
4.) Town of Collingwood Staff Report P2015-36-C, November 23, 2015, re: Linksview Plan of Subdivision
5.) County of Simcoe Planning Department, January 16, 2019, re: First Submission Comments - Panorama North
6.) Town of Collingwood, January 17, 2019, re: First Submission Comments – Panorama North
7.) N. Barry Lyon Consultants Limited, March 6, 2018, re: Residential Market Assessment – Panorama
8.) A Place to Grow – Growth Plan for the Greater Golden Horseshoe, May 2019
9.) Town of Collingwood Staff Report P2019-26, re: Analysis/Inventory of Residential Units
10.) C.D. How Institute, Commentary No. 513, May 2018, re: Through the Roof: The High Cost of Barriers to Building New Housing in Canadian Municipalities
11.) https://collingwood-bluemountain.com/real-estate-price-changes-since-2010-in-southern-georgian-bay/