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PLANNING BRIEF

Reid's Heritage Homes
Block 2, Balmoral Village
Town of Collingwood

Krystin Rennie, MAES MCIP RPP

January 2020

17 Brock Cres, Collingwood, ON L9Y 4A4 705-446-0530

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1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Reid's Heritage Homes (Lora Bay) Inc. to prepare a Planning Brief to support a Site Plan Approval Application for a 132 unit residential apartment building on Block 2 within Balmoral Village in Town of Collingwood in the County of Simcoe.

1.1 SITE LOCATION AND DESCRIPTION

The subject lands are located at the corner of Harbour Street and Kimberley Street within Balmoral Village in the Town of Collingwood, Simcoe County. (Figure 1: Location Map)

Figure 1: Location Map

2.0 SURROUNDING LAND USES

The subject lands are located in the northwestern area of Collingwood within the settlement area inside the Balmoral Village development. The property is bound by Harbour Street to the north with various 1 and 2 storey townhouses on the north side of Harbour Street. Balmoral Village Block 1, which consists of 1 and 2 storey townhouse and semi-detached dwelling, are

to the west and south. To the east is Kimberly Lane and across that street is Balmoral Village Block 3 (a future commercial building) and Block 4 which consists of 2 existing 4 storey midrise buildings.

3.0 PROPOSAL

The subject lands are currently designated 'Settlement' in the County of Simcoe Official Plan (Schedule 5.1 – Land Use Designations) and 'Residential-Mixed Use' in the Town of Collingwood Official Plan (Figure 2: Schedule 'A' Land Use Plan) and 'Mixed Use Residential' (Figure 3: Schedule C- Residential Density). The property is zoned Holding Eighteen Residential Fourth Density Exception Four –(H18) (R4-4) Zone, in the Town of Collingwood Zoning By-law 2010-40. (Figure 4: Collingwood Zoning By-Law Schedule 'A' Map 12)

As illustrated on the Site Plan, (Figure 5) the owner seeks Site Plan Approval for a 132-unit, 5 storey residential apartment that fronts on Kimberley Lane providing egress and ingress from Harbour Street. In additional to the residential units the proposal includes 183 parking spaces as well as connections to existing pedestrian walkways and trails.

The application is supported by the following reports and studies:

1. Planning Brief
2. Site Plan Drawing
3. Servicing Drawings
4. Grading Plan
5. Stormwater Management Brief
6. Photometric Plan
7. Active Transportation Report
8. Architectural Guidelines Addendum for Block 2;
9. Shadow Study for Block 2;
10. Urban Design Brief Addendum for Block 2
11. Noise Report
12. Elevation Drawings

4.0 REVIEW OF APPLICABLE PLANNING POLICIES

The consideration of the planning policy support for this proposal will include a review of applicable planning policy of various government levels to consider "consistency with" and "conformity to" the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Provincial Policy Statement, the Growth Plan, the County of Simcoe Official Plan, and the Town of Collingwood Official Plan.

4.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions or advice that affect a planning matter "shall be consistent with" the PPS. The PPS is based on three fundamental planning themes, specifically, "*Building Strong Communities*", "*Wise Use and Management of Resources*" and "*Protecting Public Health and Safety*".

The following is a summary of policies within the PPS that are relevant to this proposal.

- *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1a)*

- *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; (1.1.1b)*

- *Settlement areas shall be the focus of growth (1.1.3.1)*

- *Land use patterns within settlement areas shall be based on:*
  - *densities and a mix of land uses which:*
    - *efficiently use land and resources;*
    - *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
    - *support active transportation; (1.1.3.2a)*

- *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.(1.1.3.6)*

The Site is located within the settlement area of Collingwood adjacent to an existing residential development; it is the development of an existing vacant site and provides for intensification through the development of multi-unit residential apartment. The site will be fully serviced by Municipal infrastructure and is planned on a municipal road. Sidewalks and trail connections are proposed throughout the Balmoral development and provide connections to the Black Ash Creek trail and Collingwood's greater trail network.

- *Directing that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents (1.4.3) by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (1.4.3c) and promoting densities for new housing which efficiently use land, resources, infrastructure and public*

service facilities, and support the of active transportation(1.4.3d)

The proposal provides 132 residential apartment units being added to the housing supply. The proposed development has been designed to use the land efficiently through compact form and is located in close proximity to existing municipal infrastructure.

- *Municipal sewage services and municipal water services are the preferred form of servicing in settlement areas. (1.6.6.2)*

This site will connect to full municipal sewage and water services which are a preferred form of servicing in settlement areas.

Given that the Black Ash Creek is immediately adjacent to the subject property, the natural heritage policies of the PPS apply to this proposal.

- *"Development and site alternation shall not be permitted on adjacent lands to …. Unless the ecological function of the adjacent lands has been evaluated and have been demonstrated that there will be no negative impacts on the natural features or on their ecological features" (2.1.8)*

An Environmental Impact Study was prepared in 2009 by Azimuth Environmental Consultants Inc and was submitted as part of the original approval for the Balmoral site.

The subject property is situated within the Town of Collingwood in the County of Simcoe, an area identified for development (settlement area) and will be serviced entirely by municipal water and sewer. The intended purpose of the proposed development is for residential uses, uses that are consistent with the existing, adjacent developments.

Based on the proposed development the application is consistent with the broader planning direction given under the Provincial Policy Statement.

4.2 PLACES TO GROW - Growth Plan for The Greater Golden Horseshoe (2019)

The Growth Plan is a unique land use policy framework for the Greater Golden Horseshoe. The revised Plan came into effect on May 16, 2019. The Growth Plan for the Greater Golden Horseshoe is a long-term plan that works to manage growth, build complete communities, curb sprawl and protect the natural environment.

To support these goals, the Growth Plan for the Greater Golden Horseshoe works to:

- Support the achievement of complete communities that offer more options for living, working, learning, shopping and playing.
- Reduce traffic gridlock by improving access to a greater range of transportation options.
- Provide housing options to meet the needs of people at any age.
- Revitalize downtowns to become more vibrant and to provide convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing.
- Curb sprawl and protect farmland and green spaces.
- Promote long-term economic growth.

Within the Growth Plan Section 2 focuses on directing growth to built-up areas within Settlement areas through intensification and in areas with existing municipal water and wastewater systems. The proposed development is within the settlement area where municipal water and wastewater systems are available. This section also contains policies related to creating complete communities. Complete communities are defined as "*Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts*". (Section 7)

The location of this development will support Collingwood being a complete community by adding a residential component in this area in close proximity to employment areas, local stores and services, and active transportation and other service opportunities.

The subject lands are also located within the Simcoe Sub-area of the Growth Plan. Section 6 of the Plan provides additional, more specific direction on how this Plan's vision will be achieved in the *Simcoe Sub-area*. It states that a significant portion of growth within the *Simcoe Sub-area* will be 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. Collingwood has been identified as primary settlement area. The proposed development will assist in creating a complete community through the provision of a mix of residential development, inclusion of connections to existing trails and access to the Town's existing transit system.

The proposed development is consistent with the policies of the Growth Plan. The proposed development is within a settlement area, will be serviced with available municipal water and wastewater services.

4.3 COUNTY OF SIMCOE OFFICIAL PLAN

The County of Simcoe Official Plan (OMB approved December 29, 2016) is a document designed to assist in growth management in the *County* expected to experience continued strong growth in population and urban *development* over the next twenty years. It attempts to achieve a balance between the demands for economic development, community building, and environmental conservation and provide a framework for coordinated planning with adjacent municipalities, agencies, and other levels of government.

The subject lands are designated "Settlement" within the Schedule 5.1 Land Use in the County of Simcoe Official Plan and are within the settlement area within Collingwood.

Section 1.3 outlines the goals of the County Plan that include:

- To protect, conserve, and enhance the *County's* natural and cultural heritage;
- To achieve wise management and use of the *County's* resources;
- To implement growth management to achieve lifestyle quality and efficient and cost-effective municipal servicing, *development* and land use;
- To achieve coordinated land use planning among the *County's local municipalities* and with neighbouring counties, districts, regions, and separated cities, and First Nations lands;
- To further community economic *development* which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities; and
- To promote, protect and enhance public health and safety.

The proposed development will assist the County achieve many of these goals.

The overall strategy of the County Official Plan is to direct growth and development to settlement areas where they can be effectively serviced; to support and manage resource-based development; to protect and enhance the natural heritage systems, cultural features and heritage resources; and to encourage the development of communities with diversified economic functions and opportunities an offer a diverse range of housing options. (Section 3.1)

The proposed development is located within in the settlement designation of Collingwood and is planned on full municipal services. The development proposes a mix of unit sizes within the development that includes smaller units within a multi-use apartment building. This proposed development conforms with the overall strategies of the plan.

The Plan, within the Growth Management Framework, also states that "*the majority of population and employment growth will be directed to*

settlement areas" (S 3.2.3) "*with full municipal water and municipal sewage services*" (S 3.2.4). This proposed development fulfills both policies; it is in a settlement area on full municipal water and sewage services.

Section 3.5 further supports the focus of development in settlement areas and the efficient use of land and services.

> ***3.5.1*** *To focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas, in accordance with the policies of this Plan.*
>
> ***3.5.2*** *To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.*
>
> **3.5.3** *To develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable.*
>
> **3.5.4** *To promote development forms and patterns which minimize land consumption and servicing costs.*

Section 3.5.29 states that "*Development* within the *built-up areas* and *designated Greenfield area* of *settlement areas* may be of higher density to achieve the policy directives of this *Plan* but should be compatible with adjacent residential areas. The *local municipalities* may explore means to ensure compatibility through such measures as transitional densities, built form and land uses.

The proposal building is adjacent to existing built up areas, including the existing Cranberry Development and earlier phases of the Balmoral Village Development. The proponent has taken this transition from unit type into

consideration with building scale and massing. A shadow study has also been completed to review the impact on the units that are immediate adjacent to Block 2. The architecture and materials will respect and be compatible with the surrounding residences.

The healthy communities and housing development Section 4.1 speaks to the development of complete and healthy communities. This proposal adds to the range of housing types and densities in Collingwood and the immediate area; provides active transportation opportunities, connects to existing trail systems and helps to add to a complete and healthy Collingwood.

Section 4.7.4 repeats that the "*preferred method of servicing settlement areas and other multi-lot developments is full municipal sewage services and full municipal water services.*" The proposed development will be on full municipal services and is supported with a Functional Servicing Report submitted with the application.

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan in that the development is proposed in a settlement area that is anticipated for development; is to be serviced by municipal sewer and water; helps to support the development of complete communities and has access to active transportation opportunities. It is submitted that the proposal complies with the intent of the County of Simcoe Official Plan.

4.4 TOWN OF COLLINGWOOD OFFICIAL PLAN

The Town of Collingwood Official Plan was approved on May 27, 2004 and consolidated on January 2019.

The subject lands are located in the Settlement Area within the Town of Collingwood and are designated "Residential Mixed Use' in the Town of Collingwood Official Plan Schedule 'A' Land Use Plan (Figure 2) and Mixed Use Residential' Schedule C- Residential Density (Figure 3).

The Residential designation provides for a variety of housing opportunities and associated uses, within a broad range of residential densities, in order to

meet the Town's long-range housing needs and the complete community and compact urban form policies of the Places to Grow, Growth Plan for the Greater Golden Horseshoe. Specifically, "*lands designated Residential… on Schedule A shall be used predominantly for a variety of residential uses, including low, medium and high density housing.*" (S. 3.1).

Section 2.5.5 states that Lands designated for urban uses on Schedule 'A', Schedule 'C' and Schedule 'F' will accommodate the Town's 2031 population allocation and are also sufficient to ensure an adequate, varied and affordable supply of housing for Collingwood's permanent, recreational and seasonal residents.

Section 3.1 of the Official Plan outlines the goals and objectives of the community. These goals and objectives provide a framework for directing growth in a logical and orderly manner while safeguarding the Town's environmental and economic well-being and small-town atmosphere.

To ensure that the implementation of the policies outlined in this Plan will result in the development of an economically strong, vibrant and complete community, the following general principles must be considered throughout:

- *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.*

The proposed development will not negatively impact the Black Ash Creek as noted in the Environmental Impact Study prepared by Azimuth Environmental Consulting Inc in 2009 to support the overall mixed use development concept. Block 2 provides for a compact form providing for additional housing types in the area, is located in close proximity to public and private services and recreational opportunities. The development will be serviced with full municipal services.

Section 3.5.3 states that "the *intent of this Official Plan that no major forms of new development be permitted unless adequate municipal water, sanitary sewer and storm sewer facilities are available. Furthermore, it is intended that new development will generally be contiguous to existing built-up areas to avoid leap-frogging over undeveloped lands*."

This development will be on full municipal services and is a parcel of land that is adjacent to existing residential development and within a mixed residential development. The development is also within the Service Area 1 (Schedule E – Municipal Services Area) which identifies the lands within the built boundary and some pre-designated lands outside the built boundary that are fully serviced. (S 3.6.1) It is anticipated that these lands can be developed immediately.

In accordance with the objectives, the Balmoral Village Development has been designed to include a mix of residential unit types and provides opportunities for active transportation with connections to the Black Ash Creek Trail and the larger Collingwood trail system, as well as access to the public transit system. The scale of the proposed building on Block 2 is appropriate for the site. The Collingwood Urban Design Guidelines were also applied a part of the design process.

The Black Ash Creek is immediately adjacent to the southern property line of the proposed development. This creek has been identified as a river system that is susceptible to flooding (S 3.9). Section 4.1.3.12.1 states that "*no development shall be permitted on adjacent lands located within 120 metres (394 feet) of Category 1: Wetland or within 50 metres of Category 1: Valley land, Woodland or Fish/Nursery Habitat unless the proposed methods of*

remediating the potential impacts of such development on the adjacent resources are satisfactory to the Town of Collingwood and the Nottawasaga Valley Conservation Authority. This shall be demonstrated through the preparation of an EIS."

An Environmental Impact Study was prepared in 2009 and was submitted to support the original development proposal that created the various residential and commercial blocks for this property.

Section 4 of the Official Plan provides the policies for the Residential designations and outlines the goals and objectives for the residential areas. The goals speak to the themes of Complete Community, Neighbourhoods, People's Needs and Quality of Choice. In the review of these policies it can be said that the proposal conforms and supports the applicable policies. With respect to the policies related to residential development outlined in the Official Plan, the planned development is supported. The development is proposed in an area designated for residential development within a Settlement Area, provides a range and mix of attractive housing types and sizes. As well, the development is planned for full municipal services and will connect to services constructed in anticipation of development on this site. The site also provides connections to trails and public transportation options.

The subject property, Block 2, is designated Residential- Mixed Use (OPA#20), within this designation permitted uses include a range of housing options in a supportive living environment, and may include the provision of a wide range of medical care facilities, such as doctors' offices, rehabilitation facilities, personal support services, and in-house community care. Accessory local commercial convenience uses shall also be encouraged. The community will primarily contain medium density residential uses (this includes single-detached dwellings, semi-detached dwellings, duplex dwellings, fourplexes, triplexes, townhouses and apartments) with a variety of accessory and supportive uses and shall function as an interface between the Regional Commercial District to the south and the residential community to the north. The site shall be pedestrian oriented with a variety of connections to the Georgian Trail. (S 4.3.2.6.3)

Section 4.3.2.6.3 also outlines the Minimum to Maximum Unit Count for the Balmoral Site and states that "the minimum residential dwelling unit count on the entire site shall be 120 units and maximum number of residential dwelling units permitted on the subject lands shall not exceed 300". Within the development, Block 1 consists of 96 units and Block 4 has 49 units as approved which equals 145 units. Block 2 is proposing 132 units, which brings the unit county to 277 units which is within the density range permitted.

This section also speaks to the minimum number of units located within the Medium Density Residential – Mixed Use Block shown on Schedule 'C' shall be 80 units and the maximum number of units located within the Mixed Use Block shall be 210 units.

Within the Balmoral Development, Block 4 has 49 units within an approved apartment building. Block 2 will add 132 units which puts the unit count at 181 units which is within the minimum number of units required for the Medium Density Residential -Mixed Use at 80 and the maximum number of units of 210 units.

Section 4.3.2.2 titled Urban Design states "*that high quality urban design is essential to achieving compact and complete communities, helping to create an attractive, accessible, walkable and safe built environment." "The Town's Urban Design Manual provides standards for achieving high quality urban design and it is the intent of this Plan that these standards will form an integral part of the review of residential development proposals throughout the Town."* This application has been reviewed in conjunction with the Town of Collingwood's Urban Design Manual. An Urban Design Brief has been prepared by KNYMH Inc Architecture in support of this submission.

It is submitted that the overall proposal meets the intent of the Town of Collingwood's Official Plan.

4.5 TOWN OF COLLINGWOOD BY-LAW NO. 2010-40

The subject lands are zoned Holding 18 Residential Fourth Density Exception 4 ((H18)R4-4) in the Town of Collingwood Zoning By-law 2010-40. (Figure 4: Collingwood Zoning By-Law Schedule 'A' Map 12). Permitted uses within the Residential Fourth Density include apartment, group or cluster, senior citizen housing, retirement home, nursing facility and community garden. Exception

4 applies the following exceptions related to parking: for an apartment dwelling 1 space per unit, plus an additional 0.25 spaces per unit for visitor parking. It also permits that the required parking may be located on an abutting lot and the minimum front yard setback for an underground parking garage is nil.

In addition to the exception a Minor Variance D13118 to vary the zoning by-law was approved by the Town's Committee of Adjustment and allows the following changes to the some of the zoning provisions:

- To increase the maximum lot coverage from 40 percent to 42 percent,
- To increase the maximum height from 18.0 m to 19.0 m, and
- To decrease the parking from 162 spaces to 153 spaces.

The following chart outlines how the zoning provisions have been met by the proposal. Additional information is also provided below with the chart that is part of the site plan.

Table 6.3.1.3 Residential Fourth Density (R4) Provisions (Section 6.3.1)

Zone Standard	R4 Zone Provisions	Proposed Development
Min Lot Area	nil	8595.7 m^2
Min lot Frontage (m)	30 m	59.91 m
Min front yard	7.5 m	7.5 m
Min exterior side yard	7.5 m	7.5 m
Min interior side yard	7.5 m	7.5 m
Min rear yard setback	7.5 m	9.7 m
Max Height	19 m (MV)	19 m
Max Lot Coverage	42% (MV)	36%
Min Landscape/open space	40%	41 %
Parking Spaces	153 (MV)	183 spaces – 122 underground 42 surface & 19 off property
Bicycle Spaces	20 spaces	20 spaces

R4-4 (H-18) ZONE AS AMENDED

ZONING BY-LAW SUMMARY

TOWN OF COLLINGWOOD ZONING BYLAW 2010-040
OFFICIAL PLAN DESIGNATION "RESIDENTIAL MIXED USE"

132 UNITS

GENERAL INFORMATION:

ZONING	R4-4 (H-18) AS AMENDED	MINOR VARIANCE NO D13118	CONSENT NO D10118
LOT AREA	8595.7SM 0.860HA		

TABLE 6.3.1.3 - RESIDENTIAL FOURTH DENSITY (R4) PROVISIONS	REQUIRED FOR APARTMENT	PROVIDED
USE		
MIN LOT AREA	NIL	8595.7 m2 (0.859 HA)
MIN LOT FRONTAGE	30.0M	59.91M
MIN FRONT YARD	7.5M	7.5M
MIN EXTERIOR SIDE YARD	7.5M	7.5M
MIN INTERIOR SIDE YARD	7.5M	7.5M
MIN REAR YARD	7.5M	9.7M
MAX HEIGHT	18M (SUPERCEDED BELOW BY VARIANCE) HEIGHT IS VERTICAL DISTANCE MEASURED FROM GRADE TO HIGHEST POINT OF ROOF DECK SURFACE OR TOP OF RIDGE OF SLOPED ROOF) (GRADE IS AVERAGE LEVEL OF PROPOSED OR FINISHED GROUND AT ALL WALLS)	19M (PER VARIANCE) 5 STORIES
MAX LOT COVERAGE	40% (SUPERCEDED BELOW BY VARIANCE)	36% (3088M2)
MIN LANDSCAPED OPEN SPACE	40%	41% (3550M2)
DENSITY	133 UNITS	132 UNITS
UNDERGROUND PARKING SETBACK	FRONT YARD - HALF OF THAT REQUIRED FOR THE MAIN BUILDING OR MAIN USE SUPERCEDED BELOW BY VARIANCE) EXTERIOR SIDE YARD - HALF OF THAT REQUIRED FOR THE MAIN BUILDING OR MAIN USE INTERIOR SIDE YARD - NIL REAR YARD - NIL	7.5M
UNDERGROUND PARKING DEPTH	ANY PORTION MUST BE 0.6M BELOW EXISTING GRADE	0.6M
ENTRANCE WIDTH GC 5.3	ENTRANCE WIDTH FOR GROUP OR CLUSTER DWELLINGS = 7.5M	7.5M
RESIDENTIAL FOURTH DENSITY EXCEPTION FOUR - R4-4 ZONE THE FOLLOWING EXEMPTIONS SHALL APPLY		
PARKING	1 SPACE PER UNIT PLUS AN ADDITIONAL 0.25 SPACES PER UNIT FOR VISITOR PARKING (SUPERCEDED BELOW BY VARIANCE) 185 SPACES (1.25 PER)	122 UG 183 TOTAL 42 SURFACE 19 STREET (OFF PROPERTY)
PARKING	THE REQUIRED PARKING MAY BE LOCATED ON AN ABUTTING LOT	19 STREET (OFF PROPERTY)
PARKING	THE MINIMUM FRONT YARD SETBACK FOR AN UNDERGROUND PARKING GARAGE IS NIL.	
MINOR VARIANCE NOP D13118		
MAX COVERAGE	42%	
MAX HEIGHT	19.0M	
PARKING	DECREASE THE PARKING FROM 162 SPACES TO 153 SPACES, THUS A DECREASE OF 9 SPACES.	
GENERAL CONDITIONS EXEMPTIONS		
ENCROACHMENTS	ARCHITECTURAL FEATURES 0.6M	
	UNENCLOSED PORCH 1.5M BUT NOT CLOSER THAN 1.2M TO LOT LINE. UP TO 3.0M SETBACK IN REAR YARD	
	ENCLOSED BALCONY 1.5M BUT NOT CLOSER THAN 1.2M TO LOT LINE	
	CANOPY MAY PROJECT HALFWAY INTO A REQUIRED YARD	
PARKING AISLE SIZE GREATER THAN 7 0DEGREES	6.0M	6.0M
PARKING SPACE SIZE (PERPENDICULAR)	6.0M X 2.8M	6.0M X 2.8M
PARKING SPACE SIZE (PARALLEL)	7.0M X 2.8M	7.0M X 2.8M
BF PARKING SPACE SIZE (PERPENDICULAR)	6.0M X 4.5M	AODA SUPERCEDES
BF PARKING SPACE SIZE (PARALLEL)	7.0M X 4.5M	
BF PARKING QUANTITY	1-25 - 1 26-50 - 2 51-100 - 3 OVER 100 - 2% = 3.4 REQ'D	4 SPACES
LOADING SPACE REQUIRED	NONE	NONE
BICYCLE SPACES	ANY GROUP OR CLUSTER RESIDENTIAL 0.5SPACES PER UNIT TO A MAX OF 20 SPACES	20

The conditions of the Holding 18 provision incudes the completion and acceptance of a parking study, which has been completed and the completion and acceptance of an urban design brief. The Urban Design Brief and an addendum has been completed and submitted as part of this application. A request to remove the Holding 18 provision through a Zoning By-Law Amendment Application will be submitted in the near future.

It is submitted that the proposed Site Plan complies with the Town of Collingwood's Zoning By-law.

5.0 SUMMARY/CONCLUSION

The Site Plan submission is to enable a residential development consisting of a 132 unit residential apartment building on Block 2 within the Balmoral Village Development.

The purpose of this report is to provide planning rational in support of the site plan submission. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is "consistent with" the Provincial Policy Statement and Growth Plan. The Site Plan also conforms with the provisions of the Collingwood Zoning By-Law.

Based on the above noted, it is submitted that the subject application presents good planning and addresses the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie, MAES, MCIP, RPP

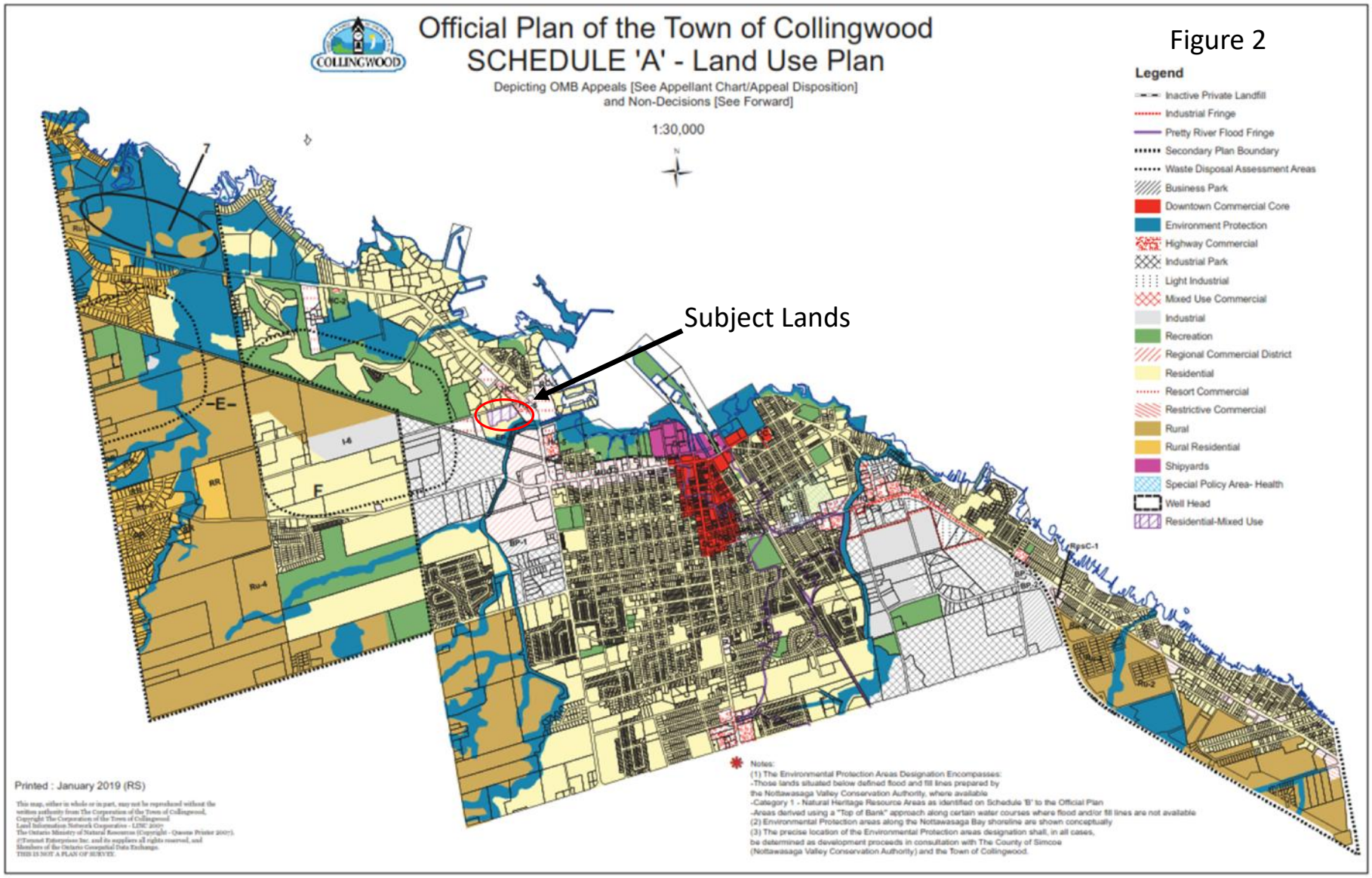
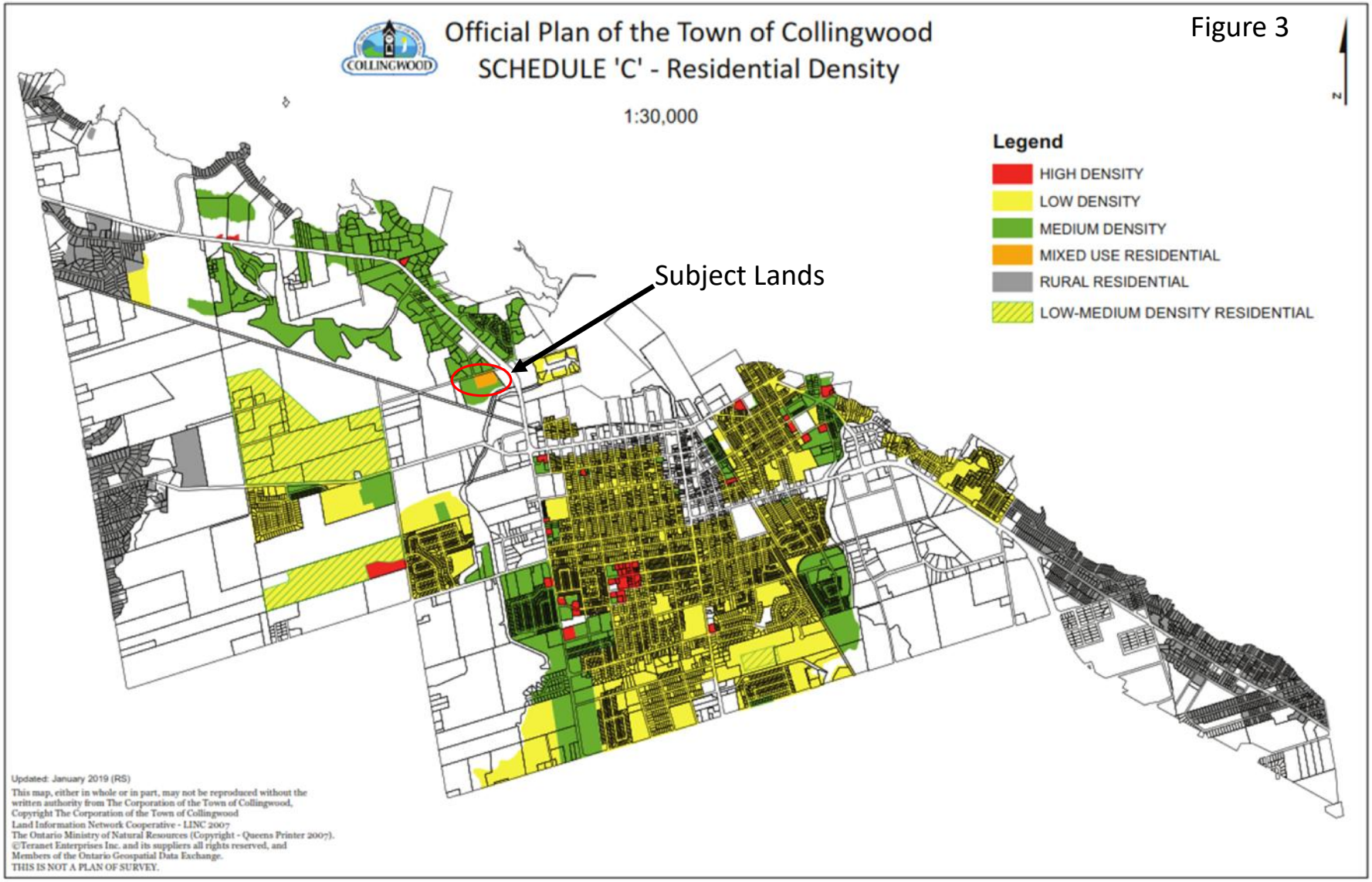

Official Plan of the Town of Collingwood
SCHEDULE 'A' - Land Use Plan
Depicting OMB Appeals [See Appellant Chart/Appeal Disposition]
and Non-Decisions [See Forward]
1:30,000
Figure 2
Legend
Inactive Private Landfill
Industrial Fringe
Pretty River Flood Fringe
Secondary Plan Boundary
Waste Disposal Assessment Areas
Business Park
Downtown Commercial Core
Environment Protection
Highway Commercial
Industrial Park
Light Industrial
Mixed Use Commercial
Industrial
Recreation
Regional Commercial District
Residential
Resort Commercial
Restrictive Commercial
Rural
Rural Residential
Shipyards
Special Policy Area- Health
Well Head
Residential-Mixed Use
Subject Lands
Printed : January 2019 (RS)
Notes:
(1) The Environmental Protection Areas Designation Encompasses:
-Those lands situated below defined flood and fill lines prepared by
the Nottawasaga Valley Conservation Authority, where available
-Category 1 - Natural Heritage Resource Areas as identified on Schedule 'B' to the Official Plan
-Areas derived using a "Top of Bank" approach along certain water courses where flood and/or fill lines are not available
(2) Environmental Protection areas along the Nottawasaga Bay shoreline are shown conceptually
(3) The precise location of the Environmental Protection areas designation shall, in all cases,
be determined as development proceeds in consultation with The County of Simcoe
(Nottawasaga Valley Conservation Authority) and the Town of Collingwood.

Figure 3


Official Plan of the Town of Collingwood
SCHEDULE 'C' - Residential Density
1:30,000
Legend
HIGH DENSITY
LOW DENSITY
MEDIUM DENSITY
MIXED USE RESIDENTIAL
RURAL RESIDENTIAL
LOW-MEDIUM DENSITY RESIDENTIAL
Subject Lands
N
Updated: January 2019 (RS)
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Land Information Network Cooperative - LINC 2007
The Ontario Ministry of Natural Resources (Copyright - Queens Printer 2007).
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THIS IS NOT A PLAN OF SURVEY.

Figure 4

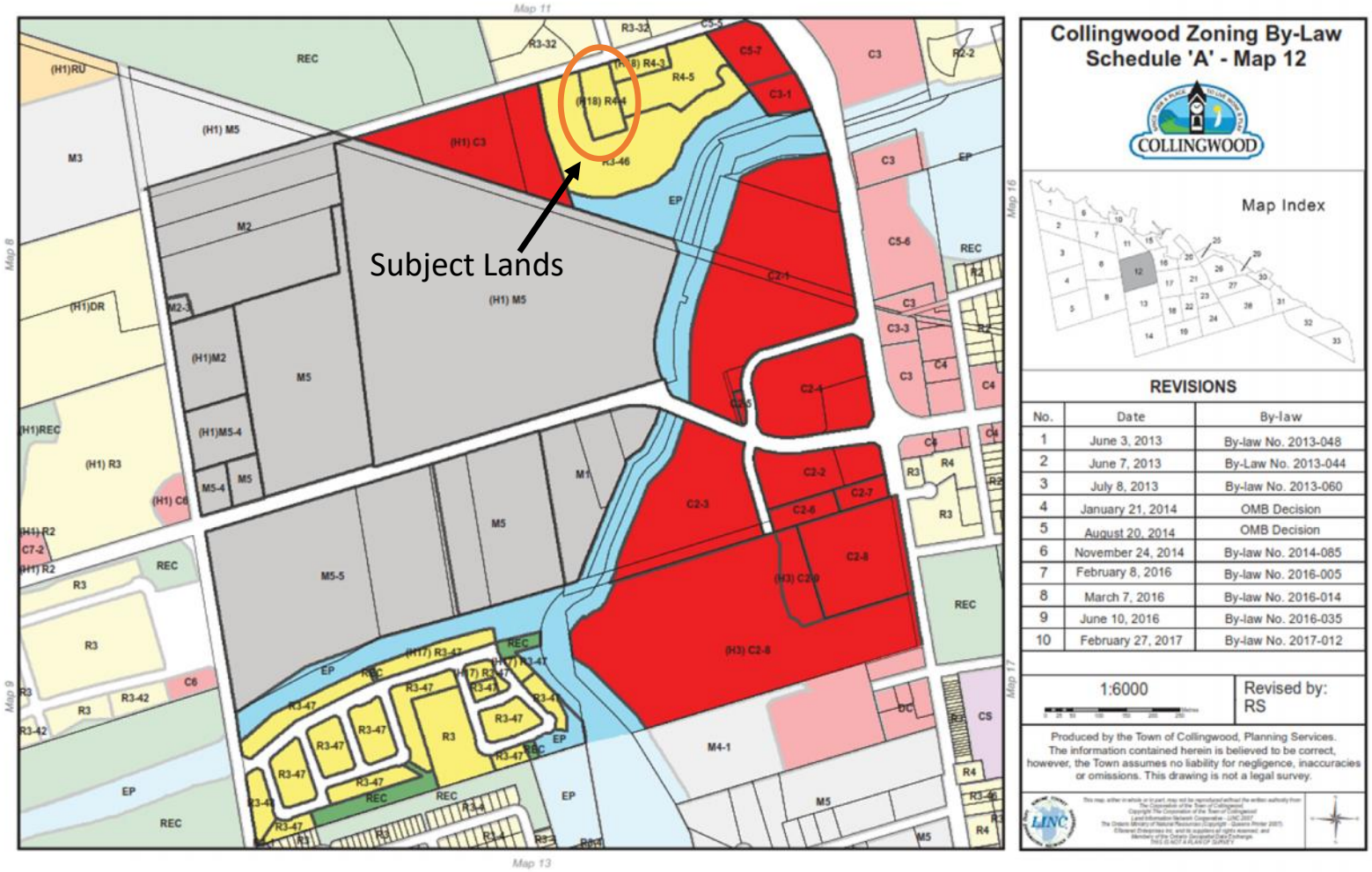
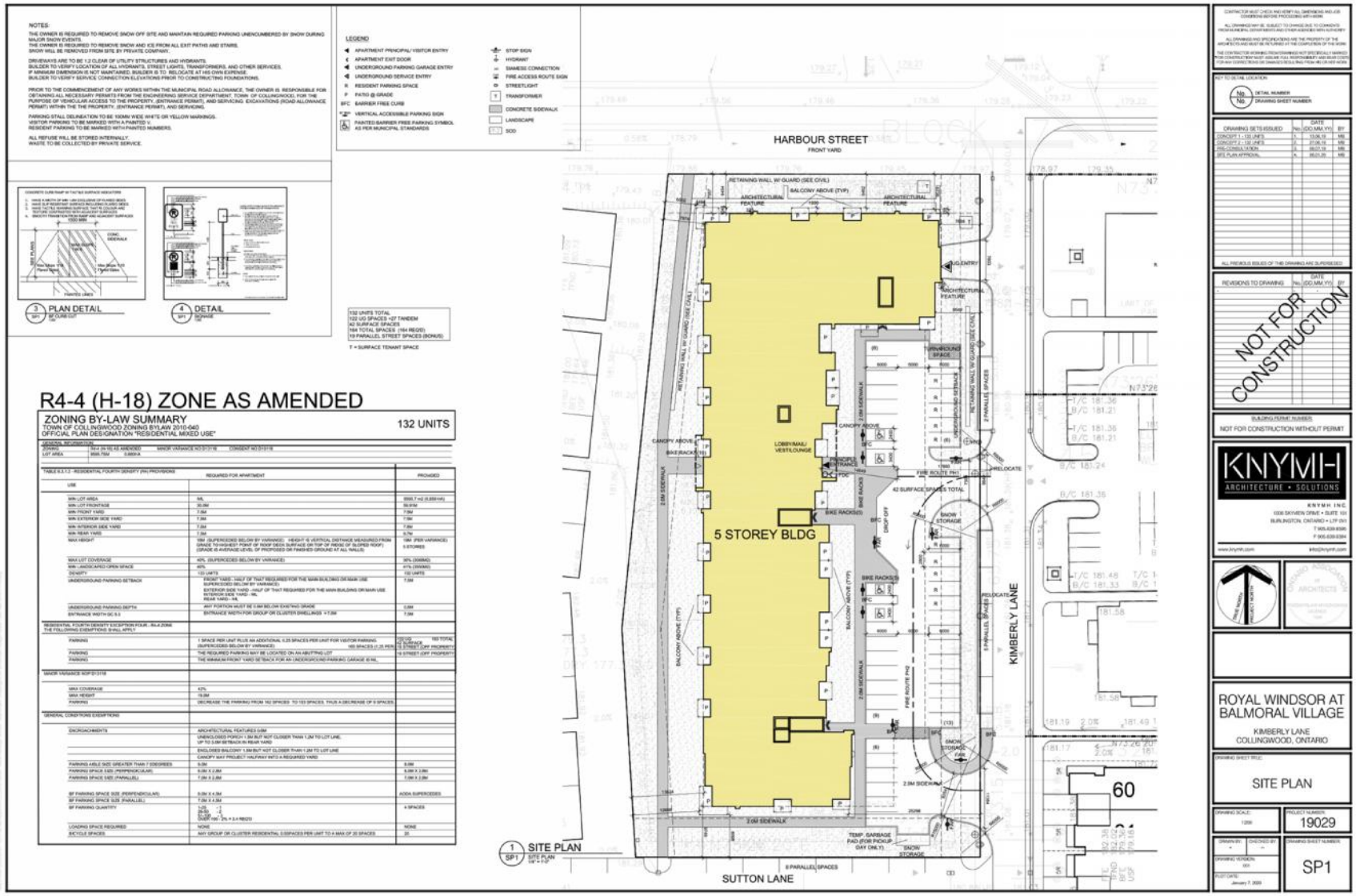

Subject Lands
Map 11
Map 13
Map 8
Map 9
Map 16
Map 17
Collingwood Zoning By-Law
Schedule 'A' - Map 12
COLLINGWOOD
Map Index
REVISIONS
No. | Date | By-law
1 | June 3, 2013 | By-law No. 2013-048
2 | June 7, 2013 | By-Law No. 2013-044
3 | July 8, 2013 | By-law No. 2013-060
4 | January 21, 2014 | OMB Decision
5 | August 20, 2014 | OMB Decision
6 | November 24, 2014 | By-law No. 2014-085
7 | February 8, 2016 | By-law No. 2016-005
8 | March 7, 2016 | By-law No. 2016-014
9 | June 10, 2016 | By-law No. 2016-035
10 | February 27, 2017 | By-law No. 2017-012
1:6000
Revised by: RS
Produced by the Town of Collingwood, Planning Services.
The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.
LINC

Figure 5


NOTES:
THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS.
THE OWNER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS.
SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.
DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES AND HYDRANTS.
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES.
IF MINIMUM DIMENSION IS NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.
PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICE DEPARTMENT, TOWN OF COLLINGWOOD, FOR THE PURPOSE OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING, EXCAVATIONS (ROAD ALLOWANCE PERMIT) WITHIN THE THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING.
PARKING STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW MARKINGS.
VISITOR PARKING TO BE MARKED WITH A PAINTED V.
RESIDENT PARKING TO BE MARKED WITH PAINTED NUMBERS.
ALL REFUSE WILL BE STORED INTERNALLY.
WASTE TO BE COLLECTED BY PRIVATE SERVICE.
LEGEND
APARTMENT PRINCIPAL/ VISITOR ENTRY
APARTMENT EXIT DOOR
UNDERGROUND PARKING GARAGE ENTRY
UNDERGROUND SERVICE ENTRY
R RESIDENT PARKING SPACE
P PATIO @ GRADE
BFC BARRIER FREE CURB
VERTICAL ACCESSIBLE PARKING SIGN
PAINTED BARRIER FREE PARKING SYMBOL AS PER MUNICIPAL STANDARDS
STOP SIGN
HYDRANT
SIAMESE CONNECTION
FIRE ACCESS ROUTE SIGN
STREETLIGHT
T TRANSFORMER
CONCRETE SIDEWALK
LANDSCAPE
SOD
3 PLAN DETAIL
4 DETAIL
132 UNITS TOTAL
132 UG SPACES +27 TANDEM
42 SURFACE SPACES
184 TOTAL SPACES (184 REQD)
19 PARALLEL STREET SPACES (BONUS)
T = SURFACE TENANT SPACE
R4-4 (H-18) ZONE AS AMENDED
ZONING BY-LAW SUMMARY
TOWN OF COLLINGWOOD ZONING BYLAW 2010-040
OFFICIAL PLAN DESIGNATION "RESIDENTIAL MIXED USE"
132 UNITS
HARBOUR STREET
FRONT YARD
5 STOREY BLDG
KIMBERLY LANE
SUTTON LANE
60
1 SITE PLAN
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION WITHOUT PERMIT
KNYMH
ARCHITECTURE • SOLUTIONS
ROYAL WINDSOR AT BALMORAL VILLAGE
KIMBERLY LANE
COLLINGWOOD, ONTARIO
SITE PLAN
19029
SP1