

File 126065

July 6, 2026

Dr. Christine Magalhaes
Dr. Christine Magalhaes Dentistry Professional Corporation
186 Erie Street, #202
Collingwood, Ontario L9Y 4T3

Re: 876 Hurontario Street, Town of Collingwood
Transportation Impact Brief

Dear Christine:

As requested, we have prepared this Transportation Impact Brief in support of the proposed change in use at 876 Hurontario Street in the Town of Collingwood. The proposal involves converting an existing cosmetic spa space into a medical dentist office.

LOCATION

The subject site is located at 876 Hurontario Street in the Town of Collingwood (refer to Figure 1). The property is bound by commercial properties to the north, south and west, and Hurontario Street to the east.

DEVELOPMENT DETAILS

Current Use

The subject property is currently occupied by a cosmetic spa with a gross floor area of 203 m² (2,185 ft²).

Proposed Use

The proposed re-development of the site will see the existing building converted into a dentist office. The conversion will consist of internal and external renovations to the existing building, including an 83 m² (890 ft²) second-storey addition and an additional 54.2 m² (587 ft²) on the ground level. Upon completion, the building will have a new gross floor area of 340.2 m² (3,662 ft²). A site plan is provided in Figure 2.

It is noted that the property is currently zoned C-5 (Highway Commercial). This zoning permits a range of uses, including both the existing and proposed uses (e.g. personal service shop, medical office, etc.).

SITE ACCESS

The proposed development will continue to be served by the existing access to Hurontario Street, albeit with improvements. The *Town of Collingwood Zoning By-law*¹, notes that an access to a non-residential use must have an access width between 7.5 and 15 metres. As indicated on the site plan, the site access will have a width of 7.5 metres, satisfying the Town's requirement.

The access will also provide 8.3 metre corner radii. As the Town's by-law does not identify a minimum or maximum corner radius for entrances, the access design guidelines provided in the TAC *Geometric Design Guide for Canadian Roads*² have been reviewed. For a commercial access providing two-way operations, the TAC guidelines recommend a right turn radius in the order of 4.5 to 12.0 metres. The proposed corner radius of 8.3 metres is within this range and thus considered appropriate.

ON-SITE CIRCULATION

As illustrated on the site plan, the parking area will be served by a drive aisle with a minimum width of 6.0 metres. This satisfies the Town's zoning requirements for parking aisles serving parking spaces aligned perpendicular to the aisle.

A vehicle swept path assessment has been completed to illustrate the ability of the site to accommodate the manoeuvring requirement of typical design vehicles (passenger car and waste collection vehicle). The assessment is illustrated in Appendix A.

With respect to pedestrian circulation, a 1.5 metre sidewalk will connect the parking area to the building entrance and will also connect to the existing sidewalk on Hurontario Street.

PARKING

Required Supply

The Town's zoning by-law requires a medical office (which includes a dentist office) to provide 5 spaces per 100 m² of gross floor area. When considering the proposed gross floor area of 340.2 m², the site is required to provide 17 spaces.

With respect to accessible spaces, a use requiring 1 to 25 standard spaces (as per the by-law) must provide 1 accessible space.

The zoning by-law also requires a non-residential use to provide a bicycle parking supply equivalent to 10% of the required vehicular supply, with a minimum requirement of 4 bicycle spaces to be provided.

¹ *Collingwood Zoning By-law 2010-040*. Town of Collingwood. Consolidated April 21, 2026.

² *Geometric Design Guide for Canadian Roads*. Transportation Association of Canada. June 2017.



Proposed Supply

As illustrated in Figure 2, the site will provide 18 parking spaces (including 1 barrier free space) and 4 bicycle spaces. Based on the parking requirements noted above, the proposed supply satisfies the Town's requirements.

TRIP GENERATION

The trip generation for the site (existing and proposed uses) has been established based on trip generation rates provided in the ITE *Trip Generation Manual, 12th Edition*³ for a comparable use.

Existing Use

The existing use is advertised as a medical spa and aesthetic wellness business that provides non-invasive cosmetic treatments to clients, in addition to typical spa services (i.e. pedicure, manicure, massage, etc.). Given the specialized treatments provided, the existing use is assumed to have trip generation characteristics similar to a medical-dental office as opposed to a typical salon/spa. As such, the trip rates for the *medical-dental office building - standalone* (ITE code 720) have been applied (these rates are also higher than those of the *hair salon/spa* land use thus ensuring a more conservative approach).

The trip rates and associated trip estimates for the existing use are provided in Table 1. As noted, the current use is estimated to generate 7 trips during the AM and PM peak hour periods.

Table 1: Trip Generation - 826 Hurontario Street (Existing Use)

LAND-USE	VARIABLE/ SIZE	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
		In	Out	Total	In	Out	Total
Hair salon/spa (ITE land use 918)	1,000 ft ² GFA	0.61	0.61	1.21	0.25	1.20	1.45
Medical-dental office building - stand-alone (ITE land use 720)	1,000 ft ² GFA	2.50	0.71	3.21	1.03	2.39	3.42
Existing medical spa & aesthetic wellness	2,185 ft²	5	2	7	2	5	7

Proposed Use

As previously noted, the proposed use for the site is a dental office. The trip estimates for the proposed dental office, including the proposed increase in gross floor area, are summarized in Table 2, amounting to 12 trips during the AM peak hour and 13 during the PM peak hour (an approximate 70% increase in trip, associated with the 70% increase in gross floor area). In comparing the proposed dental office use to the

³ ITE *Trip Generation Manual, 12th Edition*. Institute of Transportation Engineers. August 2025.



existing medical spa use, an increase of 5 trips is projected during the AM peak period, and an increase of 6 trips is projected during the PM peak hour, which are minimal.

Table 2: Trip Generation - 826 Hurontario Street, Proposed Use

LAND-USE	VARIABLE/ SIZE	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
		In	Out	Total	In	Out	Total
Medical-dental office building - stand-alone (ITE land use 720)	1,000 ft ² GFA	2.50	0.71	3.21	1.03	2.39	3.42
Proposed dental office	3,662 ft²	9	3	12	4	9	13

TRANSPORTATION IMPACTS

The proposed repurposing and expansion of the existing building at 826 Hurontario Street to accommodate a dental office will result in a minimal increase in trip generation (5 and 6 additional trips for the AM and PM peak hours respectively) as compared to the existing use. As such, the proposed dental office will not have any material impact on the operation or performance of the adjacent roadway network.

It is further noted that the dental office, if considered as a new development on a vacant site, would only generate in the order of 12 peak hour trips in the AM and 13 peak hour trips in the PM which would also be readily accommodated by the road network without issue.

SUMMARY

The proposed use is already permitted under the existing zoning and shares trip generating characteristics consistent with the current use. Based on the assessment contained herein, the proposed dental office is not expected to have any material impact on the traffic operations of Hurontario Street. The access design and parking supply satisfy Town and/or industry standards.

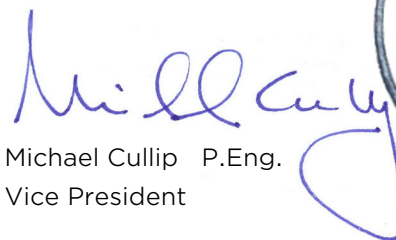
Should you have any questions regarding the above, please do not hesitate to contact us.

Yours truly,

Tatham Engineering Limited



Kelly Belanger B.Eng.
Engineering Candidate
KB/DP: kp



Michael Cullip P.Eng.
Vice President



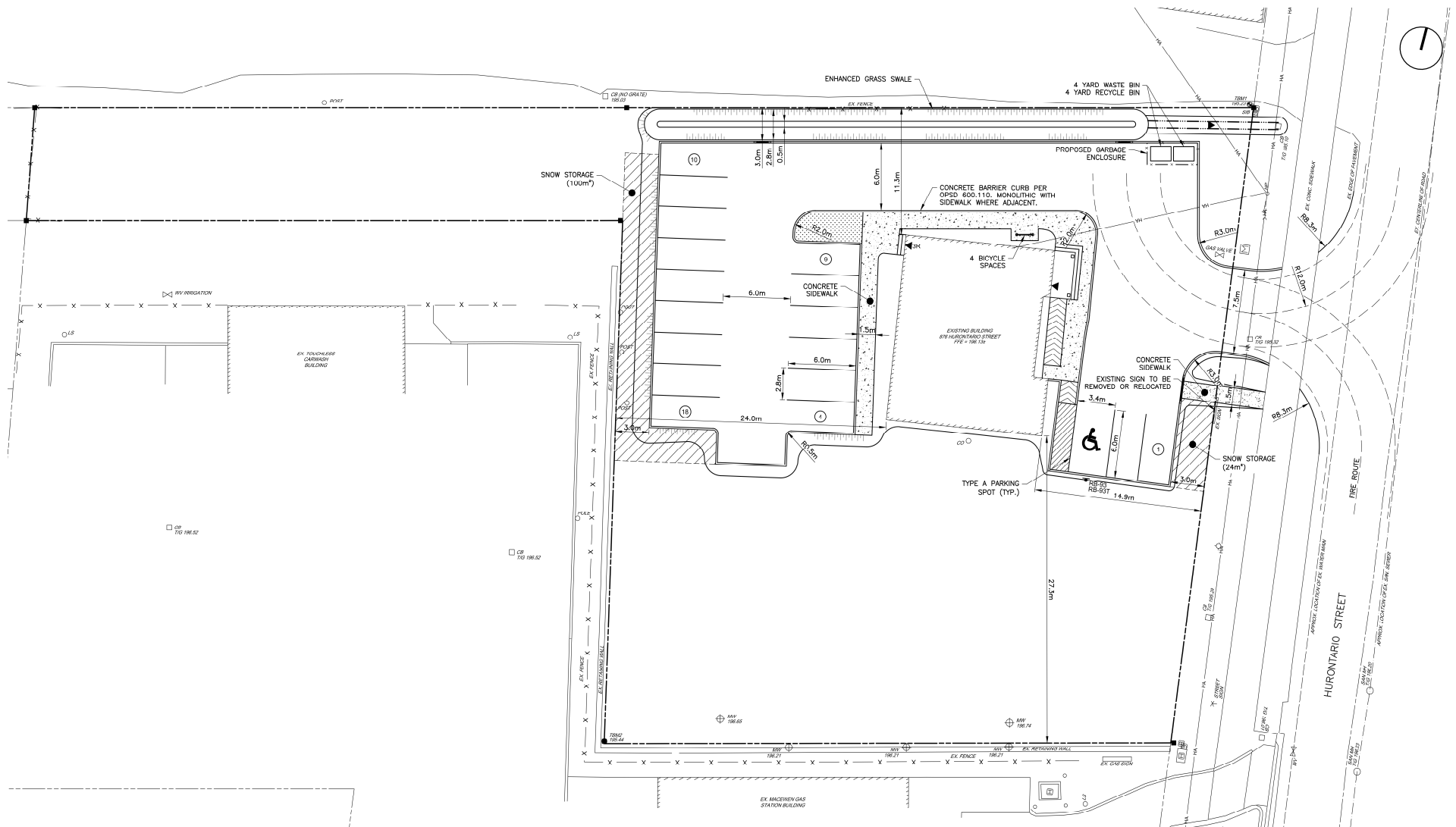


Source: Simcoe Maps

876 HURONTARIO STREET - TRANSPORTATION IMPACT BRIEF

Figure 1: Site Location





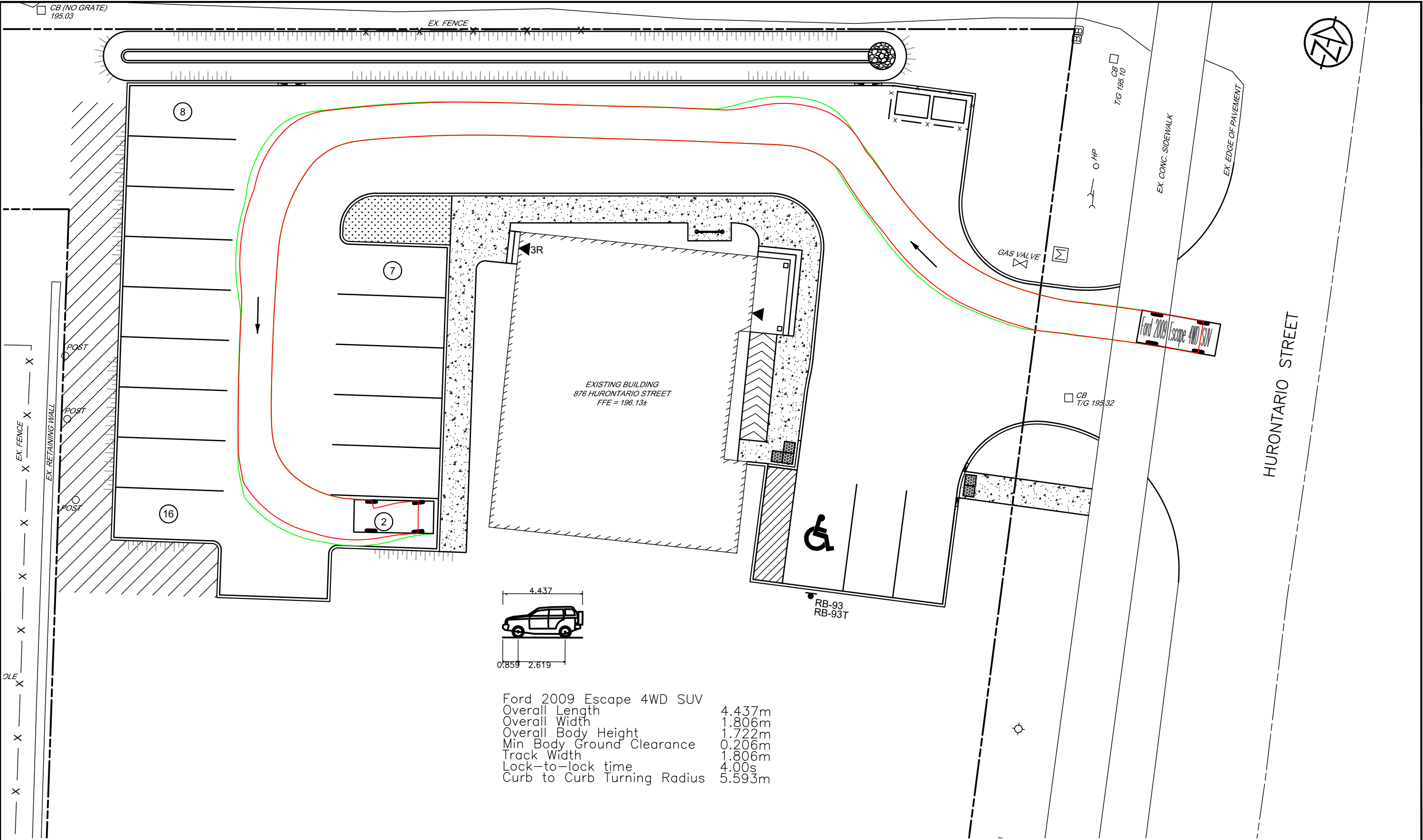
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Figure 2: Site Plan



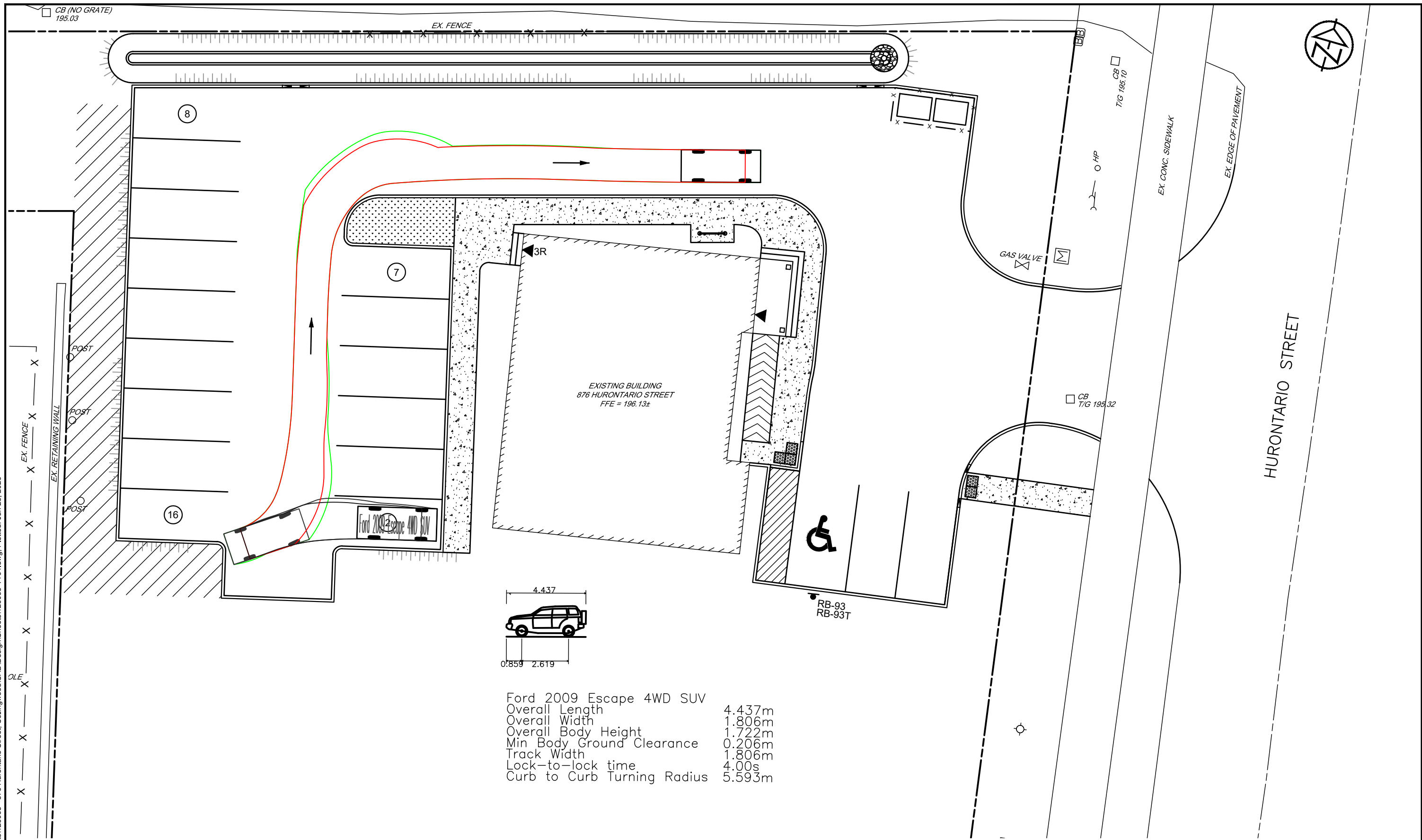
APPENDIX A: VEHICLE SWEPT PATH ASSESSMENT

Drawing Path: I:\2026 Projects\126065 - 876 Hurontario Street, Collingwood\CAD\Design\Sheets\126065-TT01.dwg, Plotted: Jun 25, 2026



	PROJECT TITLE			DRAWING	
				FIG.1	
DATE	2026 06 25	DRAWN BY	KB	SCALE	1:200
PROJECT	126065				

Drawing Path: I:\2026 Projects\126065 - 876 Hurontario Street, Collingwood\CAD\Design\Sheets\126065-TT01.dwg, Plotted: Jun 25, 2026



PROJECT TITLE				DRAWING	
876 HURONTARIO STREET TOWN OF COLLINGWOOD SUV TURNING TEMPLATE				FIG.2	
DATE	DRAWN BY	SCALE	PROJECT		
2026 06 25	KB	1:200	126065		

