

1.0 LOCATION

Gillian Anderson is the registered owner of those lands known municipally as 4 Elm Street, (ARN# 433104000208000), Town of Collingwood, County of Simcoe. The subject property is located north of First Street, in a predominantly residential neighbourhood. The site has an approximate area of 833 m² and 20.1 m of frontage onto Elm Street. The southern boundary of the site abuts the Harbourview Trail.

Figure 1: Location



Source: Simcoe GIS Mapping System

2.0 EXISTING SITE CONDITIONS

The subject property contains an existing two-storey dwelling. A principal unit is located on the main floor and one additional residential unit on the second floor. Both units currently have long-term tenants. The existing site is relatively flat, gently sloping away from the center of the lot to the north and south.

Figure 2: Existing Dwelling



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3.0 SURROUNDING LAND USES

The location of the subject property is unique as it borders a Town owned public trail to the south, and a Town owned unopened right-of-way to the north. The Town has deemed this parcel as not a candidate for being consolidated with other commercial land along Balsam Street.

Figure 4: Surrounding Land Uses



Source: Simcoe County GIS Mapping System

The surrounding land uses consist of existing single-family residential dwellings to the east and commercial/retail uses to the north, south and west.

4.0 PROPOSAL

A Pre-consult Meeting was held on November 16th, 2023 with Town Planning & Engineering Staff.

This Pre-consult Meeting took place prior to the Town amending ARU provisions in the Town's Zoning By-law (Consolidated January 6th, 2025). The proposed re-development as presented at the Pre-consult has not changed, however, the provisions for ARU's in the Consolidated Zoning By-law have. The Town's Consolidated Zoning By-law allows a maximum of three (3) attached or detached ARU's 'as of right' on residentially zoned properties on full municipal services, for a

maximum of four (4) dwelling units per lot, with four parking spaces required

Ms. Anderson is proposing to develop the property in two phases.

The first phase would be the construction of a 2-storey detached building to the rear of the existing two-storey dwelling. This detached building would contain two ARU's.

The second phase would involve the demolition of the existing 2-storey dwelling and replacing it with the construction of residential building containing a principal unit on the main floor and one ARU on the second floor.

The two buildings would then be connected via a common area, effectively creating one residential building containing a principal unit and three ARU's.

The existing dwelling contains two units that have long-term tenants. The phasing of development would give the existing tenants first right to the two new units constructed in Phase 1.

Each unit will be 85.84 m² (924 ft²) comprised of 2 bedrooms, 1 bathroom, a kitchen, a living/dining area and a storage room. The lower units will each have a patio area, and the upper units will each have a balcony.

The common area connecting the two buildings will be 25.55 m² (275 ft²) and contain interior stairs to the second-floor units that provide safety and comfort from the elements (rain, snow). This common area will also contain the laundry facilities for the tenants and a common storage area that can be use for bicycle storage.

Four paved on-site parking spaces are provided which satisfy the parking provisions of Section 5.15.1.1 in the Town's By-law.

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5.0 SERVICING

- Domestic water supply;
- Fire flow (FUS Method); and
- Sanitary Sewage Collection.

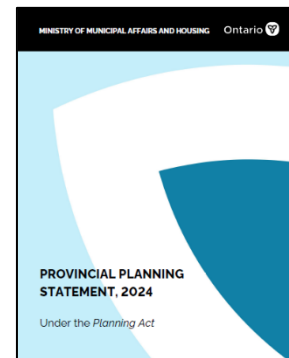
The Servicing Brief concluded:

- A new 50 mm water service connection to the existing 150 mm watermain on Elm Street is proposed.
- Fire protection will be provided by existing hydrants.
- The development will utilize the existing 125 mm sanitary service connecting to the 250 mm sanitary sewer in Elm Street ROW.
- The analysis confirms that adequate servicing exists for the proposed development of the four units.

6.0 POLICY FRAMEWORK

6.1 Provincial Planning Statement (PPS) – 2024

The PPS 2024 provides policy direction on matters of provincial interest related to land use planning and development. In particular, the PPS provides long-term guidance for the development of healthy, liveable and safe communities, a clean and healthy environment, and a strong economy. To achieve this, the PPS provides direction for focusing development in existing settlement areas and away from sensitive environments and natural or human-made hazards. Planning decisions must be consistent with the policies of the PPS.



- 1.1.3.1 Settlement areas shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- a) efficiently use land and resources;
 - b) 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;
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) prepare for the impacts of a changing climate;
 - e) support active transportation;
 - f) are transit-supportive, where transit is planned, exists or may be developed; and
 - g) are freight-supportive.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, re-development and compact form, while avoiding or mitigating risks to public health and safety.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Comment:

- The proposed development provides housing options through intensification.
- The proposed development contributes to the rental housing inventory in the Town.
- The proposed development is within a Settlement Area and will not prevent the efficient expansion of the settlement area.
- The proposed development will utilize existing infrastructure, such as the municipal water, sanitary system, roads, schools, public transit, recreation and other services provided by the municipality.
- The proposed development supports active transportation, as the site abuts the Town's trail network.
- The subject property does not contain any Key Natural Heritage or Hydrological Features.

The proposed development is consistent with the Provincial Policy Statement.

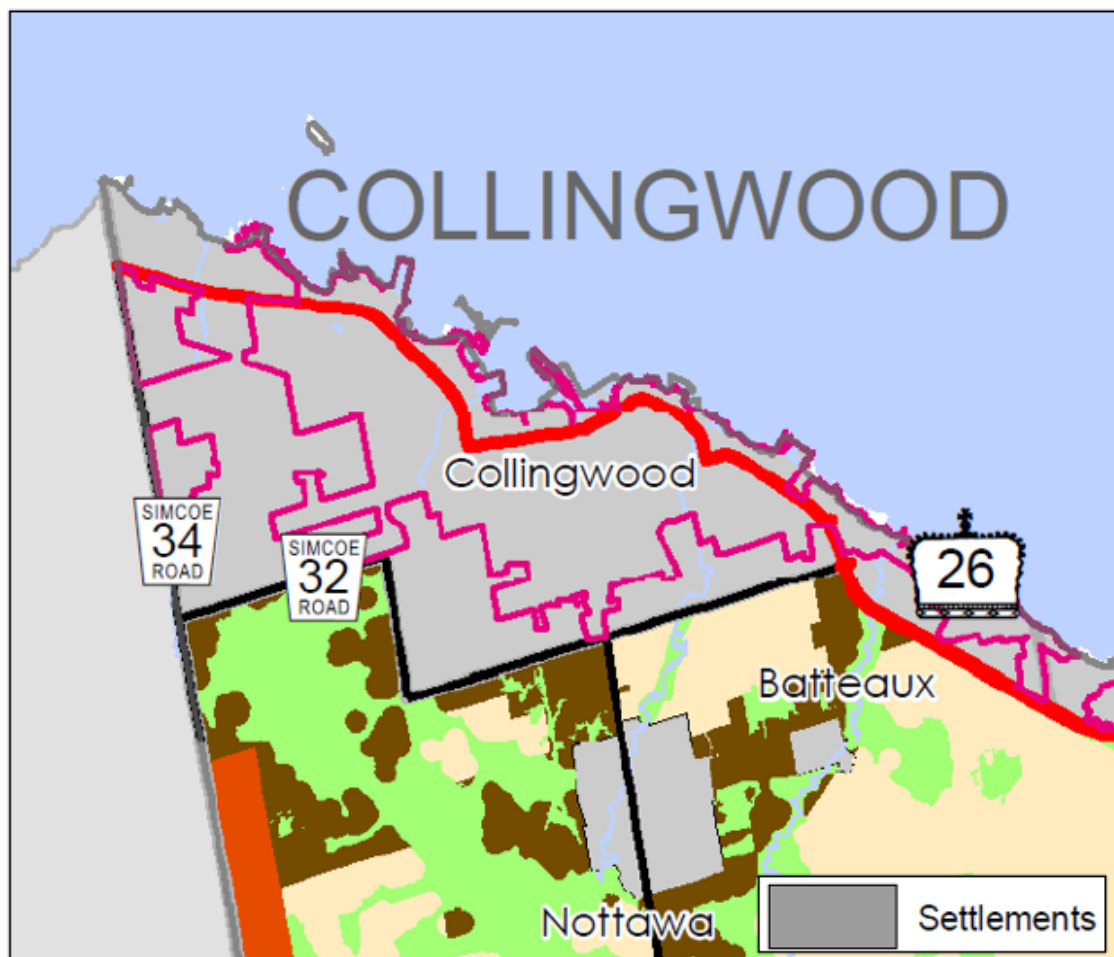
6.2 County of Simcoe Official Plan

The County of Simcoe Official Plan includes the subject lands within its Settlement Area designation of the Town of Collingwood. 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.



Residential, commercial, industrial, institutional and recreational land uses shall be developed within Settlement Area boundaries on land appropriately designated in local official plans for the use.

Figure 6: Land Use Designations – County of Simcoe Official Plan



Source: – Schedule 5.1, County of Simcoe Official Plan

Comment:

- The proposed development will implement a compact urban form and efficient use of land within the Settlement Area of the Town of Collingwood.
- The development fronts onto the municipal road network, maintained year-round.
- The development will be serviced by the existing municipal water supply and sanitary disposal system.

The proposed development maintains the intent and direction of the County of Simcoe Official Plan.

6.3 New Town of Collingwood Official Plan (Approved by the County of Simcoe-under appeal)

4 Elm Street is located within the built boundary of the urban settlement area of the Town of Collingwood. The lands are designated Existing Neighbourhood in the new Official Plan.

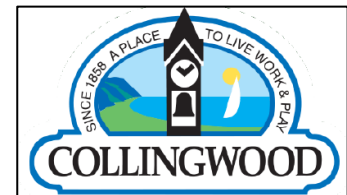
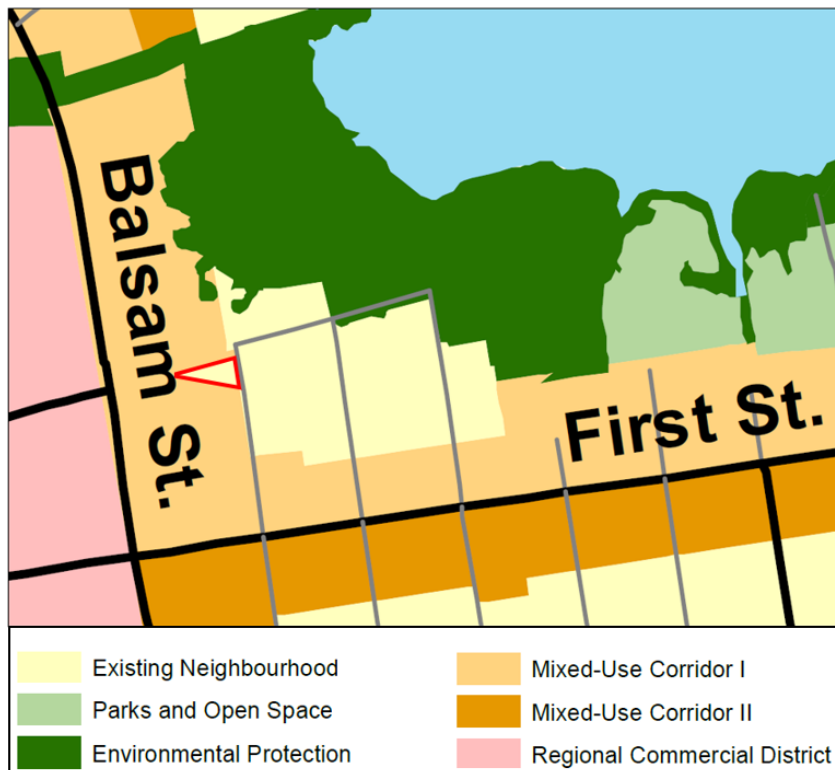


Figure 7: Land Use Designations



Source: – Schedule '2', Land Use Plan, Town of Collingwood Official Plan

The Existing Neighbourhoods Designation in Collingwood, identified on Schedule 2, is expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms, as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment. In addition, a variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including those with special physical, social or economic needs within the Town will be encouraged. [Sec. 5.2.1.1(a)]

It is the intent of this Plan to protect and enhance the existing neighbourhoods within Collingwood, while managing their ongoing evolution, including opportunities for sensitive and compatible intensification (i.e. gentle density). It is also the intent of the Town to recognize existing neighbourhoods as areas that consist of primarily low-rise residential house forms that have limited potential to accommodate significant levels of intensification, but that are prime candidates for the introduction of Additional Residential Units and home-based businesses, and intensification of an appropriate form and scale. [Sec. 5.2.1.1(b)]

Development within the Existing Neighbourhoods Designation may be within Low-Rise and Mid-Rise Buildings. [Sec. 5.2.1.2(a)]

The following uses may be permitted on lands within the Existing Neighbourhoods Designation, as shown on Schedule 2, subject to the relevant policies of this Plan: [Sec. 5.2.1.2(b)]

- Residential units in Low-Rise and Mid-Rise Buildings
- Additional Residential Units

The Town will continue to support intensification within the Existing Neighbourhoods Designation. Intensification initiatives will focus primarily on residential infill, small scale redevelopment, and additional/accessory residential units. [Sec. 5.2.1.3(a)]

PPS defines 'intensification' as:

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- redevelopment, including the reuse of *brownfield sites* and underutilized shopping malls and plazas;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; and
- the expansion or conversion of existing buildings.

All development shall be adequately regulated by suitable provisions in the Zoning By-law to ensure that it is compatible with existing development in proximity. [Sec. 5.2.1.3(d)]

Comment:

The proposed development conforms to the policies of the Official Plan:

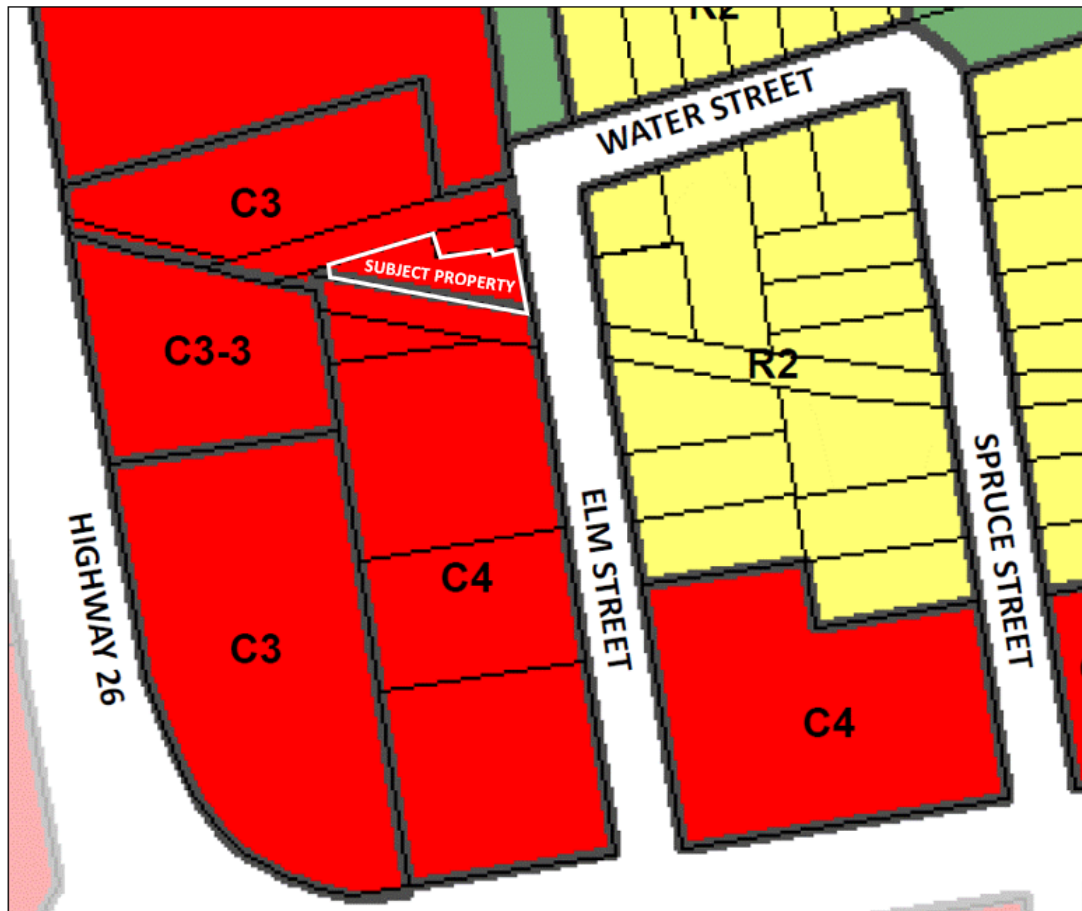
- The proposed development represents residential intensification of an underutilized lot within the built-up area of the Town.
- The proposed development is considered a Low-Rise Building.
- The proposed development complies with the provisions of R2 Zone governing the existing residential lots immediately east of the subject site.
- The proposed development efficiently utilizes the existing infrastructure and services currently available. No extension to municipal services is required.
- The proposed development fronts onto a public road, maintained year-round.
- The proposed development is in proximity to community facilities, including schools, parks and trails.
- The proposed development has the ability to provide the required on-site parking.
- There will be no negative impact on traffic circulation.
- There are no natural heritage features on or adjacent to the subject site.

The proposed development maintains the intent and direction of the new Town of Collingwood Official Plan.

6.4 Town of Collingwood Zoning By-law 2010-40

The subject property is currently zoned Resort Commercial (C3), which does not permit the proposed re-development. The Town is in the process of preparing a new Comprehensive Zoning By-law, which would re-zone the subject property to an appropriate residential zone in to bring it into conformity with the Official Plan designation. It is unknown how long the process will take before the new By-law is passed by Council or when it would be in full force and effect should any appeals be lodged. Therefore, Ms. Anderson would like to move forward with a site-specific ZBA at this time to re-zone the subject lands from the Resort Commercial (C3) Zone to the Residential Second Density (R2) Zone, which is consistent with the zoning on the existing residential lots to the east (*see Appendix 'B'*). The re-zoning will bring the site into conformity with the Existing Neighbourhood designation placed on the subject property in the new OP.

Figure 8: Current Zoning



Source: Schedule 'A' - Map 16 – By-law 2010-040

The Town's Zoning By-law (Consolidated January 6th, 2025) allows a maximum of three (3) attached or detached Additional Residential Units 'as of right' on residentially zoned properties on full municipal services, for a maximum of four (4) dwelling units total per lot.

Ms. Anderson is proposing to develop the property to contain a total of four residential units, in two phases. As the existing dwelling contains two units that are currently rented, the 1st Phase would be the construction of a 2-storey residential building to the rear of the existing two-storey dwelling, containing two units. The 2nd Phase would involve the demolition of the existing two-storey dwelling and the construction of a second 2-story residential building containing a primary unit on the main floor and one additional residential unit on the second floor. The two buildings would then be connected via a common area as, effectively creating one residential building containing four units. The common area will contain interior stairs to the second-floor units to provide safety and comfort from the elements (rain, snow). This common area will also contain the laundry facilities for the tenants and a common storage area that can be use for bicycle storage.

This sequence of development would give the existing tenants first right to the two new units constructed in Phase 1.

Due to the proposed sequence of construction, the 2-storey residential building to be constructed in Phase 1 will be a detached accessory building on a temporary basis, until the existing dwelling is demolished and re-built and connected to the Phase 1 residential building.

Table 4.40.2.2.1 caps the maximum height for a Detached Additional Residential at 7.5 m or the height of the principal building on site, whichever is less. The maximum building height shall not exceed the height of the principal building.

Town Planning Staff opined that due to the phasing of the development, the first phase would be considered a Detached Additional Residential Unit (ARU) and as such, must comply with the maximum height permitted in Table 4.40.2.2.1. Should the proposal require any exceptions to the zoning provisions, the requests would be included into the Zoning By-law Amendment required for the development.

The proposed building to be constructed in Phase 1 will have a maximum height of 8.48 m, which exceeds the maximum height for a detached ARU by 0.98 m (3.2 ft). As such, we are requesting an exception to increase the height of the detached ARU to 8.48 m.

It should be noted that once Phase 2 of construction is completed, the result will be one structure containing a principal residential unit and three (3) attached Additional Residential Units, for a maximum of four (4) dwelling units on the lot. Although the R2 Zone permits a maximum height of 12.0 m, the height of the final combined buildings will be 8.48 m.

Table 1: Zoning Compliance

R2 Zone Provision	Required	Provided
Minimum Lot Area (m ²)	450	833.51
Minimum Lot Frontage (m)	15	20.10
Minimum Front Yard (m)	4.5	15.20
Minimum Exterior Side Yard (m)	4.5	n/a
Minimum Rear Yard (m)	7.5	21.46
Minimum Interior Side Yard North (m)	1.2	1.55
Minimum Interior Side Yard South (m)	1.2	1.70
Maximum Height (m)	12	8.48
Maximum - Height Detached ARU (m)	7.5	8.48
Maximum Lot Coverage for Lots Containing ARU's)	45%	26.11%
Minimum Landscaped Open Space	35%	53.45%
Parking Spaces	4	4

6.5 ONTARIO REGULATION 172/06 UNDER THE CONSERVATION AUTHORITIES ACT

Comments from the NVCA were received on April 23rd, 2024.

The NVCA stated that on April 1, 2024, the new Ontario Regulation 41/24 replaced Ontario Regulation 172/06. As a result, wetland interference hazard dropped from 120 metres to 30 metres and based on this new regulation, only a small section of the road and allowance are regulated for a flood hazard. The NVCA does not consider this hazard a concern for the proposed development and no permit would be required.

NVCA did indicate that additional comments may be provided in the future upon receipt of the full ZBA application submission.

7.0 PLANNING OPINION

The proposed Zoning By-law Amendment application represents good planning, as it will allow the intensification of a residential lot within a settlement area on full municipal services and provide a compatible form of rental housing within this established neighbourhood. The proposed development is consistent with the goals and objectives of the Provincial Planning Statement. The proposed development maintains the intent and direction of both the County and Town Official Plans and the Town's Zoning By-law, as proposed to be amended.

The proposed Zoning By-law Amendment has merit, is in the public interest and constitutes good planning.

Respectfully submitted,
PLAN WELLS ASSOCIATES



Miriam Vasni, MCIP, RPP