

Planning Justification Brief

Date: September 23, 2026

Address: 304 Saint Paul Street Town of Collingwood, Ontario

Prepared for: Town of Collingwood Review

Prepared in Support of:

- Zoning By-law Amendment
- Consent Application

1.0 - Introduction

1.1 Purpose of this Brief

This Planning Justification Brief has been prepared in support of applications for a Zoning By-law Amendment and Consent affecting the lands municipally known as 304 Saint Paul Street, Town of Collingwood.

The Brief has been prepared in accordance with the Town of Collingwood's Pre-Consultation comments and responds directly to the planning matters identified by Town staff. It demonstrates that the proposed redevelopment represents appropriate land use planning, conforms to the Town's Official Plan, establishes an appropriate zoning framework, and constitutes good planning.

The Brief should be read together with the accompanying Comment Response Matrix, Site Plan, Architectural Drawings and supporting technical reports.

1.2 Description of Applications

- Consent to create one additional residential lot.
- Zoning By-law Amendment from Commercial Exception (C4-1) to Residential Second Density (R2).
- Site-specific zoning exception recognizing reduced lot frontage.

1.3 Planning Vision

The proposal has been developed as a context-sensitive residential infill project supporting gentle residential intensification, efficient use of existing municipal infrastructure, housing choice, neighbourhood renewal and compatible residential development.

2.0 - Subject Property

The subject lands are municipally known as 304 Saint Paul Street, Town of Collingwood, County of Simcoe.

The property contains an older detached dwelling proposed for demolition and is serviced by municipal water, sanitary sewer, hydro, natural gas and municipal road access.

The lands are designated Existing Neighbourhood under the Town Official Plan. The designation encourages context-sensitive residential redevelopment and modest intensification where compatibility is maintained.

3.0 - Existing Planning Framework

The proposal has been reviewed in the context of the Provincial Planning Framework, Simcoe County Official Plan, Town of Collingwood Official Plan, Urban Design Manual and Zoning By-law 2010-040.

The current zoning is Commercial Exception (C4-1). The proposed Residential Second Density (R2) zoning better reflects the surrounding residential context and intended long-term use.

4.0 - Proposed Development

The proposal consists of:

- Demolition of the existing dwelling.
- Severance creating two residential lots.
- Rezoning to Residential Second Density (R2).
- Construction of two detached dwellings.

The redevelopment has been designed to maintain neighbourhood compatibility, reinforce the established streetscape, provide additional housing opportunities, efficiently utilize municipal infrastructure and improve the appearance of the property.

5.0 - Official Plan Analysis

The proposal has been evaluated against the Town's Official Plan and Pre-Consultation comments.

Urban Design Manual

The proposed development reinforces the established streetscape through compatible building massing, setbacks, architectural expression, landscaping and pedestrian-oriented front entrances.

Compatibility

The proposal represents modest residential intensification while respecting surrounding building scale, massing, setbacks and neighbourhood character.

CPTED

Primary entrances face Saint Paul Street. Natural surveillance, pedestrian connectivity and appropriate landscape design are incorporated.

Transit Supportive Development

The proposal strengthens an existing serviced neighbourhood and supports pedestrian connectivity.

Tree Canopy

The proposed development recognizes and supports the Town's objective of maintaining and enhancing community tree canopy coverage. Existing healthy vegetation will be considered during detailed design while opportunities for new tree planting will be incorporated wherever practical. The proposed development will work collaboratively with Town staff to achieve an appropriate balance between redevelopment objectives and long-term canopy enhancement while recognizing site constraints.

Remaining Official Plan matters, including Low-Rise Buildings, Density, Additional Residential Units, Existing Neighbourhood Designation, Infill Compatibility, Source Water Protection, Consent/Rezoning and Parkland Dedication, are addressed consistently with the Comment Response Matrix.

6.0 - Urban Design Considerations

The proposal has been designed as context-sensitive residential infill. Building scale, streetscape, landscaping, architectural character, pedestrian orientation and CPTED principles collectively reinforce the established residential character of Saint Paul Street.

7.0 - Zoning By-law Analysis

The proposed Residential Second Density (R2) Zone is appropriate for the subject lands.

The requested site-specific frontage exception is limited in scope. Both proposed lots exceed minimum lot area requirements, front onto a public street, will be fully serviced and accommodate detached dwellings compatible with the surrounding neighbourhood.

Parking, driveways, porches, accessory buildings and future Additional Residential Units will comply with the applicable provisions or approved site-specific zoning.

8.0 - Planning Opinion

It is our opinion that the proposed redevelopment represents appropriate land use planning. The proposal conforms with the Town Official Plan, maintains neighbourhood compatibility, supports housing choice, efficiently utilizes existing municipal infrastructure and establishes an appropriate residential zoning framework. The requested frontage exception maintains the intent of both the Official Plan and Zoning By-law and represents good planning.

9.0 - Conclusion

The proposal is consistent with the applicable provincial planning framework, conforms with the Simcoe County and Town of Collingwood Official Plans, responds directly to the Town's pre-consultation comments, establishes an appropriate zoning framework and represents context-sensitive residential infill. Approval of the Consent and Zoning By-law Amendment applications is respectfully requested.