



April 9, 2021

Ms. Lindsay Ayers, MCIP RPP
Planning Director
Town of Collingwood
55 Ste. Marie Street,
Collingwood, ON
L9Y 3Z5

VIA EMAIL ONLY

Dear Ms. Ayers,

**RE: Victoria Annex – Second Submission
400 Maple Street
Your File: D001220**

Please accept this cover letter and the related submission materials as our co-ordinated responses to Town and agency first submission comments on the above-noted.

We have the sharefile link provided by Ms. Boucher and will download our support materials that will include, among other matters:

1. Detailed Comments Response Matrix
2. Revised Zoning By-law wording to reflect Staff Comments and updated Site Plan
3. Architectural Plans
4. Landscape Plans
5. Urban Design Materials and Responses, IBI
6. Heritage Impact Assessment, Golder, Responses
7. Civil Engineering Responses; reports and drawings, Tatham
8. Revised/Updated Overall Site Plan, Tatham

By way of a Planning Reporting Letter update we offer the following:

1. Comments regarding urban design, landscape design and approach and land use are summarized in the attached Comments Matrix and for the most part do not need to be repeated here.

2. The fundamental land use policy context and our position regarding same remain as presented in our PJR submitted with the applications.
3. The vast majority of first submission Town and Agency Comments reflect design and implementation detail. They do not question our land use, land use approach or, overall design approach. These comments required certain confirmations and refinements in detail.
4. The proposed Zoning By-law Amendment wording has been updated/revised to account for Staff Comment.
5. The scale of the proposal remains the same. Below are the summary site statistics:

SITE STATISTICS	
ZONE	R3-38
USE	CONDO/SUBDIVISION
MUNICIPAL ADDRESS	400 MAPLE STREET, COLLINGWOOD
PARKING PROVIDED	2 PER UNIT PLUS 1 ACCESSIBLE
SUBJECT LANDS	
PROPERTY AREA	6011 m ²
PROPOSED UNITS	19
MAXIMUM DENSITY	19 UNITS
SINGLE DETACHED – 4 LOTS	
GFA	379.8 m ² (4,087.9 ft ²) MINIMUM
SEMI DETACHED – 10 UNITS	
GFA	350.1 m ² (3,768.4 ft ²) MINIMUM
TOWNHOME – 3 UNITS (COACH HOUSE)	
ABOVE 6 PARKING SPACES	
VICTORIA ANNEX SEMI DETACHED – 2 UNITS	
NOTES	
1. LEGAL SURVEY COMPLETED BY J.D. BARNES DATED NOVEMBER 11, 2020.	

6. We have updated the proposed Zoning By-law provisions to address minor site plan revisions and, to include additional zoning regulation performance criteria specific to the site. Below is a summary of how the proposal matches current R3 standards. However, we have taken the liberty of providing additional detail regulation in the updated By-law, attached.

PROVISION	SINGLES		SEMIS		GROUP/CLUSTER 'R3'	
	'R3' REQUIRED	PROPOSED	'R3' REQUIRED	PROPOSED	'R3' REQUIRED	PROPOSED
NUMBER OF UNITS		4		10		5
LOT AREA (MIN)	325 m ²	381.0 m ²	275 m ²	263.1 m ²	NIL	1842.2 m ²
LOT FRONTAGE	10.0 m	13.9 m	9.0 m	9.6 m	NIL	13.9 m
FRONT YARD	4.5 m	4.5 m	4.5 m	4.5 m	6.0 m	42.6 m
EXTERIOR SIDE YARD	4.5 m	4.5 m	4.5 m	N/A	6.0 m	N/A
INTERIOR SIDE YARD	1.2 m	1.2 m	1.2 m & 0.0	1.2 m & 0.0	6.0 m	4.39–2.5 m
REAR YARD	7.5 m	7.2 m	7.5 m	7.2 m	7.5 m	0.02 m
HEIGHT (MAX)	12.0 m	12.0 m	12.0 m	12.0 m	12.0 m	TO BE VERIFIED
COVERAGE (MAX)	45%	43.8%	40%	45.9%	N/A	27.4%
LANDSCAPED AREA (MIN)	35%	48.2%	35%	43.5%	40%	39.6%
PARKING SPACES	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT
ACCESSIBLE PARKING					1	1
GARAGE ACCESSORY BUILDINGS						
INTERIOR SIDE YARD	1.0 m	1.8 m			1.0 m	1.2 m
REAR YARD	1.0 m	1.9 m			1.0 m	19.9 m
SETBACK TO BLDGS	2.0 m	3.0 m			2.0 m	3.1 m
COVERAGE (MAX)	15%	5.3%			15%	3.9%
GROUND AREA (MAX)	75 m ²	20.4 m ²			200 m ²	72.0 m ²
HEIGHT (MAX)	7.0 m	4.8 m			7.0 m	7.0 m

Overall, we believe we have addressed all key first round comments. We look forward to your offices acknowledging receipt of this submission and, to reviewing Town and agency responses.

In the meantime, Jay and I are available to discuss any matter at your convenience.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: J. Beech, Georgian Communities
J. Wright, IBI Group
K. Sansom, Tatham Engineering
M. Hensel, Croziers
H. Cary, Golder