498 Hume Street

Planning Justification Report

December 2023

DUNNCAP

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Attachments:

1.0 Executive Summary

The purpose of this Report is to provide a land use planning assessment of a proposed Zoning By-law Amendment application. The proposal would result in a '*restaurant*' being included as a permitted land use for the subject property with a maximum gross floor area of 475 sq.m.

The Subject Lands ("the Lands"), municipally known as 498 Hume Street, comprise 1.7ha and have 61.3m of frontage onto Hume Street and 112m of frontage on Raglan Street in the Town of Collingwood. The lands received site plan approval in 2018 for the construction of a four-storey hotel with two additional building pads intended for a two and three storey office building, respectively. A site plan amendment was subsequently approved by the Town in 2022 for a four-storey hotel to be constructed on Building Pad 2. The restaurant use proposed by the submitted Zoning By-law Amendment application would occupy a portion of the future two-storey building on Building Pad 1, with the remaining portion of the building remaining available for uses permitted in the M4-2 zone (i.e., office uses). No physical changes to the existing site design are proposed. It is anticipated and expected that minor amendments to the existing site plan approval may be required as a result of any necessary changes to the building elevation for the future restaurant use. In this regard, building elevations are not available at the time of submission of this application for re-zoning, as a tenant for the restaurant use can not be secured before zoning is in place. Appropriate applications will be filed with the Town at such a time that the implications on the approved building elevations are confirmed based on the design criteria and needs of future tenants.

The lands are located within a *Primary Settlement Area* per the County of Simcoe Official Plan. The lands are located in the *Industrial Fringe* Special Policy Area of the Town of Collingwood Official Plan, and are also designated for *Business Park* uses, including uses that are complementary or supportive thereof, such as hotels and restaurants.

The submitted Zoning By-law Amendment application proposes to amend Comprehensive Zoning By-law 2010-040 in order to include a "*restaurant*" as a permitted use in the M4-2 zone category. A Draft Amending By-law is included in this report as Attachment 1.

In reviewing applicable Provincial, County, and municipal planning policy in conjunction with the completed Servicing Capacity Report, it is submitted that the proposed application is consistent and in conformity with applicable policies, can be appropriately serviced, and represents good planning.

2.0 Location, Description, and Surrounding Uses

The Lands are generally located south-west of the intersection of Highway 26 and Hume Street and are approximately 1.7ha in area. The lands have approximately 61.3m of frontage onto Hume Street as well as approximately 112m of frontage onto Raglan Street. Vehicular access to the lands is provided by full movement entrances along both property frontages. A public sidewalk currently exists along Hume Street which provides a direct connection to the wider public trail network via the Pretty River multi-use trail located approximately 200m west of the site. The lands are also located on multiple public transit routes, including the Collingwood Crosstown Route, Collingwood East Route, and the Collingwood Wasaga Beach Link, with transit stops for all routes being located within 50m – 200m of the Lands.

Site Plan Approval was granted in 2018 for the construction of a four-storey hotel with two additional building pads for a two and three storey office building, respectively. An amendment to the approved site plan was granted by the Town in 2022 for a four-storey business hotel to be constructed on Building Pad 2. As a result, the site is currently developed with two four-storey hotel buildings, being the Holiday Inn Express and Candlewood Suites. The existing Holiday Inn Express building has a total gross floor area of 5,198 sq.m. and contains a total of ninety-three (93) guest rooms. The existing Candlewood Suites building has a total gross floor area of 2,958 sq.m. and contains a total of fifty-one (51) guest rooms. A third building pad, as identified as Building Pad 1 on the approved site plan, remains generally undeveloped, with the building foundation constructed per approved drawings and associated foundation permit. A total of 222 parking spaces are provided on-site in accordance with the approved site development plan, which is attached as Attachment 2.

Surrounding land uses include:

- **North:** Highway commercial uses; long-term care home.

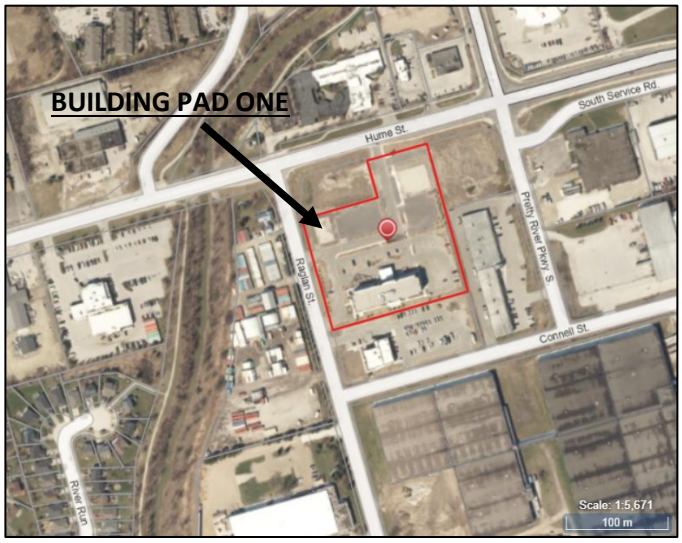
- **South:** Health club and general industrial uses.

- **East:** Business Park uses, including commercial retail stores, health clubs, corporate administration offices, and clean manufacturing/assembly uses.

- **West**: Mini-storage establishment.

The Subject Lands are legally described as Parts 1, 2, 4 Plan 51R-39377, Part of Lot 42, Concession 7, and are municipally known as 498 Hume Street, Collingwood.

Figure 1: Location Key Map and Aerial Photo of the Subject Lands



3.0 Project Team

Owner/ Developer:
Dunn Capital Corporation
Larry Dunn
President

Project Manager:
Dunn Capital Corporation
Travis Sandberg
Manager – Land Development and Planning

Civil Engineer:
Tatham Engineering
Jeremy Acres, C.E.T.

Project Manager

4.0 Proposal

4.1 Zoning By-law Amendment

The Town of Collingwood Zoning By-law 2010-040 ("the Zoning By-law") currently zones the Lands as "*Business Park Industrial Exception" (M4-2)*. Permitted uses include business type hotels, business and professional offices and service establishments, custom workshops, catering services, community gardens, financial and insurance service offices, health clubs, manufacturing, processing, or fabrication plants, places of entertainment, veterinarian clinics, and wholesale outlets. A motor vehicle sales establishment is also permitted in accordance with the site-specific exception applied to the property. A complete list of permitted uses is provided in Section 6.6 of this Report.

The purpose and effect of the submitted Zoning By-law Amendment application is to amend the site-specific zoning provisions of the *Business Park Industrial Exception (M4-2)* zone to include a restaurant as a permitted use of the subject lands. This amendment would permit a restaurant to be established within the future building on Building Pad 1 as a use supportive of the future office uses and existing hotel uses, as well as the general Business Park and adjacent Industrial area. The overall gross floor area of the proposed use would be limited to a maximum of 475 sq.m., equivalent to approximately half of the gross floor area of the approved structure for Building Pad 1. The remaining floor area will remain available for office uses, as currently permitted in the *Business Park Industrial* zone and contemplated in the existing site plan approval. Sufficient parking is currently provided on the site to accommodate the proposed restaurant use, as demonstrated under Section 6.6 of this Report, and no changes to the approved site plan are required or proposed. A Draft Amending By-law is attached as Attachment 1.

5.0 Pre-consultation

Pre-consultation comments were provided by the Town of Collingwood on March 19, 2021, including comments from Town Departments and Public Agencies. A Response Matrix is provided as Attachment 3 outlining how the pre-consultation comments have been addressed.

Through pre-consultation, the following reports were identified by the Town as being required for submission in support of the proposal:

- Planning Justification Report.
- A dimensioned Site Plan including adjacent lots, easements, or other site constraints.
- Floor plans of the buildings and the proposed restaurant(s).
- Full site statistics.
- Draft Zoning By-law Amendment.
- Water usage estimate to determine increase in demand.

No major concerns were raised by commenting agencies through the pre-consultation process. A summary of the submitted Servicing Capacity Report is provided in Section 7.0 of this report.

It is noted that a current survey of the property was also requested as part of a complete submission, including property dimensions, dimensions of all proposed buildings, parking lot and driveway layouts, yard setbacks, landscape areas, etc. It is respectfully submitted that the approved site plan drawing, as attached to this Report, appropriately outlines all information requested through the preparation of a survey. The existing site development has occurred in accordance with all site plan approved drawings, including the general layout, site servicing and grading, and landscaping plans, and no physical changes to the approved site plan are proposed or required as part of this application.

Similar to the above, floor plans for the proposed building and/or restaurant use are not available at this time. Detailed building plans, including floor plans and building elevations, will be prepared at such a time that a tenant for the restaurant use is secured and building design needs become available, however, a tenant cannot be secured before the use is permitted on the Lands.

6.0 Planning Context and Policy Analysis

6.1 Ontario Planning Act

The *Ontario Planning Act* ("Act") provides the legislative basis for land use planning in the province. The purpose of the Act is to create a provincially established framework and process for decision making, to promote sustainable economic development in a healthy environment, to integrate provincial interests into decision making, and to outline the authority for municipalities for decision-making in planning.

The Act requires that decisions related to land use planning shall have regard for matters of provincial interest outlined under Section 2 of the Act, and be consistent with the Provincial Policy Statement, as outlined under Section 3 of the Act. As outlined in proceeding sections of this Report, the proposed application has appropriate regard for, and is consistent with, provincial interests and provincial policy statements and plans.

Section 34 of the Act provides the authority for municipalities to enact a Zoning By-law to restrict the use of land and the erection, location, and use of buildings, except as prescribed in the By-law. Section 34(10) of the Act allows for amendments to the By-law and outlines the prescribed information that a person or public body shall provide to Council when applying for an amendment (S.10.1). It is submitted that appropriate information, as outlined through the pre-consultation process and as required under S.10.1 of the Act, has been provided to review the proposal and that the application may be deemed complete per Section 34(10.4) of the Act.

It is submitted that the proposed application complies with the purpose and requirements of the *Planning Act*.

6.2 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020, ("PPS") provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of natural interest, public health and safety, and the quality of the natural and built environment. Land use decisions must be consistent with the

policies of the PPS, and municipal official plans are the critical implementation tools for the protection of provincial interests (PPS, Part 1). Part 5 of the PPS provides policy guidance on decision making related to land use planning in the province. The policies of the PPS have been reviewed in the context of the submitted application and those that are most pertinent are discussed below:

Section 1.0, entitled "Building Strong Healthy Communities", promotes building strong healthy communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs. For the purpose of the PPS, the Subject Lands are located within a *Settlement Area*, and more specifically, within an *Employment Area*.

Section 1.1.3 directs growth and intensification to designated settlement areas and promotes land use patterns which efficiently use land, resources, and infrastructure, and promotes a range of uses and opportunities for intensification. Municipal services are the preferred form of servicing within settlement areas (PPS Section 1.6). Section 1.3.1 of the PPS promotes economic development and competitiveness through the provision of a mix and range of employment and mixed uses, providing opportunities for a diversified economic base by maintaining a range and choice of sites that support a wide range of economic activities, facilitating economic investment in strategic locations, and encouraging compact mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

As defined by the PPS, Employment Areas are "*those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities"* (emphasis added). Per Section 1.3.2, planning authorities are directed to protect and preserve designated employment areas to support the current and projected employment needs of the community and to provide for appropriate separation/mitigation of these areas from sensitive land uses in order to maintain their long-term operational and economic viability. Within employment areas planned for industrial and manufacturing uses, residential and other sensitive land uses that are not ancillary to a primary employment use are prohibited.

The overall intent of the Employment Area policies of the PPS is to preserve lands for projected employment growth over the planning horizon, to provide for a mix and range of employment opportunities, and to maintain land use compatibility to the highest extent possible.

As a critical implementation tool of the PPS, the Town of Collingwood Official Plan designates employment areas within the Town to accommodate projected employment growth to the year 2031. The designated employment area(s) are generally outlined in the overarching *Industrial* policies under Section 4.5 of the Plan and includes five separate sub-classifications to identify appropriate locations within the Town for a variety of employment type uses (see Section 6.5 of this Report for further discussion regarding the Town of Collingwood Official Plan). It is noted that the subject lands are designated *Business Park* and are located within the *Industrial Fringe* Special Policy Area.

Permitted uses in the *Business Park* designation and the *Industrial Fringe* Special Policy Area are not limited to industrial and manufacturing uses and permit a range of business and economic activities, including low-impact industrial uses, quasi-commercial uses, retail commercial uses, and non-sensitive complimentary/supportive uses, such as hotels, offices, and restaurants, as proposed for the subject lands (Section 4.5.3.7.2 and Section 4.5.3.9 of the Town of Collingwood Official Plan). The intent of this policy area is to preserve the economic viability of the *Employment Area* by providing flexibility for a mix and variety of compatible economic and business uses at the periphery of the Employment Area where there is increased potential for land use conflicts, creating a transition between higher impact industrial uses to non-employment area uses as required by Section 1.3.2.3 of the PPS.

The proposed restaurant use is compatible with existing and permitted uses in the *Business Park/Industrial Fringe* area and contributes to the formation of a pedestrian scale, compact development, increasing the attractiveness of the area for existing/future businesses. The site is well situated to provide for an appropriate transition between planned industrial uses to the south of the subject lands and existing/future sensitive land uses to the north, such as the existing long term care facility located at 499 Hume Street. In this regard, the proposed use contributes to the viability and efficient use of designated employment lands by improving the

mix and variety of economic/employment area uses where potential uses are more restricted due to proximity to sensitive land uses, and provides for a similar employment density for the site (see Attachment 4) without requiring additional servicing capacity or physical changes to the existing approved site development plan, as demonstrated in the submitted Servicing Capacity Report.

The proposed use further preserves the viability of the overall employment area as its generally non-sensitive nature does not preclude new or expanded large-scale industrial or manufacturing uses on larger land holdings south of the subject property, as intended by the PPS, with respect to both land use compatibility and avoiding the fragmentation of these larger land holdings.

It is submitted that the proposed applications are consistent with the policy direction of Section 1.0 of the PPS.

Section 2.0 of the PPS, entitled "Wise Use and Management of Resources", promotes Ontario's long-term prosperity, environmental health, and social well-being, through conservation and protection of natural heritage features and resources, and cultural heritage resources. Site alteration is not permitted within areas that contain habitat for endangered or threatened species, unless it is demonstrated that there will be no negative impacts on the natural heritage feature or its function.

No natural or cultural heritage features have been identified on the subject lands, as exemplified by the existing site plan approval.

Section 3.0 of the PPS strives to protect public health and safety by directing development away from areas containing natural or manmade hazards.

No natural or manmade hazards have been identified on the site; however, a portion of the subject property is regulated by the Nottawasaga Valley Conservation Authority ("the NVCA") due to its proximity to the Pretty River to the west of the site. Notwithstanding, it is noted that comments received from the NVCA through the pre-consultation process confirm that the lands

are not located within a flood susceptible area, a hazardous site, erosion hazard area, or an area subject to the authority of the NVCA under Ontario Regulation 172/06.

As detailed above, it is submitted that the proposed Zoning By-law Amendment is consistent with the direction of the policies of the Provincial Policy Statement, 2020.

6.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe, 2020, ("the Growth Plan") provides direction on planning for growth and development within the Greater Golden Horseshoe and promotes economic prosperity, protection of the environment, and delivery of a high quality of life for Ontarians. Guiding principles of the Growth Plan include the achievement of complete communities, supporting intensification within settlement areas and strategic growth areas, providing flexibility to capitalize on economic opportunities, supporting traditional industries and agriculture, and creating a framework for appropriately managing growth within communities in the plan area. Per Schedule 8 of the Growth Plan, as relates to the Simcoe Sub-Area, the Town of Collingwood is identified as a *Primary Settlement Area*.

Section 2.2 of the Growth Plan directs the vast majority of projected population and employment growth to delineated built boundaries and strategic growth areas of identified settlement areas in a manner that supports the creation of complete communities. For Simcoe County, it is estimated that growth to 2051 will result in a population of 555,000 people and 198,000 jobs throughout the County (Schedule 3, Growth Plan).

Section 2.2.5 promotes economic development by making efficient use of employment areas and vacant/underutilized employment lands, accommodating a variety of employment, integrating and connecting employment areas through transit and active transportation, and attracting investment. This section further protects employment areas by prohibiting or limiting sensitive land uses, prohibiting or limiting the size of major retail uses, and providing for an appropriate transition of land uses between employment areas and non-employment areas in order to maintain land use compatibility. It is noted that "*Major Retail*" uses are defined under the Growth Plan as "*Large-scale or large-format stand-alone retail stores or retail centres that have the*

primary purpose of commercial activities". For the purposes of the Growth Plan, the proposed restaurant use is not considered a Major Retail or sensitive land use.

The proposed restaurant use introduces a compatible supporting use into a designated employment area within the built boundary of the Town of Collingwood. The location of the use at the periphery of the overall employment area is appropriate as it contributes to the economic activity of the area, makes efficient use of the property, and maintains an appropriate transition of land uses between adjacent industrial areas and sensitive land uses north of Hume Street. The proposed use is supportive to existing/proposed uses on the site and the overall *Business Park* designation and also provides an amenity to further increase the appeal and attractiveness of the area for current/future uses. The lands are well situated to support multi-modal transportation as they have frontage on an arterial road (Hume Street) and are in immediate proximity to established municipal sidewalks, multi-use trails and public transit systems.

It is submitted that the proposed Zoning By-law Amendment is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe.

6.4 County of Simcoe Official Plan (2023 Office Consolidation)

The County of Simcoe Official Plan implements the overall growth management strategy and goals of the Growth Plan, as well as the principles and policies of the Provincial Policy Statement. The Plan provides a regional policy framework for growth management and development and allocates anticipated population and employment growth to lower-tier municipalities.

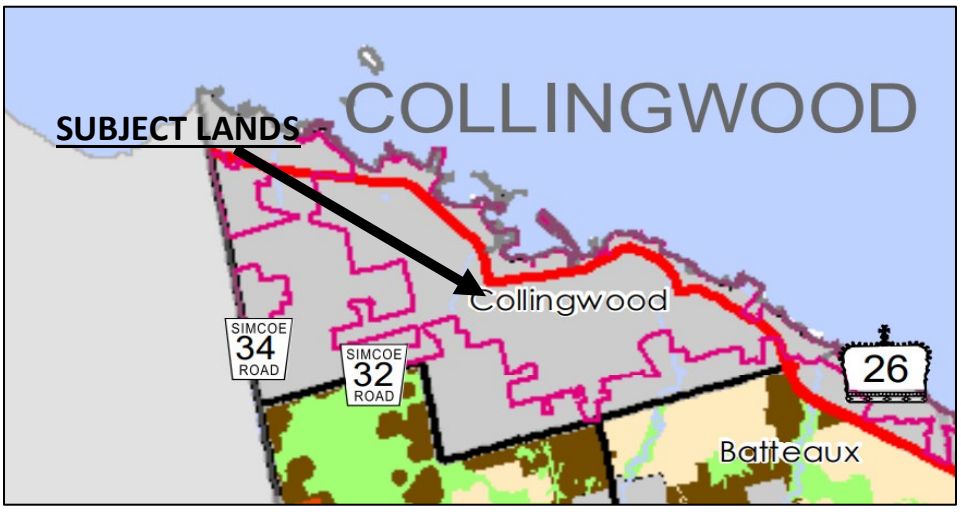
Schedule 5.1.2 to the County of Simcoe Official Plan designates the Lands as a *Primary Settlement*. Schedule 5.1 further identifies the lands as being located within the *Built Boundary* of the Town of Collingwood.

Section 3.5 of the County Official Plan directs development and population and employment growth to settlements, with a focus on primary settlement areas. Development is to be of a compact form and promote a mix and variety of uses on full municipal services. Section 3.5.8 of the County Official Plan generally relies on local Official Plans to provide specific policy direction

for development within settlement areas, including primary settlement areas, and directs that residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in the local Official Plan.

Figure 2: COs OP Schedule 5.1.2 Simcoe Sub-Area Excerpt

Figure 3: COS OP Schedule 5.1 Land Use Excerpt



The Subject Lands are located within the built boundary of the primary settlement area and are provided full municipal services, including public sidewalks at the property frontage which connect to the established municipal trail network. Per Section 6.5 of this Report, the proposed restaurant use is permitted as a complimentary/supportive use within the *Business Park*

designation and *Industrial Fringe* Special Policy Area of the Town of Collingwood Official Plan, subject to an amendment to the Zoning By-law to consider size, location, and the number of (restaurant) uses permitted.

It is submitted that the proposed Zoning By-law Amendment conforms to the policies of the Simcoe County Official Plan.

6.5 Town of Collingwood Official Plan, 2019

The Town of Collingwood Official Plan, 2019, provides the basis for land use planning and long-term management of growth and development of the community. The Subject Lands are designated *Business Park* within the *Industrial Fringe* Special Policy Area, per Schedule "A" of the Official Plan. The Official Plan has been reviewed in its entirety and commentary on the policies most pertinent to the subject application is provided below.

S.2.5 Growth Management

A key component of the Town's Growth Management strategy is to promote and achieve complete communities and compact urban form. This includes encouraging efficient land use patterns, walkable neighbourhoods, and mixed land uses (residential, retail/commercial, institutional, all within one neighbourhood), to meet people's needs for daily living.

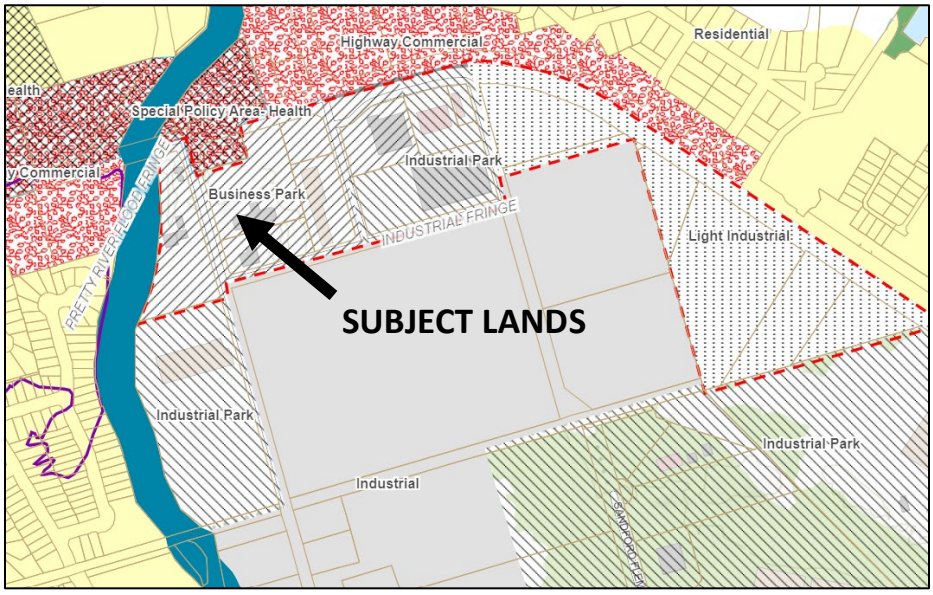
The Official Plan currently projects employment growth to reach approximately 13,500 by 2031 (Section 2.5.3). In order to accommodate projected growth, the Official Plan establishes a minimum density target of 50 residents and/or jobs per hectare for greenfield development and a minimum intensification target of 40% of development per year within the built boundary.

The current approved hotel and office uses provide an overall estimated employment density of approximately 91 jobs per hectare (157 total jobs) at full build-out of the Subject Lands. Through the addition of the proposed restaurant use for Building Pad 1 the Subject Lands would provide an overall estimated employment density of approximately 104 jobs per hectare (180 total jobs) at full build-out (See Attachment 4 for estimated employment density calculations). While both scenarios achieve employment density targets that are in-line with the Official Plan, the proposed

Zoning By-law Amendment would provide for a modest increase in the number of jobs per hectare on the Lands and presents an opportunity to increase the efficient use of the employment land property and existing infrastructure, without requiring revisions to the existing site development plan or increasing servicing needs. The proposal further contributes to the achievement of a complete community as it provides employees and visitors of the business park and adjacent industrial areas, as well as residents in surrounding neighbourhoods, walkable access to a wider variety and mix of supporting uses.

It is submitted that the addition of a restaurant as a permitted use of the Subject Lands is appropriate and conforms to and does not offend the growth management policies of the Plan.

Figure 4: Town of Collingwood Official Plan Schedule 'A' Land Use Excerpt



Section 3.0 General Development

Section 3.0 of the Official Plan outlines guiding principles, goals, and objectives, for development within the Town. In review, the proposed Zoning By-law Amendment application supports the following guiding principles and development goals:

- Section 3.3 Development Staging

The timing, location, and nature of all development within the Town shall not pose an undue financial burden on the Municipality with respect to public uses and municipal services, such that the cost of providing such services does not exceed the taxable assessment provided.

The proposed application does not pose an undue financial burden on the Municipality, as no additional public infrastructure or services are required for the proposed restaurant use. A Servicing Capacity Report has been submitted and confirms that the proposed use does not require any additional water or sewer service allocation than the currently approved office use.

- Section 3.4 Development Charges

All applicable Development Charges will be payable prior to the issuance of a building permit for the construction of the future building.

- Section 3.5 Municipal Services

The goals outlined under Section 3.5 strive to provide adequate and sufficient water and sanitary systems and stormwater drainage to all development in the Municipality in accordance with the staging program established under the Plan. In this regard, the Subject Lands are located within *Service Area 1*, per Schedule "E". This Service Area reflects fully serviced lands within the built boundary, with some lands included that are pre-designated as they are provided full municipal services. It is noted that the Lands are provided full municipal services and have been allocated sufficient capacity to accommodate the proposed use, as outlined in the current Development Agreement and the submitted Servicing Capacity Report.

- Section 3.8 Urban Design Standards

Section 3.8 promotes the achievement of high-quality urban form and public open spaces consistent with the direction of the Growth Plan. New development is to contribute to the community vision, as outlined in the Official Plan, add to community health, viability, and function, and protect the natural environment. The Urban Design objectives of Section 3.8.2 should be

considered in assessing new development, including plans of subdivisions or public works and other major development proposals.

The urban design objectives under Section 3.8.2 related to landscaping, topography, building orientation and scale, and access, were considered in the initial review and approval of the site development plan. The submitted Zoning By-law Amendment application includes a change in use of a portion of a previously contemplated building and no changes to the current approved site plan are proposed. Further consideration for urban and architectural design of the future building will be undertaken through the preparation of building elevations at such a time that zoning is in place for the proposed restaurant use and a tenant has been secured. In this regard, the proponent intends to consult with Town Staff through the architectural design process to ensure that any revised building elevations will continue to embody the urban design objectives of the Official Plan.

- Section 3.9 Natural Hazards

Section 3.9 identifies four major river systems within the Town that are susceptible to flooding and applies a "one-zone concept" to all lands within the respective floodplains. In this regard, it is noted that the subject lands are regulated by the Nottawasaga Valley Conservation Authority, however, are not located within the *Pretty River Flood Fringe* identified on Schedule "A" of the Plan, and no portion of the lands are zoned *Hazard* per the Zoning By-law. In this regard, comments received from the NVCA through the pre-consultation process confirm that the lands are not located within a flood susceptible area, a hazardous site, erosion hazard area, or an area subject to the authority of the NVCA under Ontario Regulation 172/06.

- Section 3.10 Conservation Authority

All development within an area regulated by the Nottawasaga Valley Conservation Authority shall be subject to review, and subject to a permit process administered by, the Nottawasaga Valley Conservation Authority.

It is noted that the Lands were subject to a fulsome review under the previous site plan control application, as approved by the Town in 2018. Notwithstanding, it is noted that comments received from the NVCA through the pre-consultation process confirm that the lands are not located within a flood susceptible area, a hazardous site, erosion hazard area, or an area subject to the authority of the NVCA under Ontario Regulation 172/06. Therefore, a Development Permit from the NVCA is not required for the proposed development. It is also generally noted that a Development Permit from the NVCA was not required for the 2022/23 construction of the Candlewood Suites on Building Pad 2 of the approved Site Plan.

- Section 3.12 Energy Efficiency, Air Quality and Climate Change Adaptation

The Town supports energy efficiency, improved air quality and climate change adaptation through land use and development patterns that are compact and mixed-use in nature, promote active transportation and public transit, implement renewable energy, and include flexibility and capacity to address potential climate change impacts.

The proposed Zoning By-law Amendment applies to a compact development that is intended to develop in a campus style business park format. The inclusion of the proposed restaurant provides a supporting/complimentary use to approved office and hotel uses and uses in the surrounding area and supports active transportation and public transit within the site, the general business park and industrial areas, and the larger community, via the existing sidewalk, public trail networks, and nearby transit stops.

It is submitted that the addition of a restaurant use as a permitted use of the property conforms to and does not offend the guiding principles for development under the Official Plan.

Section 4.5 Industrial Land Use Designation

The *Industrial* land use policies apply to lands that are intended to be predominantly used for manufacturing and industrial type uses and similar activities. The overall goals of the Industrial land use designations are to retain and promote the growth of existing businesses and industry; to develop the industrial economy of the Town; to promote the industrial economy by providing

suitably located and serviced areas for various classes of industrial development; to promote Collingwood's recreational/tourism potential thereby expanding the Town's service sector; and to promote an atmosphere attractive to the manufacturing industry. To implement and achieve these goals, the Official Plan includes five industrial sub-classifications which separate employment uses depending on the scale and nature of the activity, and degree of land use compatibility. These sub-classifications include:

- *Light Industrial,* which includes lighter industrial activities that are generally compatible with other uses, including sensitive land uses such as residential.

- *General Industrial* which includes heavier industrial activities which have a high potential for land use conflicts due to the large-scale use, open storage, noise, etc.

- *Waste Disposal Industrial* which includes heavy industrial activities related to the disposal of waste.

- *Business Park* which includes light industrial activities where the predominant use is for prestige industrial and office-based uses.

- *Industrial Park* which includes general and light industrial activities where the predominant use is for large, enclosed manufacturing uses, prestige industrial and office-based uses.

- *Industrial Fringe Special Policy Area* which permits a number of quasi-commercial uses on sites adjacent to Highway 26, as well as the uses permitted in the underlying industrial sub-classification. This policy area is located at the northerly periphery of the designated east-end designated employment area (see Figure 4).

The Lands are located within the *Business Park* sub-classification, per Schedule "A" of the Official Plan. In accordance with Section 4.5.3.7.1, this sub-classification includes light industrial activities, specifically prestige industrial and office-based uses in a park-like setting. Permitted uses include

high technology and/or clean manufacturing or assembly operations, research and development, administration offices, business offices, and assembly halls.

Per Section 4.5.3.7.2 of the Official Plan, uses that are supportive/complimentary to the Business Park and/or surrounding industrial area are also permitted within this designation, provided that they are at a scale to serve the area. Such uses are intended to be located within multiple occupancy buildings in campus design formats. These uses may include, but are not limited to, recreation facilities, business type hotels or motels, business offices, and restaurants.

Schedule "A" of the Official Plan further identifies the lands as being located within the *Industrial Fringe* Special Policy Area. Per Section 4.5.3.9, this area permits a number of quasi-commercial uses adjacent to Highway 26 and includes those uses permitted in the underlying Industrial designation. Section 4.5.3.9.3 further permits major retail commercial uses, such as furniture stores and home improvement stores, subject to completion of a Market Study. Per comments from Town Planning Staff through the pre-consultation process, a Market Study was not deemed necessary for the proposed restaurant use.

Based on the policies outlined above, the proposed restaurant use is permitted on the Subject Lands as a supportive/complimentary use, subject to an amendment to the Zoning By-law to consider location, size, and the number of restaurant uses permitted, per Section 4.5.3.7.2. Comments on the three criteria are outlined below:

- <u>Location</u>

The approved site plan for the lands includes three separate buildings in a campus format with shared parking areas and common internal roadways that provide access to the individual buildings, as encouraged by S.4.5.3.7.4 of the Official Plan. Within the development, Building Pad 1 is oriented towards Building Pads 2 and 3 and does not directly address or abut the Hume Street arterial road corridor giving it less prominence to the travelling public as would be typical of a highway commercial use. Further to its orientation, the multi-occupant tenure of the future building reinforces the supporting nature of the proposed restaurant and maintains an appropriate scale of the use, as discussed below. The appearance and architectural design of the

future building will consider and incorporate the Town's community design guidelines, as encouraged by Section 4.5.3.9.4, at such a time that zoning is in place, tenants can be secured, and specific building design needs can be confirmed. Appropriate planning applications will be submitted to amend the site plan approved building elevations, as may be deemed necessary by the Town.

The proposed restaurant use contributes to the creation of a more complete Business Park, as intended by the *Business Park* and *Industrial Fringe* policies of the Official Plan and adds a supporting amenity for surrounding businesses and industries. Such supporting amenities help to increase the profile and attract and retain businesses in the Business Park, including office uses, as amenities are provided for both employees (i.e., breakfast/lunch/dinner and congregation space in proximity to the workplace), and for patrons (rounding out the consumer experience when attending or visiting businesses in the area) within walking distance of existing businesses. In the absence of these supportive amenities, business park uses, such as offices, tend to seek out other more attractive urban areas where amenities are more easily accessible and available.

Including a restaurant as a permitted use of the Lands further provides for centralized complimentary and supportive uses within the existing Business Park that serve the overall employment area without limiting the economic or operational viability of lands designated for manufacturing and industrial uses. The proposed location is appropriate as it avoids the fragmentation of larger industrial designated properties and preserves their viability and flexibility to accommodate a range and variety of large-scale industrial uses. Allowing the site to contain supporting uses is an efficient use and management of the available designated employment area lands and establishes the necessary transition and land use compatibility within the employment area, as required by the PPS.

- <u>Size/Scale</u>

The proposed restaurant use is intended to occupy a maximum of fifty percent of the gross floor area of the two-storey office building currently approved for Building Pad 1, with the balance of the floor area remaining available for office uses, as are permitted as-of-right in the *Business*

Park Industrial zone category. Overall, the proposed restaurant use constitutes approximately 5.8% of the total gross floor area available within existing/future buildings on the Subject Lands. The balance of available gross floor area within future/existing buildings on the Lands will remain for approved uses, as are permitted as-of-right in the *Business Park Industrial Exception (*M4-2) zone per Zoning By-law 2010-040. Being that the use is proposed within a multi-occupancy building, and in consideration of the building pad location and campus-style format of the site, the use will remain at an appropriate scale to remain supportive and complimentary to the Business Park/Industrial Fringe area and will not function as a highway commercial type use.

- Number of Restaurant Uses

The proposed Zoning By-law Amendment will result in the establishment of one (1) restaurant use on the Subject Lands. Throughout the Business Park designation, there are currently no established restaurant uses. It is noted that one site within this designation, located at 510 Hume Street, is subject to an existing site plan approval which includes the construction of a gas station, car wash, and an associated building containing both a convenience store and a quick service drive-through restaurant. While this site performs a supporting function to the Business Park/Industrial Fringe area, the auto centered nature of the quick service restaurant also caters to the travelling public through the Hume Street and Highway 26 corridor. The proposed restaurant use differs from the site plan approved use for 510 Hume Street, as it is intended to be a full-service restaurant which is pedestrian-scale and directly oriented, accessible to, and supportive of, the businesses within the future multi-occupancy building, existing hotel uses, the Business Park/Industrial Fringe area, and the wider industrial area. For clarity, a drive-through is not included in the current proposal.

Conclusion

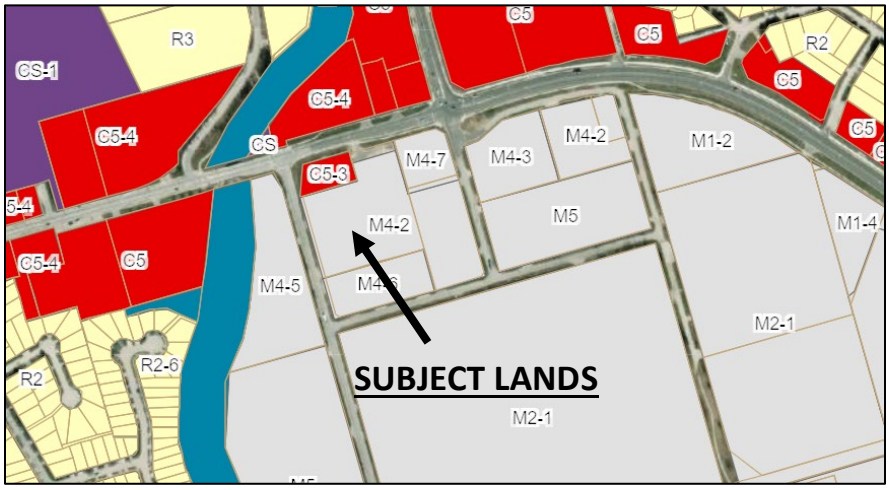
The proposed development conforms to the policies of the Official Plan and implements the objectives and strategic goals outlined for the Town and directly contributes to the Industrial land use goals of Section 4.5.1 of the Official Plan to promote Collingwood's recreational/tourism potential by expanding the Town's service sector, and to promote an atmosphere that is attractive to the manufacturing industry.

The application provides for the establishment of a complimentary and supportive use within the *Industrial Fringe* special policy area and *Business Park* designation in a form and scale that preserves the economic and operational viability of the overall employment area.

6.6 Collingwood Zoning By-law 2010-040

The submitted Zoning By-law Amendment proposes to add a '*restaurant*' as a permitted use within the *Business Park Industrial Exception (M4-2)* zone, as shown in the Draft Amending By-law attached as Attachment 1.

Figure 5: Town of Collingwood Zoning By-law 2010-040 Excerpt



Permitted uses in the *Business Park Industrial Exception (M4-2)* zone are outlined under table 8.1.1.1 of the Zoning By-law and include:

- Accessory Sales Outlet
- Ambulance Service
- Arena
- Assembly Hall
- Broadcasting
- Business Office
- Business service establishment
- Business type hotel or motel
- Custom Workshop
- Dry cleaner's establishment
- Financial and insurance service office
- Garden supply outlet
- Health club
- Life Skills centre
- Pet day care centre
- Place of entertainment
- Place of worship
- Pool and spa store
- Professional service office
- Real estate service office
- Refreshment vehicle
- Repair shop

- Call centre
- Catering Service
- Commercial parking lot
- Commercial school
- Community garden
- Manufacturing, processing, assembly, or fabrication plant
- Motor vehicle gasoline station
- Motor vehicle wash
- Newspaper
- Self brewery
- Storage, outside display and sale
- Veterinarian clinic
- Wholesale outlet

The site-specific zone exception currently permits a motor vehicle sales establishment as an additional permitted use of the subject lands. Site development has occurred in accordance with the approved site plan drawings and executed Development Agreement for the lands and complies with all applicable performance standards of the Zoning By-law. The approved Site Plan drawing is attached as Attachment 2 for ease of reference.

Table 1.15.1.1 of the Zoning By-law requires 8 parking spaces per 100m^2 of gross floor area (GFA) for restaurant uses. Based on a proposed GFA of 475m^2, a total of 38 parking spaces are required to accommodate the proposed use. As outlined in Table 1 and Table 2 below, the current site plan provides a surplus of 26 parking spaces for the existing approved Hotel and Office uses. In consideration of the parking requirements for the proposed restaurant use, the existing surplus of parking spaces (26) together with fifty percent of the parking spaces currently allocated for office uses for Building Pad 1 (14) are sufficient to satisfy the requirement for restaurant uses per Table 1.15.1.1. Ultimately, the total number of required parking spaces for the existing and proposed uses is 220 spaces, whereas a total of 222 are currently provided.

As the submitted application does not propose to increase the number of parking spaces provided on-site, there are no resulting changes to the number of required Accessible Parking Spaces per Section 5.11 of the Zoning By-law. In this regard, Accessible Parking Spaces are required at a rate of 2% of the total required parking spaces, resulting in 5 spaces being required for the site. It is noted that the approved site plan for the lands includes a total of 8 Accessible Parking Spaces.

Similarly, there are no changes to the number of Bicycle Spaces required per Section 5.13 of the Zoning By-law. In this regard, Bicycle Spaces are to be provided at a rate of 10% of the total required parking spaces for motor vehicles, resulting in 22 spaces being required for the site. It is noted that the approved site plan for the lands includes a total of 23 Bicycle Spaces.

Based on the above, the inclusion of a restaurant as a permitted use in the M4-2 zone will comply with all applicable zoning and general performance standards. Further, the number of parking spaces included in the existing site plan approval are sufficient to accommodate the proposed use without requiring physical changes to the approved site plan layout.

Table 1: Required/Provided Parking Spaces for Existing Approved Uses

(Per Section 5.0 of Zoning By-law 2010-040)

Existing Use	Requirement per Table 5.15.1.1	No. of Guest Rooms	GFA (m^2)	Required Spaces	Provided Spaces
Office – Building Pad 1	3 Spaces / 100m^2 GFA	N/A	950	29	36
Hotel – Building Pad 2	1 Space / Guest Room; PLUS 2 Spaces / 100m^2 GFA of space open for use by the public or guests	51	85.16	53	59
Hotel – Building Pad 3		93	1050	114	127
Total				**196**	**222**

Table 2: Required/Provided Parking Spaces for Proposed Restaurant Use

(Per Section 5.0 of Zoning By-law 2010-040)

Existing Use	Requirement per Table 5.15.1.1	No. of Guest Rooms	GFA (m^2)	Required Spaces	Provided Spaces
Office – Building Pad 1	3 Spaces / 100m^2 GFA	N/A	475	15	15
Restaurant – Building Pad 1	8 Spaces / 100m^2 GFA	N/A	475	38	40
Hotel – Building Pad 2	1 Space / Guest Room; PLUS 2 Spaces / 100m^2 GFA of space open for use by the public or guests	51	85.16	53	53
Hotel – Building Pad 3		93	1050	114	114
Total				**220**	**222**

7.0 Supporting Studies

7.1 Service Capacity Report

An Addendum to the original Servicing and Stormwater Management Report for the site was prepared by Tatham Engineering and has been submitted in support of the proposed Zoning By-law Amendment. The Report Addendum provides review of the servicing requirements of the proposed and existing uses in consideration of the original Servicing and Stormwater Management Report submitted and reviewed as part of the initial site plan control application.

The report concludes that adequate services are provided to the site to support the proposed restaurant and office uses for Building Pad 1 and that there are no impacts to the existing service capacity allocation for the lands.

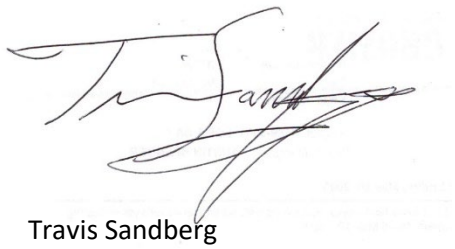
8.0 Conclusion and Planning Opinion

The subject lands are designated for *Business Park Industrial* uses, including complementary/supportive commercial uses, and quasi-commercial and retail commercial uses in accordance with the *Industrial Fringe* special policies of the Official Plan. The proposed Zoning By-law Amendment will permit a restaurant to be included as a permitted complimentary/supportive use to the surrounding business park and industrial area and provides for a modest estimated increase in overall employment for the site without impacting the existing site plan or municipal service allocation.

Following detailed review, it is submitted that the proposed application is consistent with and conforms to applicable land use planning policies, including the Ontario Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan, and the Town of Collingwood Official Plan.

Based on the location, context, and nature of the proposed development in relation to applicable planning policy directions, the subject proposal represents good planning and merits support.

Respectfully Submitted:



Travis Sandberg

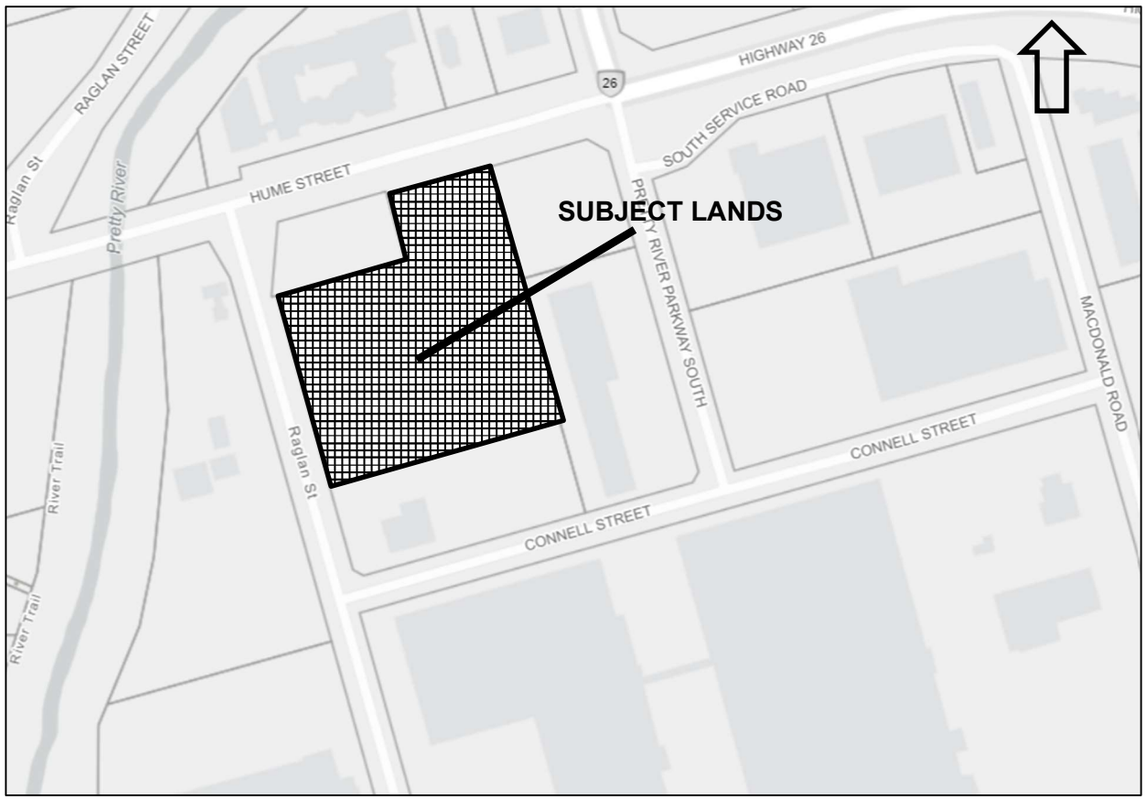
Manager, Land Development and Planning

Dunn Capital Corporation

EXPLANATORY NOTE
TO THE CORPORATION OF THE TOWN OF COLLINGWOOD
BY-LAW No. 2024 - XX

By-law No. 2024 - XX is a by-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for prohibiting the use of land for or except for such purposes as may be set out in the by-law.

Amending Zoning By-law No. 2024 – XX amends the site-specific zone provisions of the BUSINESS PARK INDUSTRIAL EXCEPTION TWO (M4-2) ZONE to permit a 'Restaurant', as defined by Zoning By-law 2010-040, to be included as a permitted use in addition to the existing site-specific zone provisions applicable to the Subject Lands. Site-specific provisions related to the 'Restaurant' use are also addressed, including maximum gross floor area and location.



BY-LAW No. 2024- XX

OF THE

CORPORATION OF THE TOWN OF COLLINGWOOD

BEING A BY-LAW UNDER THE PROVISION OF SECTION 34 OF THE *PLANNING ACT*, R.S.O. 1990, C. P.13, AS AMENDED

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a Council to pass a by-law prohibiting the use of land, buildings or structures within a defined area or areas;

AND WHEREAS Collingwood Zoning By-law No. 2010-040 is the governing By-law of the Corporation of the Town of Collingwood and such was finally passed by the Council of the Town of Collingwood on April 12th, 2010;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has deemed it advisable to amend Collingwood Zoning By-law No. 2010-040, in the manner set out below;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held (DATE), and that a further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:

1. ***THAT*** Section 8.5 titled Industrial Exception Zones of the Collingwood Zoning By-law No. 2010-040, as amended, is hereby amended in part by revising the current paragraph entitled BUSINESS PARK INDUSTRIAL EXCEPTION TWO – M4-2 ZONE to read as follows:

"**BUSINESS PARK INDUSTRIAL EXCEPTION TWO – M4-2 ZONE**

The following uses shall also be permitted as a permitted use:

(a) A Motor Vehicle Sales Establishment.

(b) A Restaurant within a multi-occupancy building to a maximum size equal to the 50% of the gross floor area of the building, or 475 m^2."

2. ***THAT*** Collingwood Zoning By-law No. 2010-040 is hereby amended to give effect to the foregoing, but that Collingwood Zoning By-law 2010-040 shall in all other respects remain in full force and effect.

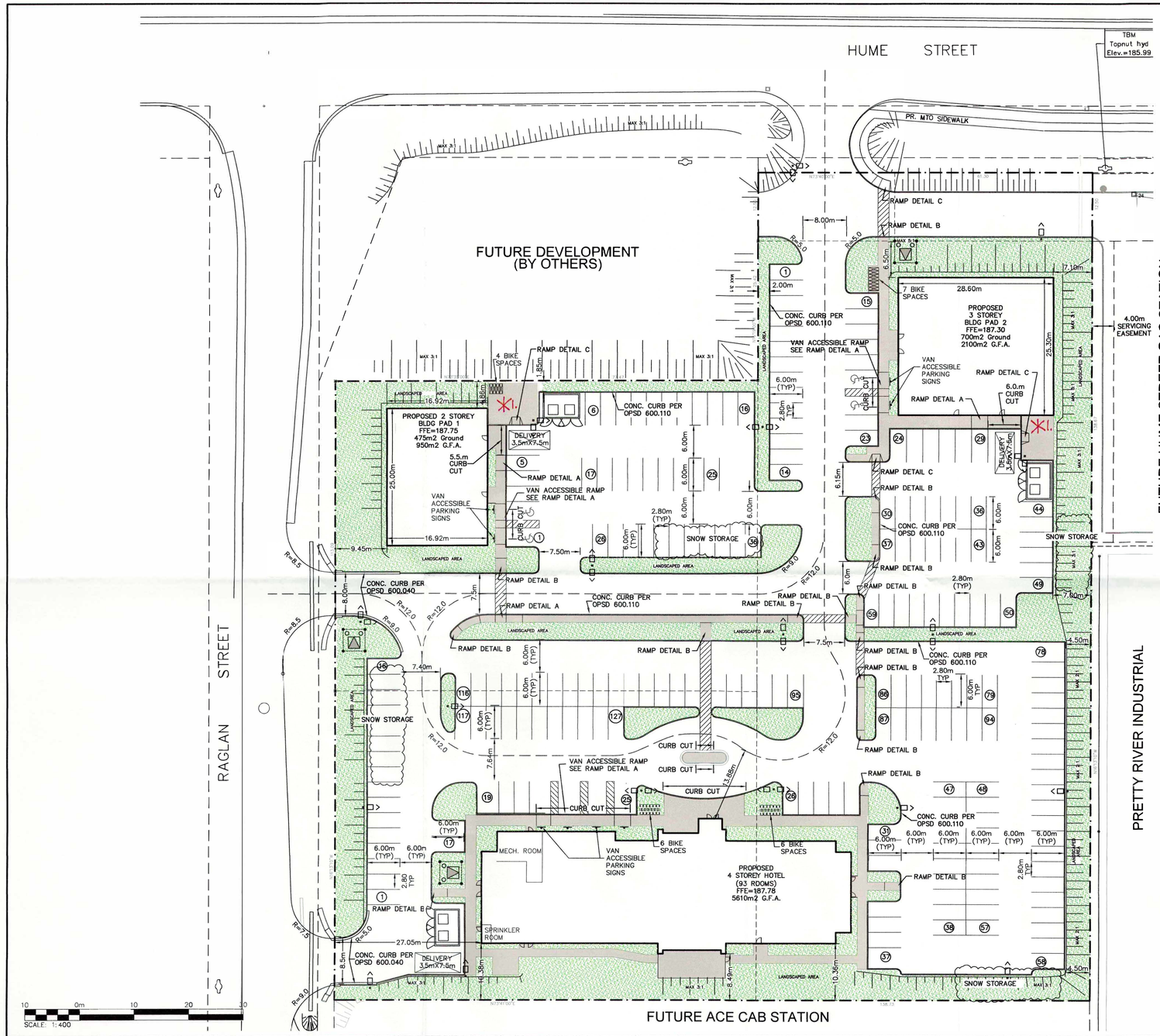
3. ***THAT*** this By-law shall come into force and effect on the date it is enacted and passed by the Council of the Corporation of the Town of Collingwood, subject to notice hereof being circulated in accordance with the provisions of the *Planning Act* and Ontario Regulation 545/06, and if required as a result of such circulation the obtaining of the approval of the Ontario Land Tribunal.

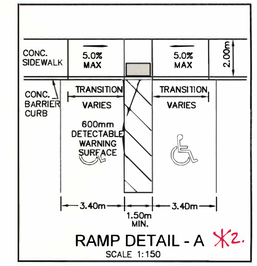
ENACTED AND PASSED this day of 2024.

_____
MAYOR

_____
CLERK

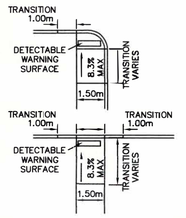
Attachment 2





RAMP DETAIL - A

SCALE 1:150



RAMP DETAIL - B

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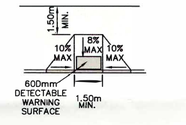

RAMP DETAIL - C

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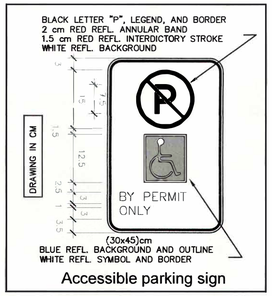
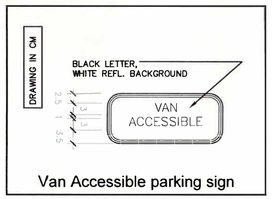


Accessible parking sign



Van Accessible parking sign

KEY PLAN

SCALE: N.T.S.

Site Statistics- ZONING M4-2

	Required	Provided
Lot Area	Nil	1.726 Ha
Lot Frontage	30m	61.3m
Lot Coverage	50% (max)	39.7%
Landscaped Area	15% (min)	0.42 Ha 28%
Building Setbacks:	Front yard - 9.0m	
	External Side Yard - 9.0m	
	Interior Side Yard - 4.5m	
	Rear yard - 7.5m	
Maximum Height	15.0m	T.B.D.
Parking*	206 stalls	222 stalls

Site Parking Statistics:

Building Pad #1: GFA 950m2 - office
Required Parking = 3 spaces / 100m2 = 29 stalls required - 36 stalls provided

Building Pad #2: GFA 2100m2 - office
Required Parking = 3 spaces / 100m2 = 63 stalls required - 59 stalls provided

Building Pad #3: 1290m2 - hotel
Required Parking = 2 spaces / 100m2 of public space - 21 stalls
= 1 space / room - 93 rooms - 93 stalls
= 114 stalls required
- 127 stalls provided

DELIVERY SPACES (Hotel)**	1 space	1 space
Handicapped Parking***	8 stalls	8 stalls

* Parking stalls shall be Min. 2.8m x 6.0m = 18.0m²
** Delivery Spaces shall be 3.5m x 7.5m
*** Handicapped stalls shall be as per Ramp Detail A this sheet
**** Bicycle spaces = 23

All sidewalks as per OPSD 310.010

All signage to be lawfully erected and maintained in accordance to the Town Sign By-Law.

* Redline Revisions:

1. For Building Pads 1 and 2 amenity areas, 'Ramp Detail C' is to be moved to be in-line with the proposed walkway. This is necessary to complete the barrier-free route and to ensure access is not blocked when delivery vehicles are parked.
2. For 'Ramp Detail A', the specified tactile attention indicators will span the length of the depressed section of the curb ramps where they span multiple parking stalls in accordance with Ontario Building Code (OBC) Article 3.8.3.2 (1h).

Town Approval
Site Plan Approved
Town of Collingwood
Planning Services
Dated APR 30 2018
Signed Nancy Farm

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

BENCHMARKS

BM#1–ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE GEODETIC MONUMENT No. 711180 HAVING AN ELEVATION OF 182.032 METRES.

TBM#1–TOP NUT OF HYDRANT, N.E. CORNER OF PROPERTY ON SOUTH SIDE OF HUME STREET HAVING AN ELEVATION OF 185.99 METRES.

Town

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st SUBMISSION	Oct 16, 2017
2	ISSUED FOR 2nd SUBMISSION	Feb 12, 2018
3	ISSUED FOR TENDER	Mar 6, 2018
4	ISSUED FOR APPROVAL	APR 13, 2018

Engineer: LICENSED PROFESSIONAL ENGINEER K. A. MORRIS April 13/18 PROVINCE OF ONTARIO

Engineer: LICENSED PROFESSIONAL ENGINEER D.M. TONE 100115132 APR 13/18 PROVINCE OF ONTARIO

Project: HUME STREET SPA
TOWN OF COLLINGWOOD

Drawing: SITE PLAN

CROZIER & ASSOCIATES Consulting Engineers
THE HARBOUREDGE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ON L9Y 4R3
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705 446 3520 F
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INFO@CFCROZIER.CA

Drawn By	Design By	Project	
J.O.	D.T.		183–4567
Check By	Check By	Scale	Drawing
D.T.	D.T.	1: 400	101

J:\100\183 - Landex Projects\4567-Hume St. SPA\CAD\Civil\Sheets\4567_C101-103.dwg, 101, 4/27/2018 10:06:17 AM, joneill

TOWN OF COLLINGWOOD: PROPOSED RESTAURANT USE (498 HUME STREET)

PRE-CONSULTATION COMMENT RESPONSE MATRIX

COMMENT #	COMMENT	RESPONSIBILITY	RESPONSE
TOWN COLLINGWOOD PLANNING DEPARTMENT (JANUARY 27, 2021)			
1.1	The policcy content of the respective sections as set out [in the pre-consultation comments] should be referenced in its entirety within the Planning Justification report and failure to do so may result in a determination of incomplete application status.	DCC	All policy sections of the Official Plan noted in the pre-consultation comments have been referenced and addressed in the submitted Planning Justification Report.
1.2	A restaurant is a permitted use in the Business Park designation as complimentary/supportive use provided that they are: a. of a scale designed to support the business park; b. primarily located in multiple occupancy buildings accessible from within the Business Park. Complimentary/supportive uses may require a Zoning By-law Amendment that may considers location, size, and the number of permitted uses. The proposed restaurant use is not permitted by the Zoning By-law and requires a Zoning By-law Amendment that considers the location, size, and number restaurants proposed on the site. The application will also need to consider how the proposed restaurant(s) are of a scale to serve the business park and/or adjacent industrial area and whether they will be within multiple occupancy buildings.	DCC	The submitted Planning Justification Report addresses the criteria of the Official Plan, including those related to Zoning By-law Amendments for complimentary/supportive uses as outlined, including the location, scale/size, and number of restaurant uses.
1.3	The Industrial Fringe does not provide permissions for restaurants in the Business Park designation.	DCC	As outlined in the Planning Justification Report, Section 4.5.3.9 of the Official Plan, as relates to the *Industrial Fringe* special policy area, continues to permit those uses permitted in the underlying Industrial designation in addition to those permitted in the Industrial Fringe. In this case, the Business Park land use designation permits retaurants as a complimentary/supportive use, and as such, the proposed restaurant use continues to be permitted in the Industrial Fringe area.
1.4	A Planning Justification Report is required that needs to address the planning merits of the proposal within the context of the site and the surrounding area including consideration of Provincial, County, and Town planning policies. Consideration of provincial polices should specifically address the proposal relative to the Employment policies of the Provincial Policy Statement which may, provide required clarification of any policy content regarding principles around the protecting of the integrity of employment lands. Any submission shall be required to include narrative and additional content as may be required to address related matters. The justification for the proposed site-specific zoning regulations shall include the specific location, size (in Gross Floor Area), and number of proposed restaurant(s) supported by a detailed technical analysis and rationale for the following:	DCC	The submitted Planning Justification Report addresses all relelvant Planning Policy, including the Provincial Policy Statement, Growth Plan, Simcoe County and Town of Collingwood Official Plans. The submission outlines specific GFA, location, and number of restaurants proposed for the site.

TOWN OF COLLINGWOOD: PROPOSED RESTAURANT USE (498 HUME STREET)

PRE-CONSULTATION COMMENT RESPONSE MATRIX

COMMENT #	COMMENT	RESPONSIBILITY	RESPONSE
1.4.1	i. How the predominant Business Park use of prestige industrial and office based uses will be maintained, including: How the site still functions as a Business Park; and How the combination of existing and proposed uses differs from a commercial property. Among other things, there should be a demonstration of how the proposal addresses the relationship between primary and subordinate/ancillary uses in this designation.	DCC	The submitted Planning Justification Report outlines how the use conforms to the policies of the Official Plan and that the majority of the lands continue to be used for those uses permitted as-of-right in the *Business Park Industrial (M4)* zone, per Zoning By-law 2010-040.
1.4.2	ii. Why is this site appropriate for restaurants as a complimentary and supportive use relative to other properties in the Business Park and adjacent industrial designations	DCC	The submitted Planning Justiifcation Report outlines why this site is appropriate for the proposed use.
1.4.3	iii. The relationship between the existing approved uses on the site and the proposed restaurants.	DCC	The submitted Planning Justiifcation Report outlines the relation ship between approved uses on the site and the proposed restaurant use.
1.4.4	iv. The relationship between the proposed restaurants and the rest of the Business Park designation and adjacent industrial designations including how the proposed uses serve the area.	DCC	The submitted Planning Justiifcation Report outlines the relation ship between the proposed restaurant use and the surrounding area.
1.5	The Business Park Industrial Exception Two zone does not permit Restaurants. A Zoning By-law Amendment is required to establish Restaurants on the property.	DCC	Noted. A Zoning Amendment Application is submitted.
1.6	The Planning Justification Report should assess whether there is sufficient parking on site for the Gross Floor Area of the proposed uses.	DCC	Please see Section 6.6 of the submitted Justification Report. Sufficient parking exists on-site to accommodate the proposed change in use.
1.7	On Zoning By-law amendments the Town has typically been applying an "H" for servicing capacity and that may be required.	DCC	Noted. Per the submitted Servicing Capacity Report, there is no change in servicing capacity requirements for the proposed use. As such, a Holding Symbol is not required.
1.8	Floor plans of the buildings and the proposed restaurant(s) are required.	DCC	As outlined in the Planning Justification Report, building floor plans are not available at this time as a tenant cannot be secured for the purposed use until zoning is in place. It is further noted, that interior layout is generally not subject to site plan control under Section 41 of the *Planning Act*. As per the submitted Draft Zoning By-law, the propsoed retaurant use will be limited to a maximum of 50% or 475 square metres of the gross floor area of the future building.
1.9	Depending on the specifics of the proposal, site plan control may be required.	DCC	Noted. No changes or alterations to the existing approved site plan are proposed. A minor amendment to the existing approval may be required at such a time that building elevations can be confirmed for the future building. Appropriate approvals will be obtained prior to construction, as deemed necessary by the Town.
1.10	A current survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, highways, pipelines, watercourses, drainage, ditches, swamps, and wooded areas within or adjacent to the subject land.	DCC	All site development to-date has occurred in accordance with the approved site development plans, per the registered Development Agreeement. No site changes or alterations are proposed as a result of this plan. All information outlined to be included on the requested survey isw included on the approved site plan drawing, as submitted with the propsoed Zoning By-law Amendment application.

TOWN OF COLLINGWOOD: PROPOSED RESTAURANT USE (498 HUME STREET)

PRE-CONSULTATION COMMENT RESPONSE MATRIX

COMMENT #	COMMENT	RESPONSIBILITY	RESPONSE
1.11	Limits on the proposed uses corresponding to all of the associated criteria set out in the related policy, shall be incorporated into the draft Zoning By-law Amendment as appropriate based on staff review of the subject proposal.	DCC	Appropriate limitations on the proposed restaurant use have been included in the draft Zoning By-law Amendment.
1.12	Holding provision requiring that the Town be satisfied there is adequate servicing capacity and allocation from the Town may be required	DCC	See Response to Comment 1.7 above.
TOWN OF COLLINGWOOD ENGINEERING SERVICES (JANUARY 21, 2021)			
2.1	We have no comments regarding the ZBA. All comments were addressed during the site plan and/or the severance of the main property.	DCC	Acknowledged.
	** All other comments from Town Departments were "Standing Comments" and no major concerns were raised.		
MINISTRY OF TRANSPORTATION (DECEMBER 22, 2020)			
3.1	500 Hume Street in Collingwood is not within the MTO permit control area and MTO has no comments or concerns with this site.	DCC	Acknowledged.
NOTTAWASAGA VALLEY CONSERVATION AUTHORITY (DECEMBER 23, 2020)			
4.1	The property falls partially within an area reflected by Ontario Regulation 172/06 for meander erosion hazards. However, upon further review of regulatory mapping, the meander belt hazard is not applied to this section of Pretty River as it is dyked and maintained to remain at its current location. There, we adivse the property is not within a flood susceptible area, a hazardous site, an erosion hazard area, or an area subject to the Authority's Devleopment, Interference with Wetland and Alterations to Shorelines and Watercourse Regulation, and no Natural Heritage Features are present.	DCC	Acknowledged.

Attachment 4

498 Hume Street - Estimated Employment Denisty Calculation

Site Area = 1.726ha

Existing Employment Density

Hotel Jobs (Holiday Inn) =	35	
Hotel Jobs (Candlewood) =	20	
Office Jobs =	102	
Total Jobs =	157	
Employment Density =	**91**	**Jobs/Ha**

Proposed Employment Density

Hotel Jobs (Holiday Inn)=	35	
Hotel Jobs (Candlewood) =	20	
Office Jobs =	51	
Restaurant Jobs =	74	
Total Jobs =	180	
Employment Density =	**104**	**Jobs/Ha**

Building Pad 1 - Employment Estimate (No. of Jobs per Use)

Restaurant Design Assumptions

1. Approx. 20% of Restaurant GFA is Kitchen
2. Min. 1.1 sq.m. required per Guest in Dining Room (per Ontario Building Code)
3. Max. 9.3 Kitchen Staff per sq.m. GFA/Shift (Per Ontario Building Code)
4. 1 Manager/2 Bar Tenders/2 Hosts required/Shift
5. 1 Server required per 4 tables
6. Assume 4-person tables only

Employment Calculation for Restaurant

Max. GFA (sq.m.) =	475
Kitchen @ 20% =	95
Dining Room @ 80% =	380
Therefore:	
No. of Guests =	345
Back of House Jobs=	10
Front of House Jobs =	22
Plus additional FOH Staff =	5
Total per Shift =	37
Total for Two Shifts =	**74**

Office Use Design Assumption

1. Max. 9.3 Employees per sq.m. GFA (Per Ontario Building Code)

Employment Calculation per Floor for 100% Office Uses

1st Floor GFA (sq.m.) =	475
2nd Floor GFA (sq.m.) =	475
Therefore:	
First Floor =	51
Second Floor =	51
Total =	**102**

Employment Calculation per Floor for Office and Restaurant Uses

50% GFA (sq.m.) =	475
50% GFA (sq.m.) =	475
Therefore:	
Restaurant Jobs =	74
Office Use Jobs =	51
Total Employment =	**125**

SITE STATISTICS – ZONING M4-2 ZONE (498 HUME STREET)

	REQUIRED	PROVIDED
Lot Area	Nil.	1.726 ha
Lot Frontage	30m	61.3m
Lot Coverage	50% (Max.)	39.7%
Landscape Open Space	15% (Min.)	28% (0.42 ha)
Building Setbacks	Front Yard – 9.0m	19.0m
	Exterior Side Yard – 9.0m	9.45m
	Interior Side Yard – 4.5m	4.86m
	Rear Yard – 7.5m	10.38m
Maximum Building Height	15.0m	13.5m
Parking*	220	222
Delivery Space**	3	3
Barrier Free Parking	5	8
Bicycle Parking	22	23

***See Planning Justification Report for more information**

****** One Delivery Space required per Building, as outlined in Table 5.9.1.1 of Zoning By-law 2010-040.**