

September 29, 2023

Julie Nolan, RPP
Community Planner
Town of Collingwood
55 Ste. Marie St., Unit 302
Collingwood, Ontario
L9Y 0W6



Dear Ms. Nolan;

**RE: 560 Sixth Street, 580 & 590 Sixth Street
Collingwood, Simcoe County
Planning Justification Addendum**

This letter is intended to provide additional information related to the high-density block proposed within the proposed Plan of Subdivision for the properties that are located at 560, 580 and 590 Sixth Street in the Town of Collingwood, Simcoe County. Specifically, the lands are located within Concession 10, Part of Lot 42, Collingwood, County of Simcoe.

This information is supplementary to the Planning Justification Report that was submitted with the original submission. The intent of this letter is to outline support justification to support for the higher density proposal in this location.

The Provincial Policy Statement and the Places to Grow, Growth Plan for the Greater Golden Horseshoe, as amended for Simcoe County, and by extension the Simcoe County Official Plan, provide the primary basis for managing Collingwood's growth and development to 2031, including overall population and employment allocations, and a policy framework for how and where growth will proceed.

Section 4.8.42 of the County Official Plan speaks to design elements for development proposals for subdivisions within the county and notes that "*Development proposals by plan of subdivision shall include age-friendly and transit supportive urban design elements such as:*

- *A system of walkways and bicycle paths linking the subdivision internally and externally to other public areas;*

- *Community design that emphasizes active transportation and safety; Discouraging reverse lotting along local and County roads; and*
- *Encouraging medium and higher density development in proximity to arterial roads.” (4.8.42 b)*

The proposed high-density block within the proposed Sixth Street Development has included active transportation opportunities within the development and has created connections connections to the larger Collingwood walkways and trails (both walking and biking). Also, the property is location along an arterial road which supports various modes of transportation including, public transit, bike lanes and sidewalks.

The Town of Collingwood's Official Plan speaks to complete communities and compact urban form within the Growth Management section **(Section 2.5)**

It notes that “*central to the Growth Plan, and this Official Plan, are the concepts of Complete Communities and Compact Urban Form. These concepts correspond roughly to a more locally-based way of living and the land use patterns and built form needed for its achievement.*” **(Section 2.5.2)** and that “*Complete Communities are defined as those meeting people's needs for daily living, throughout an entire lifetime, by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents, and providing convenient access to public transportation and options for safe non-motorized travel.*” **(Section 2.5.2.1)**

The Sixth Street development does provide a range of housing (townhouses and apartments) which adds inventory to the town. This development is ideally located to support a complete community – the location lends itself to be in close proximity to schools, recreation, commercial areas for employment and shopping all of which are within walking and biking distance, and accessible by public transportation opportunities along Sixth Street, an arterial road.

Section 2.5.2.2 further speaks to compact urban form and defines it as “*a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.*”

The Sixth Street Development would be part of a larger neighbourhood that includes the ability to walk and bike to various areas that include retail, community facilities (schools, parks) as well employment opportunities.

Adjacent to the proposed development there are built up commercial areas for shopping and employment within a 5–25-minute walk. There are also 2 elementary schools within a 15–25-minute walk and a high school approximately 30 minutes walk. All of the areas are bikeable as well. Public Transportation opportunities are also in the immediate area that connect to the larger community and the downtown area.

In addition, the compact form of this development helps to support the town's goal of efficient use of municipal infrastructure.

The proposal is ideally suited to achieve many of the Town and County's Planning goals by implementing various policy objectives through the introduction of a high-density, compact, transit-supportive, pedestrian-oriented, complete community development.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink that reads "Krystin Rennie". The signature is written in a cursive, flowing style.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Paul Husson, Husson Engineering

Location	Distance	Drive Time	Walk Time
Home Hardware	350 m	1 minute	5 minutes
Home Depot	1.2 km	3 minutes	16 minutes
Canadian Tire	2 km	5 minutes	26 minutes
Walmart	1.8 km	5 minutes	23 minutes
Downtown	2.8 km	7 minutes	36 minutes
Mountain View Public School	1.1 km	15 minutes	15 minutes
Cameron Street Public School	1.9 km	4 minutes	25 minutes
Collingwood Collegiate Institute	1.7 km	5 minutes	30 minutes