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June 23, 2022

VIA EMAIL ([nwukasch@collingwood.ca](mailto:nwukasch@collingwood.ca) and [bboucher@collingwood.ca](mailto:bboucher@collingwood.ca))

Nathan Wukasch, RPP, MCIP  
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**RE: 869 HURONTARIO STREET (INCLUDING A PORTION OF 839 HURONTARIO STREET) - CHARIS SITE PLAN APPLICATION, TOWN FILE NO. PLSPMA2022103**

Further to your request of today's date, please find attached a Submission Matrix.

Please let us know if anything further is required.

Thank you,

David Finbow

Attach.



JUNE 23, 2022

### SITE PLAN APPLICATION SUBMISSION MATRIX

**RE: 869 HURONTARIO STREET (INCLUDING A PORTION OF 839 HURONTARIO STREET)  
CHARIS SITE PLAN APPLICATION, TOWN FILE NO. PLSPMA2022103**

Electronic Submission Date via Town Portal: May 16, 2022

Original Copy of Application and Payment Submission Date: May 17, 2022

#### OPA #16 Submission Requirements

Item	Description	Comment   Response	Town of Collingwood Web Portal Document Name
A	Completed Application Form	Completed Application Form submitted May 16, 2022, with Sworn Component submitted May 17, 2022	TheGatewayCentre_SitePlanApplication_May_16_22 TheGateway_SwornAppn
B	Fee & Deposit Security	Submitted May 17, 2022	869HurontarioPLSPMA2022103 Receipt (26)
C	Cover Letter	Submitted May 16, 2022	TheGatewayCentre_CoverLetter
D	Survey	Submitted May 16, 2022	21-11-920 SEP24-21
E	Draft R-Plan	Submitted May 16, 2022 (Further/Additional Sight Triangle Conveyance) to County	21-11-920-01 JAN21_22
F	Active Transportation	Traffic Impact Study (Section 4.6) - Tatham Engineering, April 1, 2022	R – TIS – April 1, 2022

Site Plan Application Submission Matrix, 869 (& 839) Hurontario Street, Town File No. PLSPMA2022103

	Report		
G	Archaeological Assessment	Ministry of Culture letter dated April 30, 2008 Ministry of Culture letter dated October 3, 2012 Stage 4 Report – Archaeological Assessments Ltd., September 2007 Stage 1 – 3 Report – Archaeological Assessments Ltd., September 2007	43SP290_P0-13-322 & 337-2007-Home Hardware Collingwood 43SP290_P013-337-2007-McWatt_ST4_2012 Executive Summary – Stage 4 Excavation  Stage 1 – 3 Archaeological Assessment
H	Environmental Site Assessment	G2S Consulting Inc., Phase 1, November 19, 2021 G2S Consulting Inc., Phase 2, November 2021 Terraprobe Phase 1, October 27, 2014 Shaheen & Peake Limited, Phase 1, December 16, 2003 Jacques Whitford Phase 1 Site Environmental Assessment, March 29, 2007	G2S21366A – 869 Hurontario St & 7564 Poplar Ride Road G2S21366B – 839 and 869 Hurontario Street & 7564 Poplar Sideroad 31-14-1078, Phase One ESA, 2014-10-27 Phase 1 – ESA – 869 Hurontario Street Collingwood Phase 1 ESA – 7564 Poplar Sideroad Collingwood
I	Functional Servicing Report.	Functional Servicing Report, Tatham Engineering, April 6, 2022	R – FSR – April 6, 2022
J	Geotechnical Report	Geotechnical Investigation, G2S Consulting Inc., March 2022	G2S21366-C – Proposed Commercial Development – 839 and 869 Hurontario Str_ Collingwoo
K	Illumination Study Report	Electrical Photometric Drawing No. E3.1, Tatham Engineering	120119 – Electrical Drawings E1_0 – E5_6
L	Noise Study	Noise Feasibility Study, HGC Engineering	Final – NFS – Charis Gateway Plaza
M	Parking Report/Analysis	Zoning By-law Summary/Report, May 16, 2022 Traffic Impact Study (Sections 4.7, 4.8 and 4.9), Tatham Engineering, April 1, 2022	Justification Report R – TIS – April 1, 2022
N	Planning Report	David Finbow cover letter dated May 16, 2022 Urban Design Brief, MHBC Planning, Urban Design, & Landscape Architecture, May 2022	TheGatewayCentre_CoverLetter 21427-869 Hurontario St-Collingwood-May2022 – FINAL
O	Stormwater Management Report	Stormwater Management Report, Tatham Engineering, April 6, 2022	R - SWM – April 6, 2022
P	Traffic Impact Study	Traffic Impact Study (Sections 4.7, 4.8 and 4.9), Tatham	R – TIS – April 1, 2022

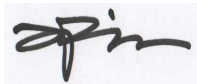
		Engineering, April 1, 2022	
Q	Tree Preservation Plan	Crozier Consulting Engineers Landscape Drawings – Drawing No. TMP-1	6198_Landscape 1 <sup>st</sup> SPA Submission
R	Urban Design Report	Urban Design Brief, MHBC Planning, Urban Design, & Landscape Architecture, May 2022	21427-869 Hurontario St-Collingwood-May2022 – FINAL
<b>PLANNING – GENERAL COMMENTS</b>			
ITEM	DESCRIPTION	COMMENT   RESPONSE	
1	Hamilton Drain Add'n	Acknowledged	
2	Gateway	See Urban Design Brief, Architectural and Landscape Drawings	
3	2 Phases	Acknowledged	
4	Other Lands	Discussed with Planning Staff, acknowledgement that the 7564 Poplar Sideroad lands do not form part of the application; that the lands are currently designated residential under the Town's Official Plan and the lands could/would not be developed in conjunction with a commercial centre; that the development and provision of a residential concept plan may be problematic from a Hughes Street neighbour perspective (focus on a residential concept plan versus the proposal); that the Town and adjacent Developer's vision per the Subdivision Agreement related to access to these lands is from Hughes Street; and, it is submitted that it is premature to develop a concept plan for these lands until the Town's Official Plan Update is completed.	
5	Proposed Uses and Water Use Data	Addressed – Proposed uses are in accordance with the permitted C5 Highway Commercial Zone uses	
6	High Quality Landscaping and Site Design	Addressed - See Urban Design Brief, Architectural and Landscape Drawings	
7	Food Supermarket	Acknowledged	
8	Setbacks	Agreed	
9	Height	Buildings A, B, D and E are 1 storey in building height well within the maximum 15.0 metre building height and Building C is 2 storeys in building height well within the maximum 15.0 metre building height as well – see architectural elevations	
10	Lot Coverage	Agreed	

Site Plan Application Submission Matrix, 869 (& 839) Hurontario Street, Town File No. PLSPMA2022103

11	Parking	Compliance – See Zoning By-law Summary/Report Required: 249 Provided: 266
12	Accessible Parking	Compliance – See Zoning By-law Summary/Report Required: 5 Provided: 8
13	Bicycle Parking	Compliance – See Zoning By-law Summary/Report Required: 25 Provided: 25
14	Enhanced Setbacks	Achieved – See Site Plan
15	Sight Triangle	Achieved – See Site Plan and Landscape Drawings
16-24	Urban Design	See Urban Design Brief, Architectural and Landscape Drawings
25	Building B Orientation	Revised building orientation in accordance with comment.
26	Building C Design	See Site Plan and Architectural Drawings
27	Drive thru	Acknowledged
28-31	Landscaping	See Landscape Drawings
32	Parking	The site is not “overparked”, 266 parking space required, 249 provided.
33	Functional Servicing Report	FSR prepared by Tatham Engineering provided
34	Stormwater Management Plan	SWM Report prepared by Tatham Engineering provided
35	Snow Storage	Acknowledged – Snow will be trucked/removed from the site. Further, the nominal excess parking spaces, 17, supplies 285.6 square metres (3,074.2 square feet) of snow storage on-site

36	Garbage and Recycling Facilities	See Site Plan
37	Traffic Report	Traffic Impact Study prepared by Tatham Engineering provided. All ingress/egress points supported by Tatham Engineering TIS. 3 <sup>rd</sup> ingress/egress point is solely right-in and right-out
38	Site and Traffic Circulation	Site Plan revised per input from Tatham Engineering – see TIS Figures
39	Site Traffic Circulation Plan	See TIS prepared by Tatham Engineering (see TIS Figures)
40	Road Widening	Previous widenings have occurred along both road frontages. The County has requested an additional widening at the sight triangle per the Draft R-plan.
41	Active Transportation	<p>Gateway Feature                      Enhanced landscaping and public space provided at the n/e corner of Hurontario Street and Poplar Sideroad – a focal point as we ll as an attractive and comfortable space for pedestrians/cyclists.</p> <p>To/From the Site                      Additional lands acquired to provide access to/from the site to/from the Hamilton Drain Trail c/w an AODA compliant ramp. Pedestrian/cyclist walkways/pathways are proposed around the perimeter of the site that will connect the pedestrian crossing at Hurontario Street and the Hamilton Drain Trail and Hughes Street.</p> <p>Through the Site                      Safe pedestrian/cyclist connectivity is provided through the site – see Site Plan.</p>
42	“Green Features”	Acknowledged – Water efficiency will be a focus with grey water harvesting being a focus. Buildings will be constructed to the Building Code in effect, or better. Waste management, inclusive of recycling and green bin use will be promoted.

Prepared by,



David Finbow